

323/1645

पावती

Original/Duplicate

Tuesday, March 05, 2013

नोंदणी क्रं. :39म

4:17 PM

Regn.:39M

पावती क्रं.: 1919

दिनांक: 05/03/2013

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर4-1645-2013

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: सुभाष प्रेमनाथ प्रभुदेसाई

नोंदणी फी

रु. 18500.00

दस्त हात नोंदणी फी

रु. 1960.00

पृष्ठांची संख्या: 98

एकूण:

रु. 20460.00

आपणास हा दस्तऐवज अंदाजे 4:35 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सहस्रयुग्म निबंधक, अंधेरी-2

बाजार मुल्य: रु.1844500 /-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क :

रु. 92500/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.18500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 767747 दिनांक: 04/03/2013

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1960/-

(Signature)



5/3/13

30124673487

सम. पी. समुदाय

village - vilepore - (E)

Zone - 36/183, member Agreement :

C.T.S. No - 526/A

New Area of flat to the member free

914.41

A) ~~914.41~~ sq. ft carpet x 1.2 x 17600/- = ~~1791000/-~~
 10.76 = 1794552

B) Carpeting to the member free of cost -

120 sq. ft x 17600/- x 25/- = 49500/-
 10.76



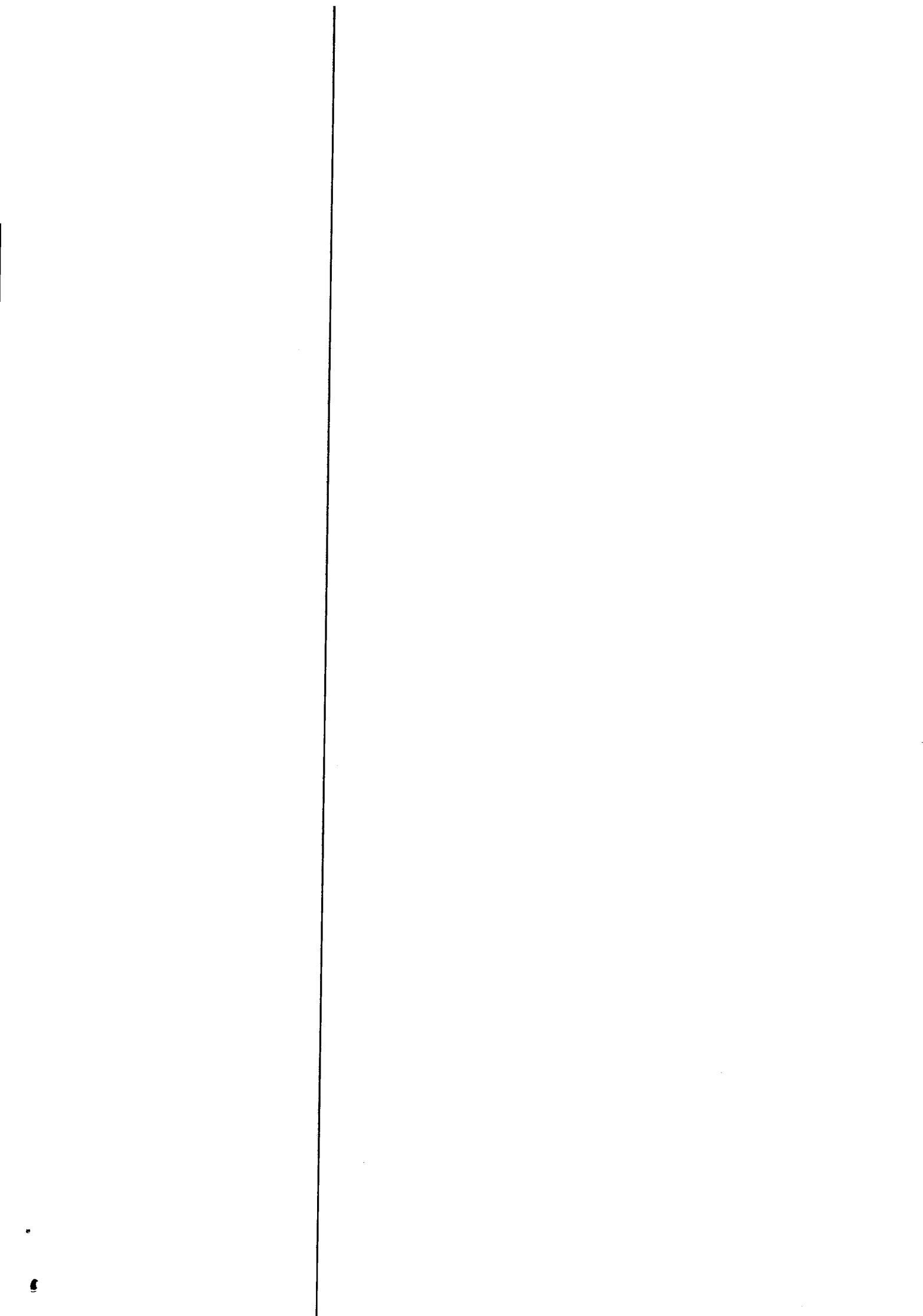
M.V. 1844500/-

A.V

Stamp 92500/-

R.F. 184500/-

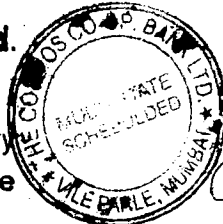
9/3/13	5/
9/3/13	9
2013	



(Mortgage of Immovable Property) Registered / Non Registered
 Register No. Andhem - 2
 (Number of Documents) 75824
 (Mortgagee's Name) M/S. Shri. Subhash P. Prabhu Desai
 (Mortgagor's Name) M/S. Nivara Developers
 (Through Name & Address) Rajendra Temkar
 (Group Duty Amt.) 92,500/-
 (Authorized Person's full Signature & Seal) For The Cosmos Co-op Bank Ltd.



Authorised Signatory
 Rekha S. Bane



[Handwritten signature]

DEED OF PERMANENT ALTERNATE ACCOMMODATION

THIS DEED OF PERMANENT ALTERNATE ACCOMMODATION made and entered into at Mumbai this 3 day of March 2013 BETWEEN **M/S. NIVARA DEVELOPERS**, a proprietorship firm by the hand of its sole proprietor **MR. PRASAD SHANTARAM PATIL** having its office at unit No.1 & 2, Ground Floor, 'C' wing Vile Parle Neeta, Tejpal Scheme Road No.5, Vile Parle (East), Mumbai 400 057, hereinafter called the "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm and their heirs, executors and administrators of the sole proprietor and its assigns) being the Party of the One Part

AND

बत 31
 9677
 3

SHRI.SUBHASH PREMNATH PRABHUDESAI, adult, Indian Inhabitant of Mumbai residing at Flat No.20, Second Floor, Ravikiran Co-op Housing Society Ltd., Tejpal Scheme Road No.1, Vile Parle (East), Mumbai - 400 057., hereinafter referred to as the "MEMBER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the Second Part

For The Cosmos Co-op Bank Ltd.

Authorised Signatory
 Rekha S. Bane

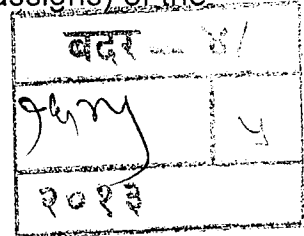
12 Ninety Two Thousand Five Hundred only.

[Handwritten signatures and initials]

AND

RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.BOM/HSG/1508 of 1967, having its registered address at Tejpal Scheme Road No.1, Vile Parle (East), Mumbai - 400 057, hereinafter referred to as "the 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
THIRD PART;

WHEREAS :-



- A. The Society is the Occupier of immovable properties being all that piece or parcel of land ground admeasuring 1139 sq. mtrs. bearing C.T.S. No.526A of Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situated at Tejpal Scheme Road No.1, Vile Parle (East), Mumbai - 400 057, the building standing thereon known as RAVIKIRAN Co-operative Housing Society Limited and more particularly described in the First Schedule hereunder written, (hereinafter referred to as the said Property) The said property stands in the municipal records in the name of the society;
- B. The Developers approached the Society with a proposal for constructing a new building by demolishing the old and existing society building as may be permissible under the Development Control Regulations for Greater Mumbai, 1991, by virtue of utilization of existing FSI as well as TDR utilization plus Fungible FSI Totaling to 2.7 FSI;
- C. The Society therefore invited the Developers to construct the new building;

SAD

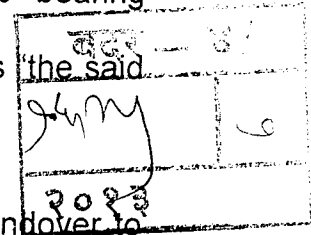
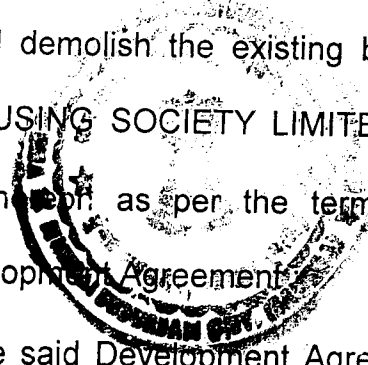
₹

A E R

3	2602
July 6	
12 - 1212	



- D. Vide a Development Agreement dated 10/07/2012 registered with the Sub-Registrar of Assurances at Bandra under No.BDR4-06306-2012 dated 11/07/2012 made between the Society and the Developers. The Developers shall demolish the existing building RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED and shall construct a new building thereon as per the terms and conditions entered in the said Development Agreement.
- E. It has been inter alia agreed in the said Development Agreement dated 10/07/2012 that the Developers shall give and allot to the member as and by way of permanent alternate accommodation flats in the new building proposed to be constructed by the Developers having an equivalent carpet area of the existing flats with an additional free 265.27 sq.ft. carpet area.
- F. The MEMBER is the Occupier of the Flat No.20 on the Second floor admeasuring approximately 647 sq. Ft. Carpet area of the "RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED", situated at Tejpal Scheme Road No.1, Vile Parle (East), Mumbai - 400 057, (hereinafter referred to as "the said flat"). The MEMBER is holding Share Certificate No.0003 for 5 shares of Rs.50/- each fully paid-up bearing distinctive nos. from 11 to 15 and Share Certificate No.0015 for 95 shares of Rs.50/- each fully paid-up bearing distinctive nos. from 251 to 345 (hereinafter referred to as "the said shares").
- G. The Developers have approached the said society to handover to the Developers the property for purpose of development of construction of a new building on the said above site after demolishing the existing structure known as "RAVIKIRAN", Where the said MEMBER occupied the flat. It is also agreed that the new premises on obtaining occupation certificate shall be given to the



[Handwritten signatures]



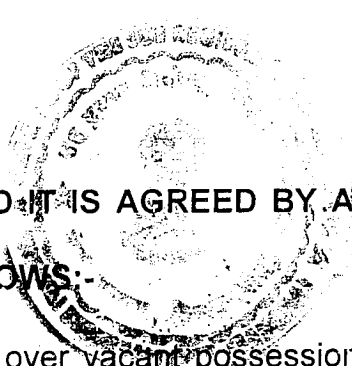

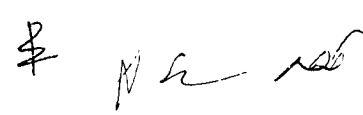
SEARCHED	INDEXED
SERIALIZED	FILED
MAY 19 1968	
FBI - MEMPHIS	

said MEMBER FREE OF COST, in lieu of his handing over possession of his old premises i.e. the said flat. The MEMBER has agreed to vacate the said flat occupied by him on the following terms and conditions;

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

1. That the MEMBER has agreed to hand over vacant possession of his existing premises being Flat No.20 on the Second floor, admeasuring approximately 647 sq. Ft. Carpet area of the building known as "RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED" bearing C.T.S. No.526A, admeasuring 1139 sq.mtrs., of Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situated at Tejpal Scheme Road No.1, Vile Parle (East), Mumbai - 400 057, standing on the said property more particularly described in the First Schedule hereunder written to the Developers, for the purpose of demolition and re-development and the MEMBER has handed over the possession on the representations made hereinbelow.

2. The Developers shall provide to the MEMBER, Flat No. 405, Wing on the Fourth floor, having 914.41 sq. ft. carpet area in the new building known as "RAVIKIRAN" and more particularly shown on the plan Annexure 'A' here to; with lift to be constructed on the said property i.e. C.T.S. No.526A, Village Vile Parle (East), hereinafter referred to as "the permanent alternate accommodation". The said permanent alternate accommodation is more particularly described in the Second Schedule hereunder written and will be allotted free of cost in the new building. The Developers shall also provide to the member one covered car parking space in the


 & 



का	
१५५	१०
२	

stilt/basement area, the allotment letter for parking space shall be issued to the member at the time of possession of the new flat.

3. In addition to the newly constructed flats to be given to the MEMBER The Developer has agreed to pay hardship compensation fund to enable the members to mitigate the increased taxes and outgoings which he may have to pay in respect of the new flat and to compensate him for the risk taken and the hardship he will undergo during the period of construction of Rs.2,200/- (Rupees Two Thousand Two Hundred Only) per sq. ft. on the existing carpet area as follows: -.

- 1) 50 % at the time of executing the Development Agreement with the society.
- 2) 50 % at the time of MEMBER handing over the vacant and peaceful possession of their respective flat to the Developers.

4. The Developer shall provide the amenities to be provided in the new premises for the Members in the new building and the new building will contain the specifications and common amenities a list whereof is annexed hereto and marked as Annexure "B".

5. The Developer will also pay to each member Rs.70/- per sq. existing carpet area per month for temporary alternate accommodation by advance post dated cheques as hardship compensation for the initial period of 18 months (and also for the extended period of further six months if required) the amount for the initial period of 18 months will be paid at the time of registration of Agreement for permanent alternate accommodation. If the construction period, for any reason is delayed, beyond 24 months. The Developers agrees to pay the hardship compensation @ Rs.80/- per sq. ft. per month of such extended period till the possession of the new flat.

80	99
gym	
Rs. 000	

 ₹ 

2002	
26	1/2
1/2	



6. The Developer also agreed to pay to MEMBER as under:-

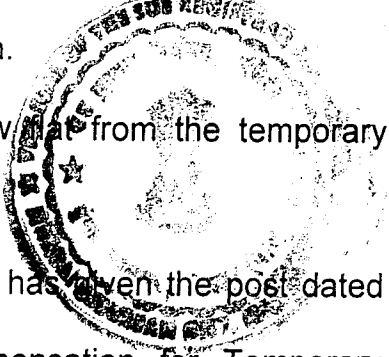

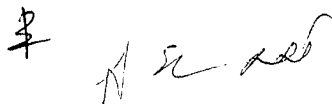
(a) One month hardship compensation as brokerage

(b) Rs.10,000/- for shifting from present premises to the temporary alternate accommodation.

(c) Rs.10,000/- for moving to the new flat from the temporary alternate accommodation.

7. Developer by their letter dated 6/11/2012 has given the post dated cheques for 18 Months hardship compensation for Temporary Alternate Accommodation for the period from 1/12/2012, One Month Brokerage, balance full and final Hardship compensation, shifting charges. The MEMBER has agreed to vacate the premises presently in his possession and handover the same to the Honorary Secretary within 15 days from the date of intimation of I.O.D by the Developer. The Managing Committee after satisfying the plans approved by M.C.G.M. with I.O.D. of 2.7 FSI, with all the necessary permissions and sanction from civil Aviation for '7' floors, Execution of Bank Guarantee and loading of T.D.R. in the name of the society will handover the vacant possession of the society premises to the Developers

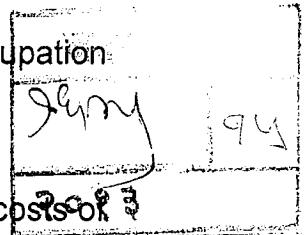
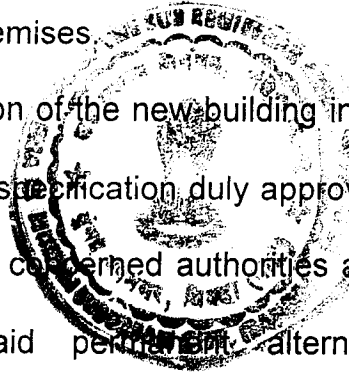
8. The MEMBER further agrees that he and any person through him shall not cause any nuisance, obstruction, hindrance, problem and/or disturbance to the Developers their men, labourers, machines and materials on site of the building, before, during or after the construction of the new building. The MEMBER further agrees that the salvage removed out of the old structures are the exclusive property of the Developers and the MEMBER does not have any claim of any nature whatsoever on such materials.



1000	1000
1000	1000
1000	1000
1000	1000

9. The Developers confirm that they shall carry out the construction after completion of all the legal formalities and after obtaining legal permission from all the concerned authorities required for development of the structures and the premises.
10. The Developer shall complete construction of the new building in all respect in accordance with the plan and specification duly approved and sanctioned by the MCGM and other concerned authorities and shall deliver possession of the said permanent alternate accommodation complete in all respect with all agreed amenities to the Member and obtaining the Occupation Certificate within 24 months from the date of giving vacant possession of the old premises by the MEMBER.
11. The Developers agree that they shall construct the new building as per the sanctioned plans only and shall hand over the possession of the permanent alternate accommodation with a total carpet area of 914.41 sq.ft., to the MEMBER after obtaining necessary occupation certificate.
12. The Developers further agrees that they shall alone bear the costs of demolition, new construction / reconstruction including fees and expenses of all the consultants, engineers, architects, contractors, legal advisor and fees and expenses of Municipal Corporation and Government Departments and shall be responsible for obtaining all the permissions' sanctions and NOCs required for the demolition of the existing building, construction and development of the new building, without any recourse to the MEMBER and shall not demand for any reimbursement of any amounts from the MEMBER.
13. It is agreed and understood that the new accommodation to be given to the MEMBER shall be in lieu of the present accommodation of the



SAD
7

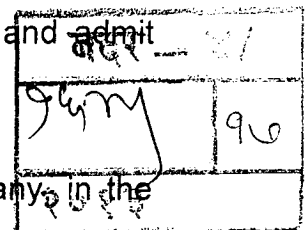
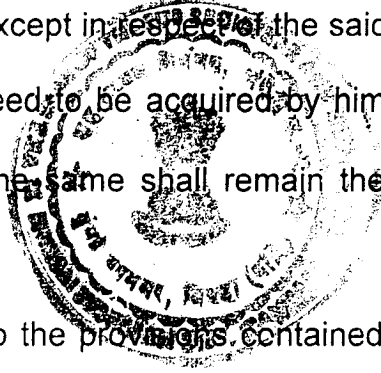
✍️
N R R

36	1/2	1/2
J. M. Smith		
1/2		



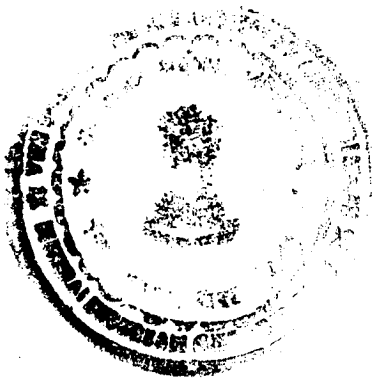
MEMBER in the existing structure and there is no consideration payable by the MEMBER to the Developers.

14. The MEMBER shall have no claim save except in respect of the said permanent alternate accommodation agreed to be acquired by him i.e. open space, lobbies, lifts, etc. And the same shall remain the property of the society.
15. The Agreement shall always be subject to the provisions contained in the Maharashtra ownership Flats (Regulation for the promotion of construction, rules, management and transfer) Act, 1963 Act XVI of 1963 or any other provisions of law applicable thereto.
16. The stamp duty and registration fees on this agreement shall be borne and paid by the Developers alone and for purchase of additional area the stamp duty and registration fees, Vat, service Tax shall be borne and paid by MEMBER. All the parties shall immediately on execution of this agreement attend the office of the Sub-Registrar and lodge the agreement for registration and admit the execution thereof.
17. The Developers shall be liable to rectify the defects, if any in the said flat for a period of Two years from the date of their handing over the possession of the said flat to the MEMBER at the Developers' cost. If the MEMBER has carried out any structural alterations in the said flat then in that event the Developers shall not be liable for the same.
18. This agreement is executed by the parties hereto as a corollary to the said Development Agreement and it is further hereby clearly agreed and understood that all the terms and conditions contained in the said Development Agreement shall be binding on the parties thereto including the parties hereto.



[Handwritten signature]
8

[Handwritten signature]



18-123	
79	my
200	

IN WITNESS WHEREOF the parties have put their hand and the day and year first herein above written.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land together with the structures standing thereon known as "RAVI KIRAN" admeasuring 1139 sq. mtrs. bearing C.T.S. No.526A of Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District, and bounded as follows :-

बदल - ४/
July 19e
२०२३

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No.405, 'B' Wing admeasuring 914.41 sq. ft. carpet area on the Fourth floor of the proposed building known as "RAVIKIRAN" situated at All that piece and parcel of land or plot situate, bearing CTS No.526A admeasuring 1139 sq. mtrs.

SIGNED SEALED AND DELIVERED)

By the within-named DEVELOPERS,)

M/s. NIVARA DEVELOPERS)

Through its proprietor)

MR. PRASAD PATIL)

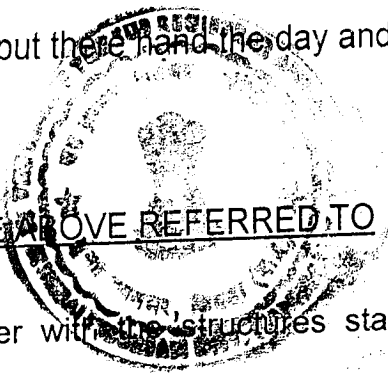
1 *Prasad Patil*

2 *[Signature]*

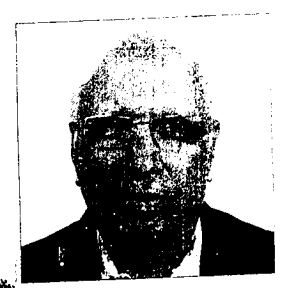
SIGNED AND DELIVERED by the)

Within named MEMBER)

SHRI.SUBHASH PREMNATH PRABHUDESAI)



For NIVARA DEVELOPERS
[Signature]
Proprietor



[Signature]
[Signature]

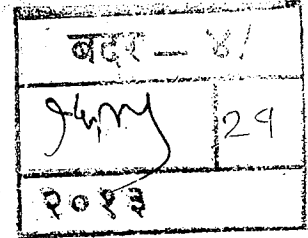
0000	
07	hbg
12-22	



in the presence of

1. Bemkar

2. 



The Common Seal of

the within named "The Society"

RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD.

Has hereunto been affixed pursuant to the resolution

passed at its Special General Body Meeting

held on 24/07/2011 in the presence of)

1. MR.ASHOK N. PHADNIS)

Hon. Chairman)

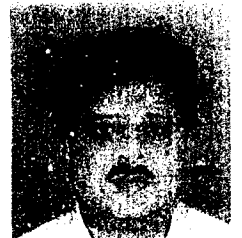




2. MR.NITIN R.TAMHANE)

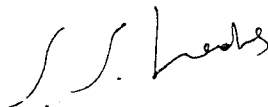
Hon. Secretary)

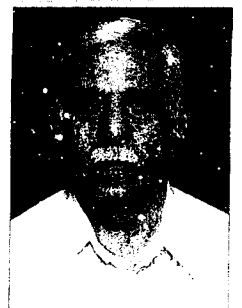




3. MR.SURESH S.LONDHE)

Hon. Treasurer)

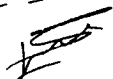




who have hereunto set and)

subscribed their respective hands)

in the presence of.....)

Bemkar


22	1/2
Jenny	
1000	



RECEIPT



RECEIVED of and from the Developer the sum of Rs.14,23,400/- (Rupees Fourteen Lac Twenty Three Thousand Four Hundred Only) being the amount already paid as hardship compensation by

- 1) Rs.7,11,700/- cheque No.081417 dated 10/07/2012 drawn on Punjab National Bank, Vile Parle (East) Branch.
- 2) Rs.7,11,700/- cheque No. 380695 dated 11/3/2013 drawn on Punjab National Bank, Vile Parle (East) Branch.

Rs. 14,23,400/-

I SAY RECEIVED


SHRI.SUBHASH PREMNATH PRABHUDESAI)

MEMBER

WITNESSES:

1.

2.

बदर - 81	
9/4/13	23
२०१३	



15/1	28
24/1	28
P. 1	



1961	
gemy	2E

ANNEXURE "B"

THE LIST OF AMENITIES AND SPECIFICATION.


1. The internal plaster of the rooms and staircases to be done in cement sand mortar 1:4 with final P.O.P finish.
2. **Window Opening:** The window opening to be provided with Marble / Granite stone double sill framework on all the four sides.
 - The Aluminum sliding / open able windows to have good quality float glass of 6 mm thick with Powder coating / Anodising to the aluminum section.
 - Developer has to provide M.S. Grills of uniform design to all the rooms, bathroom and toilets.
 - The sill height of the living room to be lower.
 - Mosquitoes Nets in all windows.
 - Curtain rods on all doors and windows.
3. **Water Proofing:** All the open wet areas viz. Terrace, Lift Machine Room Top, Mumty Room Top, Chajjas, Balcony Tops to be waterproofed with brick bat coba and I.P.S. The Terrace and balcony top to be topped with china chips.

बदर - 81	
96my	20
2083	

 - All the closed wet areas viz. Bathroom, W.C. and Kitchen sinks to be done in brick bat coba finished with cement mortar and made completely waterproof.
 - Damp Proof Course [D.P.C.] below the plinth beam.
4. Plumbing all the pipes [drainage and water supply] shall be at least 65 mm - 75 mm away from the walls.



₹



78	Huber



Drainage Vertical Drainage pipes and fittings shall be of C.I./ P.V.C. material.

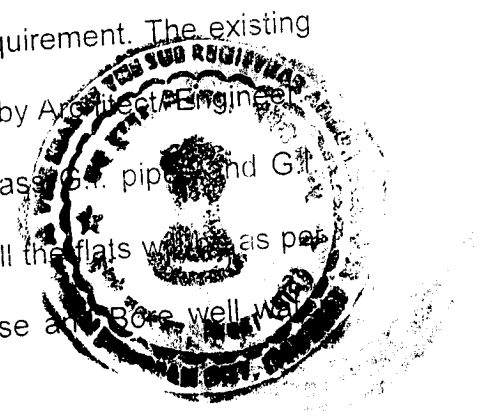
The Under Drainage pipes shall be of best quality S.W.G. pipes and fittings with box concerting. All vertical drainage and rain water pipe lines and water

supply work up to and including drainage connection to the Sewage line and water connection to the BMC water main including Water master and be

carried out through Licensed plumber as per BMC requirement. The existing drainage work to be removed and redone as directed by Architect/Engineer.

Water Supply The water supply pipes shall be C class G.I. pipes and G.I. fittings to be IS approved. The water connection to all the flats will be as per

B.M.C. norms i.e. water connection for domestic use and Bore well water connection for flushing.



5. **Plumbing Fixtures and Fittings:** Concealed plumbing for internal water supply works. The fittings to be provided of C.P.

· Wash basin to be provided in bathrooms / toilet blocks.

· Space to be provided for Washing Machine with necessary plumbing fixtures.

· Bathroom to be provided with geysers (gas heater).

6. **Paints:** The internal paints shall be of Plastic Emulsion / Luster paint over P.O.P in wall and ceilings.

बदर - 31	
July	20
२०१३	

7. **Electrical Fixtures and Fittings**

· Concealed copper wiring with reputed brand switches.

· Three phased meter connection.

· Cable, Internet and Telephone point to be provided in each and every habitable room.

₹

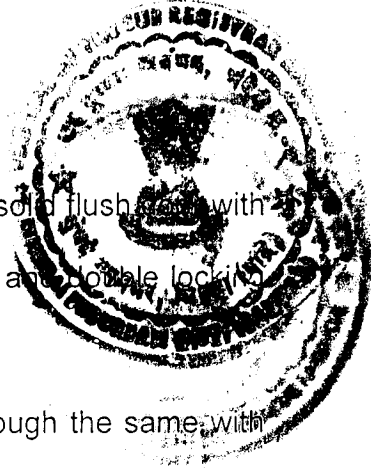


२०१७-१८	
१५५	२०
२०१७	

- Adequate numbers of Lights and Fans to be provided.
- Provision to be made for electrical points for Microwave ovens, Washing machines, Television sets, Air Conditioners, Exhaust fans, Geysers etc.
- Video door phone for each flat.
- Intercom facility for each flat.

8. Doors

- The main entrance door to be of good quality teak wood solid flush with decorative finish with heavy duty brass hardware fitting and double locking system.
- Safety door to be provided with provision for seeing through the same with locking arrangement.
- The framework for main and safety door to be in good quality teakwood.
- The doors of Bathroom / W.C. / Toilet block to be of fiber body and in powder coated aluminum frame work.
- The frame work for the doors in Bathroom / W.C. / Toilet block will be in granite / marble double Patti with moulding.



9. Standard Amenities in each Flat

Living Room

- The internal plaster of the walls and ceiling to be done with P.O.P. finish.
- The flooring to be in Vitrified Tiles / Marbonite Tiles / Granite.
- The window sill should be at the floor level.
- Wall and ceiling of the room to be of P.O.P. finished with decorative P.O.P. moulding.

बदर - ४/	
१५५	१३९
२०१६	

₹
SAD

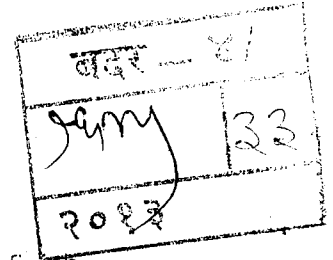
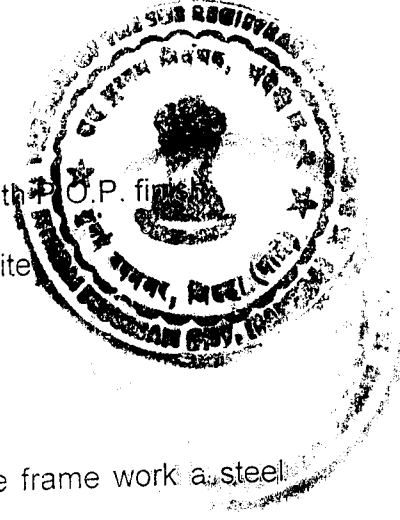


10/15/11	22	10/15/11
10/15/11	10/15/11	10/15/11

- The main door to have safety door or small door opening in the entrance door.
- Name board with flat number on the entrance door.
- Provision for Telephone, Intercom, Cable connection and Internet connection.

Kitchen

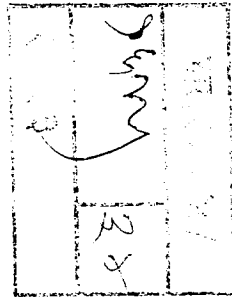
- The internal plaster of the walls and ceiling to be done with P.O.P. finish.
- The flooring to be in Vitrified Tiles / Marbonite Tiles / Granite.
- The window sill should be at the floor level.
- R.C.C. loft to be provided.
- Granite kitchen platform with Cuddapah sandwich type frame work a steel sink and service platform with full height glazed tiles on wall.
- Modular Kitchen.
- The wall area below the kitchen platform to have white coloured ceramic tiles.
- Water purifier and Exhaust Fans to be provided.



Master Bed Room

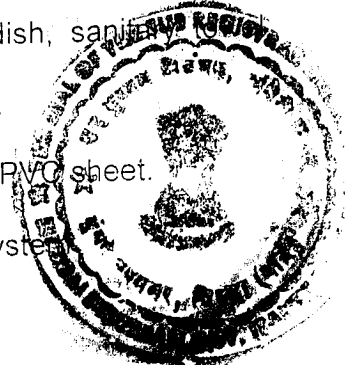
- The internal plaster of the walls and ceiling to be done with P.O.P. finish.
- The flooring to be in Vitrified Tiles / Marbonite Tiles / Granite.
- The window sill should be at the floor level.
- Wall and ceiling of the room to be of P.O.P. finish with decorative corner moulding.
- Granite shelves to be provided.
- Provision for Telephone, Intercom, Cable connection and Internet connection.

₹
SJD



· Toilet & Bathroom Block

- _ The flooring to be in Glazed! Ceramic Anti skid Tiles/ Full height glazed [designer] tiles.
- _ Partial RC.C. Loft, Storage geyser of 25 litres capacity, Exhaust Fan, Stainless steel towel rod, tooth brush holder, soap dish, sanitary holder, European water closet, Flush tank and Jet spray.
- _ Ceiling to be finished with oil paint / tiles / false ceiling of PVC sheet.
- _ Quality Wash Basin, Western Latrine Seats and Flush System

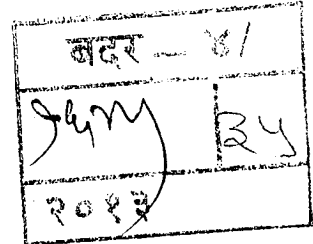


Bed Room

- The internal plaster of the walls and ceiling to be done with P.O.P. finish.
- The flooring to be in Vitrified Tiles / Marbonite Tiles / Granite.
- The window sill should be at the floor level.
- Wall and ceiling of the room to be of P.O.P. finish with decorative corner moulding.
- Provision for Telephone, Intercom, Cable connection and Internet connection.

Toilet & Bath Room

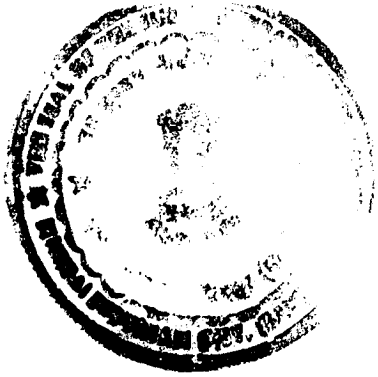
- The flooring to be in Glazed! Ceramic Anti skid Tiles.
- Full height glazed [designer] tiles.
- Partial R.C.C. Loft, Storage geyser of 25 Liters capacity, Exhaust Fan, Stainless steel towelrod, tooth brush holder. soap dish and Granite shelves.
- Ceiling to be finished with oil paint / Tiles / false ceiling of PVC sheet
- Quality Wash Basin, Western Latrine Seats and Flush System Water Closet



[W.C.]

- The flooring to be in Glazed / Ceramic Anti skid Tiles.

₹



407 - 87	
Jimmy	3E.
195	

· Full height glazed [designer] titles.

· Partial R.C.C. Loft, Exhaust Fan, soap dish, sanitary towel holder, European water closet, Flush tank and Jet spray.

· Ceiling to be finish with oil paint / tiles / false ceiling of PVC sheet.



₹
S/D

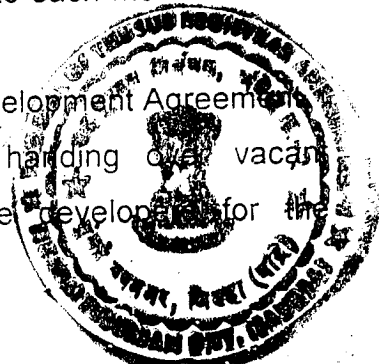
बंदर ... ४१	
जलम	३६
२०१३	

2008	131	5/
Jenny		12/2008



will undergo during the period of construction the Developers agrees to pay corpus fund at @ Rs.2,200/- (Rupees Two Thousand Two hundred Only) per sq.ft to each member on his existing carpet area as follows: -

- a) 50% : At the time of registration of this Development Agreement.
- b) 50% : At the date of the members handing over vacant possession of their existing flat to the Developer for the demolishing.



3. The Developers will also pay to each member Rs. 70/- (Rupees Seventy) per sq ft on existing carpet area per month for temporary Alternate Accommodation as rent by post dated cheques for the initial period of 18 months (and also for the extended period of further six month if required) The amount for the initial period of 18 months will be paid at the time of Registration of individual agreement, If the construction period, for any reason, is delayed beyond 24 months the Developers agrees to pay the rent @ Rs.80/- (Rupees eighty) per sq.ft.per month of such extended period to each member possession of new flat.

₹ 70/-	8/
July	30
2022	

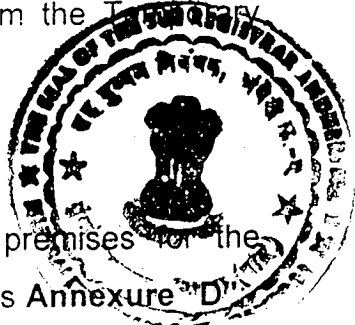
4. The Developers also agrees to pay to each member besides

- (a) One month rent as brokerage, alongwith the rent stipulated in 3 above.
- (b) Rs.10,000/- for shifting from present premises to the temporary alternate accommodation.
- (c) Rs.10,000/- for moving to the new flat from the Temporary Alternate Accommodation

₹ 10/-	8/
₹ 10,000/-	10
2022	

5. AMENITIES AND SPECIFICATIONS:

- 5.1 The amenities to be provided in the new premises for the Members in the new building are marked as Annexure "D".
- 5.2 The new building will contain the specifications and common amenities as shown in Annexure "E";



5
 ₹ TO ...



बदर - ४१	
१६५५	४०
२०११	

RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. BOM/HSG 1508 of 1967

Tejpal Scheme Road No.1, Vile Parle (East), Mumbai - 400 057

Date 8/12/2011

Resolution of a Society



We hereby certify that the following resolution is passed unanimously in the Annual Body meeting of the Society held on 24.1.2011, and has been duly recorded in the minute book of the Society.

"Resolved that the Secretary and the chairman along with any one member of the remaining three members of the Managing Committee are hereby authorised to sign Development Agreement & power of Attorney on behalf of our Society with M/s NIVAR and also any other documents, letters, required to be submitted to MCG and other Govt. authority in connection with of our society's building, from time to time till the completion of entire redevelopment project."



For RAVIKIRAN CO-OP. HSG. SOCIETY LTD

[Signature]
SECRETARY

[Signature]
CHAIRMAN

ब.सं-४/	
२३०९	२४
२०११	

ब.सं-४/	
१५	२०
२०११	

[Handwritten signature]

20
Sims
10/1

