



Date: 01.03.2024

To
The Manager
The Cosmos Co-op. Bank Ltd.

Dear Sir/s,

1. We confirm that we have sold shop No. 01 in the building known as "Modirealty Wisteria" and situated at Sector No. 3, Charkop, Kandivali (W), Mumbai – 400 067 to **Mr. Raju Shoobarao Gauli** for a total consideration of Rs. 48,00,000/- under agreement dated 18-04-2022.
2. The above agreement has been lodged/ ordered for registration under No. BRL9/5635/2022 of year 2022 on 18-04-2022 with Sub-Registrar of Assurance Act, _____. We have admitted execution of the said agreement at the Sub-Registrar office on 18-04-2022.
3. We further state as follows –
 - a) We have obtained necessary permission / approvals / sanctions for construction of the said building from the concerned competent authority.
 - b) The construction of the building and of the Shop is carried out in accordance with the approved plans.
 - c) We have no objection to the above buyer/s i.e. Mr. Raju Shoobarao Gauli mortgaging the said Shop to you as security for the loan agreed to be obtained from you for the purpose of purchasing the said Flat/Shop.
 - d) We also shall give proper notice to the Co-operative Society, about the mortgaging of the said Shop in favour of The Cosmos Co-op. Bank Ltd.

We further confirm that the Shop which is the subject matter of the letter is free from any encumbrances and the title of the land, Shop is clear and marketable.

We are agreeable to accept The Cosmos Co-op. Bank Ltd. as a nominee of **Mr. Raju Shoobarao Gauli** and once the nomination favouring the bank has been registered and advice is sent to the Bank of having done so, we note not to change the same without the written consent of the Bank.

We have created a lien on the said Shop in favour of The Cosmos Co-op. Bank Ltd., Mumbai in our records.

Yours faithfully,
Modirealty Developers Pvt. Ltd

Keshav Modi

Keshav Modi
Director



Date: 11/02/2024

To Whomsoever It May Concern**Sub:** Architect Completion Status for Building "Modirealty Wisteria"**Ref:** - Proposed building bearing CTS No.1C/1/386 of Village Kandivali
Taluka Borivali.**IOA No.** – MH/EE/(B.P.)/GM/MHADA-74/1074/2022 dated
14.03.2022**AMENDED PLAN No.** – MH/EE/(B.P.)/GM/MHADA-74/1074/2022
dated 02.06.2022

Sir/ Madam,

I, Shri. **Charudatta V. Samant**, have undertaken assignment as an **Architect** of the work carried out on the above referred Building is as per Architectural design & day to day site supervision done by site Eng. which are duly sanctioned in amended plan no. **MH/EE/(B.P.)/GM/MHADA-74/1074/2022** dated **02.06.2022**.

We hereby certify that the work of said building is completed up to **22nd Slab** named as **Modirealty Wisteria** and it has been initiated under our technical expertise satisfactorily.

Thanking You.

Yours Faithfully,

For **Charudatta V. Samant****Charudatta
Vasudev
Samant**

Digitally signed by Charudatta Vasudev Samant
DN: cn=Charudatta Vasudev Samant, postalCode=400101,
st=Maharashtra,
2.5.4.20=52716c4e0c25681d9c8499da894e7b2414
0850a72ba30c27a69e1a02cda1804,
pseudoym=4140444E2852342C3C0D641A5F9C
087170E3F8,
serialNumber=139934724F0774E03B95F5E1FE83
545E1D0870608257D034E84051E988149A7D,
cn=Charudatta Vasudev Samant
Date: 2024.02.12 13:05:25 +05'30'

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		18 April 2022, 07:30:40 PM	
Valuation ID	202204188835	बरल 9	
मूल्यांकनाचे वर्ष	2021		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	79. कांदीवली बोरीवली		
उप मूल्य विभाग	79/154 भूभाग उत्तरेस गावाची सीमा, पुर्वेस गाव हद्द, गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शेवंतीलाल खांडवाला मार्ग, दक्षिणेस व पश्चिमेस गाव हद्द		
सर्व्हे नंबर व न भू क्रमांक	शि टी एस नंबर#1		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
55130	120980	133080	145180
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	19.08 चौरस मीटर	मिळकतीचा वापर -	तळमजल्यावरील दुकाने
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्ष
उद्दवाहन सुविधा -	नाही	मजला -	Ground Floor
रस्ता सन्मुख -	आहे	कोर्नरवरील दुकान -	नाही
समिश्र वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - Yes			
कोर्नरवर नाही नुसार मूल्यदर 145180			
Sale Type - First Sale			
Sale Resale of built up Property constructed after circular dt.02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर		
	= (((145180-55130) * (100 / 100)) + 55130)		
	= Rs.145180/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 145180 * 19.08		
	= Rs.2770034.4/-		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 2770034.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.2770034.4/-		

Home Print

MARKET VALUE :- 27,70,034.4/-

Agreement Value :- 45,71,425

Stamp Duty :- 2,28,600/-

Reg fees :- 30,000/-



बरल - 9/
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PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

THIS PERMANENT ALTERNATE ACCOMMODATION AGREEMENT is made and entered into at Mumbai, on this 31st day of March, in the Christian Year of TWO THOUSAND TWENTY-TWO(2022);

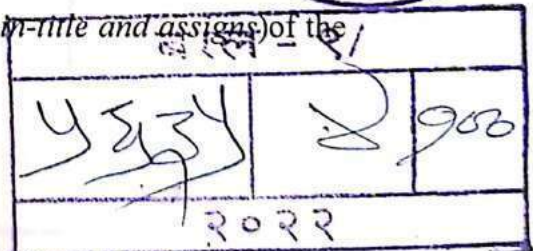
BETWEEN :

MODIREALTY DEVELOPERS PRIVATE LIMITED, CIN No. U70109MH2020PTC350147, [PAN NO. AAOCM0584E] a Private Limited Company incorporated and registered under the Companies Act, 2013 having its registered office at 601, 6th floor, Prem Sagar, 57 Swastik CHSL., N.S. Road No.3, Juhu Scheme, Vile Parle (West), Mumbai-400056 through its Director **MR. KESHAV MODI**, hereinafter referred to as **"DEVELOPERS"** (which expression shall, unless contrary to context or meaning thereof, mean and include its successors-in-title and assigns) of the






FIRSTPART:

AND



RAJU SHOORAO GAULI (PAN: AEQPG4260E) (UIDAI: 617449523326), adult, Indian Inhabitants, residing at, Shop No.01, hereinafter referred to as **"THE MEMBER/S"** (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include their heirs, executors and administrators) of the

SECOND PART;

Keshav Modi   

AND

CHARKOP SHREE KRISHNA CO-OPERATIVE HOUSING SOCIETY LTD., (P)
No: AAAAC8322N) a Society registered under the provisions of the Maharashtra Co-
operative Societies Act, 1960, under Registration No. BOM(BB)/HSG/TC/8762/1994-95
dated 7th October, 1994 and having its Registered Office at Plot No.RDP-6, CHR-212,
Sector No.3, Charkop, Kandivali (W) Mumbai-400 067, through their Office bearers
namely:

1. MS. SULBHA N. PORE Chairman
2. MR. GOPALRAO A. SURYAVANSHI Secretary
3. MR. SUDHIR G. BORKAR Treasurer

Hereinafter referred to as "THE SOCIETY" (which expression shall unless it be
repugnant to the context or the meaning there of be deemed to mean and include the
Members for time being and from time to time of the said Society and their successors-in-
title and permitted assigns) of the **THIRD PART**;

The said "Developers", the said "Member/s" and the said "Society", individually,
hereinafter shall be collectively referred to as the "Parties".

WHEREAS:

- A. The Society is absolutely seized and possessed of otherwise well and sufficiently entitled
to the property being **ALL THAT** piece or parcel of leasehold Plot of land bearing
No.212, on MHADA layout, bearing Survey No.149 (part), C.T.S No.1/C/1/386 of village
Kandivali admeasuring 900 sq.mtrs or thereabouts, Taluka Borivali in the Registration
District of Mumbai City and Sub-District of Mumbai Suburban situated at Plot No. RDP-6,
CHR-212, Sector No. 3, Charkop, Kandivli (W), Mumbai - 400 067 (hereinafter referred to
as "the said Land") **TOGETHER WITH** the building standing thereon known as
"Charkop Shree Krishna" consisting of Part Ground plus Part Stilt plus 6 Upper Floors
plus Part 7th Floor comprising of 20 flats and 4 shops situate, lying and being at Plot No.
RDP-6, CHR-212, Sector No. 3, Charkop, Kandivli (W), Mumbai - 400 067 (hereinafter
referred to as the "Old Building"), the said Land and the said Old Building unless
referred separately shall hereinafter collectively be referred to as "the said Property" and
more particularly mentioned in the first Schedule hereunder written;

चक्र-२/

By and under the Development Agreement dated 30.11.2021 and registered with the office of Sub-Registrar of Assurances at Borivali -7 Mumbai, under Sr.No.BRL-7/9036/2021 ("the said Development Agreement")	made and executed by and between the Society herein
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Keshav Machi

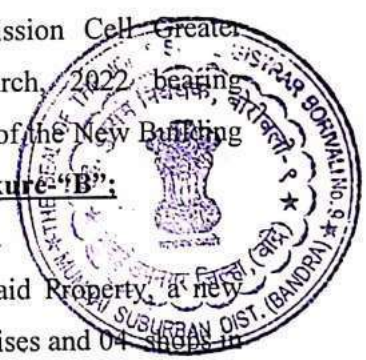
(therein also referred to as the Developer) of the Third Part, the Society has granted full and exclusive development rights with the consent and confirmation of the Memberstherein in respect of the said Property, unto and in favour of the Developers to redevelop the said Property by demolishing the said Building on the said Land and constructing the New Multistoried Building thereon at or for the price and consideration and upon the terms and conditions more particularly recorded therein; The copy of the Index II of the registered Development Agreement is annexed hereto as **Annexure-A**;

C. By a Power of attorney dated 28.12.2021 executed by Society appointing Developers as their lawful attorney, with the sub Registrar of Assurance, Borivali-7 under the Sr. No. BRL-7/10621 of 2021 dated 28th December, 2021 (said Power of Attorney) wherein the Society have granted powers to do all or any of the acts, deeds, matters and/or things concerning the said property to Developers upon the terms and conditions more particularly mentioned therein;

D. Simultaneously, with Power of Attorney, the Developers have also executed a Deed of Indemnity dated 28.12.2021 against the said Power of Attorney in favour of the Society to indemnify the Society for the loss and/or damage suffered to the Society and Members in any manner whatsoever mentioned upon the terms and conditions more particularly mentioned therein;

E. In these circumstances, the Developers herein are entitled to develop the said Property.

F. The Developers have got the plans and specifications sanctioned from the designated Planning authority for MHADA layout namely, Building Permission Cell Greater Mumbai under Intimation of Approval (IOA) dated 14th March, 2022 bearing Ref.No.MH/EE/BPCell/GM/MHADA-75/1074/2022 for construction of the New Building on the said Property. The copy of the IOA is annexed hereto as **Annexure-B**;



G. As per the approved plans, the Developers shall construct on the said Property, a new multistoried building and shall provide 20 individual Residential Premises and 04 shops in the New Building, to the existing Members as permanent alternate accommodation in lieu of their existing flat/s or shop/s in the said Old Building. The said 20 individual Residential Premises, 4 shops and 24 car parking spaces along with all the amenities which are to be provided by the Developers to the existing Members being the "MEMBERS ENTITLEMENT" as defined in the said Development Agreement. The remaining flats/shops and car parking spaces being the "DEVELOPERS ENTITLEMENT" as

20	MEMBERS ENTITLEMENT
4	SHOPS
24	CAR PARKING SPACES
24	DEVELOPERS ENTITLEMENT

Keshav Modi RAM Suraj GP

defined in the said Development Agreement and Developers are authorized to sell the premises comprised in his entitlement to the prospective purchasers/s as mentioned therein;

H. The Member/s herein, owns Shop No. 01 on the ground floor, in the said Old Building of the Society admeasuring 120.93 sq.ft. carpet area (herein after referred to as "THE MEMBER'S OLD FLAT/PREMISES") and are also holding 05 shares of Rs.50/- each bearing Distinctive Nos. 101 to 105 (both inclusive) under Share Certificate No. 21, and Member's Registered No. 21 issued by the Society herein (hereinafter referred to as "THE SAID MEMBER'S SHARES"). The said Member's Premises and the said Member's Shares are hereinafter jointly referred to as "THE MEMBER'S ORIGINAL PREMISES", and are more particularly described in the Second Schedule hereunder written. The copy of the Share Certificate is annexed hereto as ANNEXURE "C";

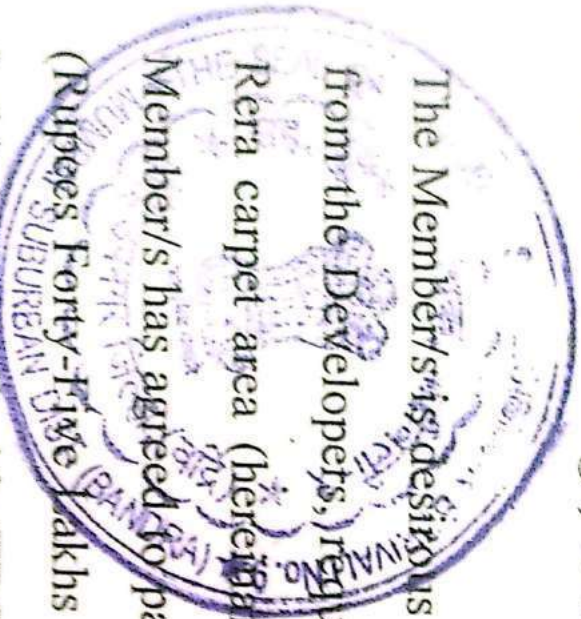
I. Pursuant to Resolution passed in Special General Body meeting held on 31st January 2022 the Members were allotted the allocation of the New Premises in the said New Building (defined herein below) and same is agreed by all the Members. The copy of the Resolution dated 31st January 2022 is annexed hereto as ANNEXURE "D".

J. In lieu of the Members Old Premises, the Developers hereby confirm the allotment of the New Shop (as intimated by the Society as per the Resolution dated 31st January 2022) by way of Permanent Alternate Accommodation, free of cost and on ownership basis, to the Member/s herein, being Shop No. 01, admeasuring 166.88 sq.ft. MCGM carpet area (i.e. 167.35 sq. ft. RERA Carpet Area), on ground Floor [which comprises of area of Members Old Shop plus 38% MCGM carpet area as an additional area on the Member's Old Shop agreed to be provided free of cost as per the terms of the said Development Agreement] (hereinafter referred to as "the Member Free Area/Member Entitlement"), in the New Building to be named as "Modirealty Wisteria" (hereinafter referred to "the said New Building") to be constructed on the said Land.

K. The Member/s is desirous to purchase an additional area of 186.65 sq.ft. Rera carpet area from the Developers, requested the Developers to sell from his entitlement 186.65 sq.ft. Rera carpet area (herein after referred to as "the said Purchase Area") for which the Member/s has agreed to pay to the Developers the total consideration of Rs. 45,71,425/- (Rupees Forty-Five Lakhs Seventy-One Thousand Four Hundred and Twenty-Five only) [subject to applicable TDS] calculated at the rate of Rs. 24,492/- (Rupees Twenty Eight Thousand Four Hundred and Ninety-Two only) per sq.ft. Rera carpet area in the

Four Thousand Four Hundred and Ninety-Two only
As per the Member's request, the Developers have agreed to merge the said Purchase Area with the Member's Free Area/Member Entitlement and consolidate the

in the New Building to be named as "Modirealty Wisteria" (hereinafter referred to "the said New Building") to be constructed on the said Land.



The Member/s is/are desirous to purchase an additional area of 186.65 sq.ft. Rera carpet area from the Developers, requested the Developers to sell from his entitlement 186.65 sq.ft. Rera carpet area (hereinafter referred to as "the said Purchase Area") for which the Member/s has agreed to pay to the Developers the total consideration of Rs. 45,71,425/- (Rupees Forty-Five Lakhs Seventy-One Thousand Four Hundred and Twenty-Five only)

[subject to applicable TDS] calculated at the rate of Rs. 24,492/- (Rupees Twenty Eight Four Thousand Four Hundred and Ninety-Two only) per sq.ft. Rera carpet area in the

~~manner set-out hereinafter;~~
As per the Member's request, the Developers have agreed to merge the said Purchase Area with the Member's Free Area/Member Entitlement and consolidate the same into

CP Kashav Modi
APM
24/5

one shop;

- M. Accordingly, the Developers have agreed to provide to the Member/s herein on ownership basis, a new shop bearing No. 01 admeasuring 354 sq.ft RERA carpet area [which comprises of area of the Member's Old Shop plus 38% MCGM carpet area as an additional area on the Member's Old Shop and which shall also include fungible FSI with or without premium plus said Purchase Area] on ground the floor (hereinafter referred to as "the said New Shop") of the said New Building to be constructed on the said Land and shown surrounded by red colour boundary line on the floor plan of the New Building annexed hereto and marked as ANNEXURE "E"; The said New Shop is more particularly described in the Third Schedule hereunder written;
- N. The Society is executing these presents to confirm and acknowledge that as per the terms of the said Development Agreement the Member/s are entitled to the said New Shop to be provided by the Developers free of cost on ownership basis without the allotment of the said Car Parking Spaces by the Society in the manner set-out hereinafter;
- O. Pursuant to the said Development Agreement, the Developers with the confirmation of the Society are executing this Permanent Alternate Accommodation Agreement in favour of the Member/s herein, of the Society, on the terms and conditions and in the manner herein after appearing:

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

1. **RECITALS – BINDING UPON THE PARTIES:-**

It is agreed and declared by the parties hereto that the recitals narrated herein above contain the factual position relating to the said Property and development thereof. The statements, declarations and representations made therein are true and correct. The parties repeat, reiterate and confirm the contents of the recitals, and the terms and phrases defined in the recitals as if the same were incorporated in the operative part of this Agreement. The Parties confirm that the said Development Agreement is valid, subsisting and binding.



2. **DEVELOPMENT AGREEMENT :**

The Society with the consent and confirmation of the Members has entered into Development Agreement dated 30.11.2021 (said Development Agreement), with the Developers for development of the said Property, on the basis of which, the Developers have agreed to provide to the Member/s, Permanent Alternate Accommodation on ownership basis as mentioned hereinabove.

CP Keshav Modi



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed
respective hands the day first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:-

(The said Property)

ALL THAT piece or parcel of leasehold Plot of land bearing No.212, on MHADA lay bearing Survey No.149 (part),C.T.S No.1C/1/386 of village Kandivali admeasuring 1 sq.mtrs or thereabouts, Taluka Borivali in the Registration District of Mumbai City and District of Mumbai Suburban situated at Plot No.212, RDP-6, CHR-212, Sector No. Charkop, Kandivli (W), Mumbai - 400 067 **TOGETHER WITH** the building stand thereon known as "Charkop Shree Krishna" consisting of Part Ground plus Part Stilt plus 6 Upper Floors plus Part 7th Floor comprising of 20 flats and 4 shops situate, lying and being at Plot No. RDP-6, CHR-212, Sector No. 3, Charkop, Kandivli (W), Mumbai - 400 067.

THE SOCIETY standing thereon and bounded as follows that is to say-

On or towards the West	:by Plot No.214,CTS No. 1/C/1/385 of village Kandivali
On or towards the South	:by Open Space
On or towards the North	:by 27.45 mts. wide D.P.road
On or towards the East	:by 9 mts. wide D.P.road

THE SECOND SCHEDULE ABOVE REFERRED TO:-

(MEMBER'S OLD PREMISES)

Shop No.01 on the ground floor, in the Building of the Society admeasuring 188.80 sq.ft carpet area and are also holding 05 shares of Rs. 50/- each bearing Distinctive Nos. 101 to 105 (both inclusive) under Share Certificate No.21, and Member's Register No.21 issued by the Society herein, lying, being and situate at Plot No.212, RDP-6, CHR-212, Sector No.3, Charkop, Kandivali (W) Mumbai-400 067.

THE THIRD SCHEDULE ABOVE REFERRED TO:-

(The NEW PREMISES)

A Premises bearing Shop No. 01, admeasuring 353.01 sq.ft. carpet area (i.e. 354 sq. ft. Carpet Area) or thereabouts, on ground Floor, in the New Building to be named as Modirealty Wisteria lying, being and situate at Plot No.212, RDP-6, CHR-212, Sector No.3, Charkop, Kandivali (W) Mumbai-400 067.



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V J



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/BP Cell/ GM/MHADA-75/ 1074 /2022

Dated:- 14 MAR 2022

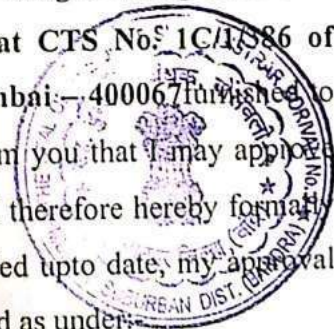
To,
Shri. Gautam Modi,
of M/s Modirealty Developers
CA to Charkop Shree Krishna CHSL.
Premsagar, N.S. Road No. 3,
Juhu Scheme, Vile Parle (W),
Mumbai-400 056.

Sub:- Proposed redevelopment of existing building known as "Charkop Shree Krishna CHSL", Plot No. 212 situated at CTS No. 1C/1/386 of Village Kandivali, RDP-6, Sector-3, Kandivali (West), Mumbai - 400067.

Ref:- 1. Concessions approval from Hon'ble VP/MHADA dtd 31.12.2021
2. Application for IOA from L.S. Shri. Charudatta Samant dtd. 27.12.2021.

Dear Applicants,

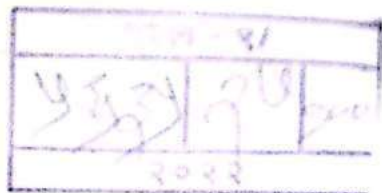
With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter dated 27.12.2021 and the plans, Sections Specifications and Description and further particulars and details of your Proposed redevelopment of existing building known as "Charkop Shree Krishna CHSL", Plot No. 212 situated at CTS No. 1C/1/386 of Village Kandivali, RDP-6, Sector-3, Kandivali (West), Mumbai - 400067 furnished to this office under your letter, dated 27.12.2021, I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of the MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under.



1/8

A. CONDITIONS TO BE COMPILED WITH BEFORE STARTING

1. That the commencement certificate U/s-44(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision shall be as per appendix- IX of D.C. Regulation - 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work according to analysis as relevant IS code along with plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. That the requisitions of clause 49 of DCPR 2014 shall be complied with in form of quality of work, verification report, etc. shall be maintained till the completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM, if applicable.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per u/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, owner, developer, architect / I.S. R.C.C. consultant etc.
9. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of V.P. & C.E.O. MHADA.
10. The safety measure shall be taken on site.
11. That the Site Supervisor shall be appointed to supervise the quality of work on site.
12. That the requisite Bank guarantee and SWM NOC as per policy circular app'd by Hon'ble MC U/NO - MGC / F/ 6550 dated- 11.06.2018 shall be submitted before C.C.
13. That the R U/T as per Govt. order of industry energy & labour department about registration of all Working labours working on site.
14. That the NOC of Maharashtra Gas Ltd. (MGL) shall be submitted.
15. That the Registered Undertaking shall be submitted stating to pay entire stamp duty of the proposed buyers for the area of which 50 % reduction in premium is available.



CHANDER SINGH KUSHWA CO-OP. HSG. SOCIETY LTD.

Registered under M.C.A. Act 1956 Registration No. 428-285-100-100-0100-00-00-00-00-00-00

Address: Plot No. 214, 1st & 2nd Floor No. 2, Chandra Prasad St., Madhav Nagar

No. 21

Authorized Share Capital Rs. 1,00,000/- Issued Rs. 2,00,00/- Name and No. of the Member's Register No. 21

THIS IS TO CERTIFY that the said Share Rs. 100/- is the right

of SHRI. S. S. a full registered member of the Society, whose name is 10
in the 1st of the 1st Register. This Share is held only
in THE CHANDER SINGH KUSHWA CO-OPERATIVE HOUSING SOCIETY LIMITED

situated in the City of Madhav Nagar and that upon each of
such Shares the sum of Rupees 100/- has been paid.

GIVEN under the Common Seal of the said Society at _____
this 21st day of 1971



Member of the Committee

Transfer	1	2	3	4	5
Transfer of General Body/ Managing Committee Meeting at which transfer was approved	28/03/1999 J. S. P. C.	05/05/2002 S. J. S.	09/07/2017 Chairman [Signature]	Chairman	Chairman
To Whom Transferred	1. ESHWAR. B. DEVADIGA. 2. DINESH E. DEVADIGA. 3. CHANDRASHEKAR E. DEVADIGA.	1. MR. CHANDRASHEKAR E. DEVADIGA. Hon. Secretary [Signature]	1. MR. RATU SUBBARAO GAWLI, 46 Hon. Secretary [Signature]	Hon. Secretary	Hon. Secretary
Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	4	21	41		
Sr. No. in the Share Register at which the name of the Transferee is recorded.	5	41	46	71	
		Committee Member [Signature]	Committee Member	Committee Member [Signature]	Committee Member



Handwritten notes in the left margin:
 25/3/2017
 29/3/2017
 2022
 10-2022

Date: 31st March 2022.

To,
Mr. Raju Subharao Gaudi
Shop No.01, Charkop Shree Krishna CHSL.
Plot No.212, RDP-6, Sector No.03,
Charkop, Kandivali West,
Mumbai 400067.

Subject: Settlement Letter.
Ref: Meeting held in our office on 31st march 2022.

Dear sir,

This is with reference to your request to purchase Additional Area admeasuring 186.65 sq. ft. Carpet Area. As per our mutual understanding and negotiation, we have agreed to the following terms:

- 1- We are allotting you an additional carpet area admeasuring 186.65 sq. ft. RERA carpet area lump sum amount of Rs.48,00,000/- (Rupees Forty Eight Lakhs Only). Your final RERA carpet area per plan is 354 sq. ft.
- 2- This amount is inclusive of GST, Stamp duty and Registration Charges.
- 3- The Hardship Compensation, Temporary Alternate Accommodation, Brokerage and other charges shall be paid to you as per the Development Agreement dated 30th November 2021.
- 4- You will be allotted Shop No.01 as per the Society Resolution Dated 31st January 2022.
- 5- Car parking will not be allotted to you and the same shall not be claimed by you anytime in future.
- 6- We will bear Stamp duty/Registration charges on your original area of 120 sq.ft and 38% additional area thereon.

All other Terms and Conditions will be followed as mentioned in the Development Agreement dated 30th November 2021.

Thanking you.

For Modirealty Developers Pvt Ltd.

Keshav Modi

Keshav Modi
Director



I/We Certify

Raju Subharao Gaudi
Raju Subharao Gaudi