

Receipt (pavti)

367/2514

Tuesday, February 13, 2024

10:45 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn. 39M

पावती क्र.: 2743 दिनांक: 13/02/2024

गावाचे नाव: बोरीवली

दस्तावेजाचा अतुक्रमांक: बरल-2-2514-2024

दस्तावेजाचा प्रकार: सप्लीमेंट्री अॅग्रीमेंट

मादर करणाऱ्याचे नाव: मेसर्स नवकार डेव्हलपर्स चे भागीदार प्रसन्न रविंद्र गडकरी

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2000.00

पृथांची संख्या: 100

एकूण:

₹. 32000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे  
11.05 AM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹.57064000/-

मोबदला ₹.252359000/-

भरणेचे मुद्रांक शुल्क: ₹. 2516400/-

1) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224125419842 दिनांक: 13/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015498901202324E दिनांक: 13/02/2024

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक बोरीवली-२,  
मुंबई उपनगर जिल्हा.



CHALLAN  
MTR Form Number-6

GRN	MH015498901202324E	BARCODE			Date	12/02/2024	
Department	Inspector General Of Registration			Payer Details			
Registration Fee	Type of Payment Ordinary Collections IGR			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	AAFFN1113Q		
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			Full Name	M/S. NAVKAR DEVELOPERS		
Location	MUMBAI						
Year	2023-2024 One Time			Flat/Block No.	Survey No. 75, Hissa No. 2, CTS No. 111, CTS		
Account Head Details		Amount In Rs.	Premises/Building	No. 1 to 17, O.P. No. 64			
0030063301	Amount of Tax	30000.00	Road/Street	Final Plot No. 70, of TPS III, Jambali Galli, Borivali (West)			
			Area/Locality	Mumbai			
			Town/City/District				
			PIN	4	0	0	0 9 2
			Remarks (If Any)	SecondPartyName=BORIVALI ANAND MANGAL CHSL~			
			Amount In	Thirty Thousand Rupees Only			
Total	30,000.00		Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572024021273093	IK0CQGHYW8	
Cheque/DD No.			Bank Date	RBI Date	12/02/2024-18:24:31	Not Verified with RBI	
Name of Bank			Bank-Branch	STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

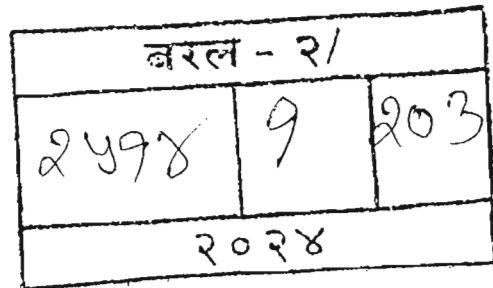


Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9702523061

सदर चलन केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0224125419842	Date	12/02/2024
Received from M/S. NAVKAR DEVELOPERS, Mobile number 9702523061, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	12/02/2024
Bank CIN	10004152024021218706	REF No.	IGAQVTEGK5
This is computer generated receipt, hence no signature is required.			



बरेल - २/		
2498	2	203
२०२४		





**D H C**  
DISTRICT HANDING CHARGES

### Receipt of Document Handling Charges

PRN 0224125419842

Receipt Date 13/02/2024

Received from M/S. NAVKAR DEVELOPERS, Mobile number 9702523061, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2514 dated 13/02/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District



### Payment Details

Bank Name SBIN

Payment Date 12/02/2024

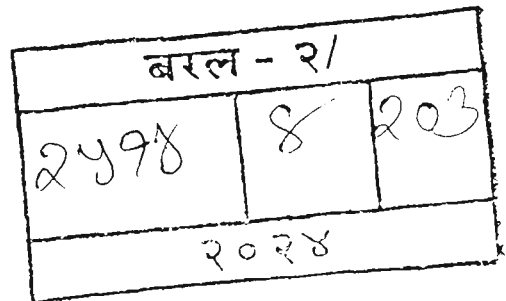
Bank CIN 10004152024021218706

REF No. IGAQVTEGK5

Deface No 0224125419842D

Deface Date 13/02/2024

This is computer generated receipt, hence no signature is required.





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0424029903216

Receipt Date 02/04/2024

Received from Self, Mobile number 9223014222, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2514 dated 02/04/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

### Payment Details

Bank Name SBIN

Payment Date 02/04/2024

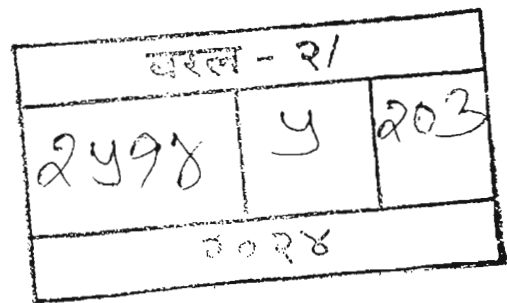
Bank CIN 10004152024040203017

REF No. 409301777067

Deface No 0424029903216D

Deface Date 02/04/2024

This is computer generated receipt, hence no signature is required.





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0424020502859

Receipt Date 02/04/2024

Received from Self, Mobile number 9223014222, an amount of Rs.160/-, towards Document Handling Charges for the Document to be registered on Document No. 2520 dated 02/04/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 160

DEFACED

**Payment Details**

Bank Name SBIN

Payment Date 02/04/2024

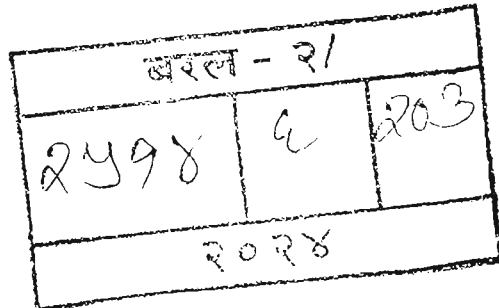
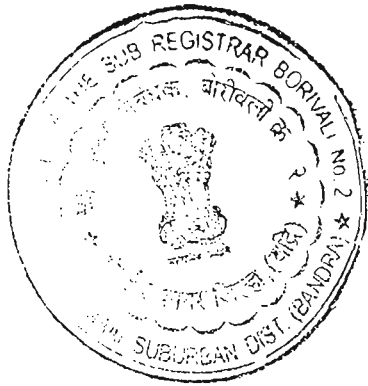
Bank CIN 10004152024040202679

REF No. 409311544439

Deface No 0424020502859D

Deface Date 02/04/2024

This is computer generated receipt, hence no signature is required.



मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

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

जा.क्र./आदेश/

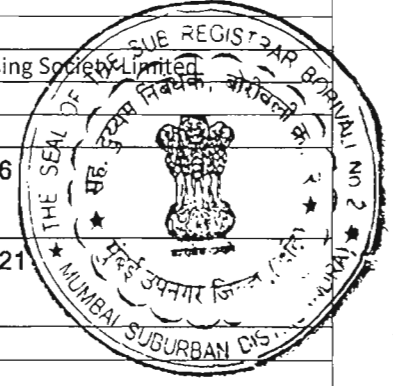
दिनांक - 24 JAN 2024

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/1213/2023 अन्वये पक्षकार M/s. Navkar Developers यांनी दिनांक 19/12/2023 रोजी Supplementary Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सादर संलेखामधील तपशिल खालील प्रमाणे आहे.

Particulars	Description
Date of Execution	Unexecuted
Type of Document	Supplementary Agreement
The Society	Borivali Anand Mangal Co-Operative Housing Society Limited
The Developer	M/s. Navkar Developers
The Members	Mr. Dharmendra J. Damani & Others
Principal of Development Agreement	बरल-5/8201/2016 दिनांक - 11/08/2016 भरलेले मुद्रांक शुल्क रु. 85,45,200/-
Supplementary Agreement	बरल-5/12928/2021 दिनांक - 15/09/2021 भरलेले मुद्रांक शुल्क रु. 1,01,01,550/-
Detail of the Property	
Village	Kanheri, Borivali
Taluka	Borivali
C.T.S No	Survey No. 75, Hissa No. 2, CTS No. 111, 1 to 17, O.P No. 64, Final Plot No. 70, of TPS III
Plot Area	2117.80 sq.mtrs
Society Registration No.	BOM/HSG/4229-1974
Members	65 Members
Zone 2023-24	85/380 Village - Kanheri, Borivali
Rate per sq.mtr	
Land Rate	Rs. 49,310/-
Const.Cost	Rs. 30,250/-
Flat Rate	Rs. 1,22,230/-
Completion period	30 months + 6 months grace period (As per Old Development Agreement)
D.P. Remark	ChE/DP/TRRF202108111337523/TPS Dated - 10/08/2021



बरल - २/ २५१४ १० २०२३ २०२४

वरील प्रमाणे दस्तातील मिळकतीचे मोबदलामूल्य रक्कम रु. 25,23,59,000/- हे बाजारमूल्य रक्कम रु. 5,70,64,000/- पेक्षा जास्त असल्याने जास्तीच्या मोबदलामूल्य रक्कम रु. 25,23,59,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

मोबदलामूल्य (रु.)	अनुच्छेद	देय मु.शु (रु.)	दस्त क्र. बरल-5/8201/2016 दि. 11/08/2016 व बरल-5/12928/2021 दि. 15/09/2021 वर भरलेल्या मुद्रांक शुल्काची वजावट रक्कम रु.	एकूण देय मु.शु (रु.)
25,23,59,000/-	5(g-a)	1,26,17,950/-	1,01,01,550/-	25,16,400/-

आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 5(g-a)(5%) नुसार नुसार मुद्रांक शुल्क रु. 25,16,400/- देय असल्याबाबत जा.क्र./नोटीस/1371/2024 दिनांक.



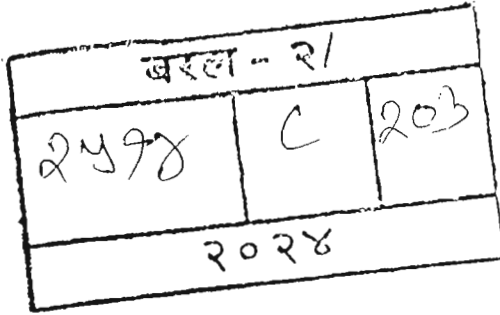
24/01/2024 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी करून दिनांक. 24/01/2024 रोजी विरूपित केलेल्या चलना क्र. MH014473150202324E वरून दिसून येत असल्याने दिनांक. 24/01/2024 रोजीची नोटीस ही आदेश म्हणून कायम करण्यात येत आहे.

2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
3. एकूण पाने 1 ते 65 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(वैशाली चव्हाण)

मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	M/s. Navkar Developers
पत्ता	A-103, Vishnu Apartment, L.T. Road, Borivali (West), Mumbai - 400 092.
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र. 1/2/3/4/5/6/7/8/9





CHALLAN  
MTR Form Number-6



GRN	MH014473150202324E	BARCODE		Date	24/01/2024-16:17:49	Form ID
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatin SoS	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI	Full Name	Navkar Developers
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	survey no. 75 HNo 2 CTS No 111, 1to17 OP 64.
		Premises/Building	FP 70

Account Head Details	Amount In Rs.		
0030050801 Amount of Tax	2516400.00	Road/Street	Borivali Anand Mangal CHSL Jambli Galli
		Area/Locality	Borivali West
		Town/City/District	
		PIN	4 0 0 0 9 2
		Remarks (If Any)	ADJ/IGR242/12/2023 बरल - २/
			2598 e 203
			२०२४
Total	25,16,400.00	Amount In Words	Twenty Five Lakh Sixteen Thousand Four Hundred Rup ees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 00040572024012459389 IK0CPRWB17
Cheque/DD No.		Bank Date	RBI Date 24/01/2024-16:24:20 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुर्यम निबंधक कार्यालय में नोंदणी करायें। नोंदणी न करायें। सदर चालन लागू नहीं।

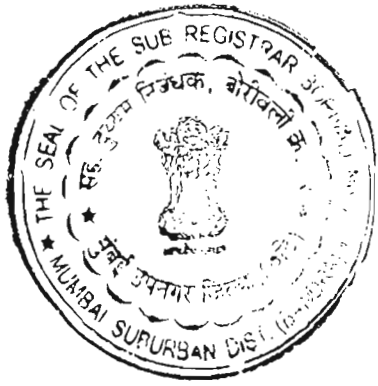
Mobile No. : 9702523061

Defaced By Me

Challan Defaced Details

Keep  
H. U. PUJARI  
(Clerk)

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0007637516202324	24/01/2024-17:42:50	IGR242	2516400.00



बरल - २/		
२५७४	७०	२०३
२०२४		

GRN : MH014473150202324E Amount : 25,16,400.00

Bank : STATE BANK OF INDIA

Date : 24/01/2024-16:17:49

Total Defacement Amount	25,16,400.00
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बरल - २/		
२५९४	९९	२०३
२०२४		



कर - २/		
२५९४	१२	२०३
२०२४		



Office of the Collector of Stamp, Borivali  
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958



Received Adjudication Fee RS.  
100/- vide e-Challan GRN No.  
MH012587971202324P Dated  
18-12-2023.



Collector of Stamps  
Borivali

प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम  
नुसार निर्माणित केलेले आहे. परंतु उक्त दस्त  
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल  
झाल्यास, नोंदणी अधिनियम, १९०८, च्या  
तरतुदीनुसार नोंदणी अधिकारी दस्त  
नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी  
Borivali



Case No. Adj/IGR242/1213/2023

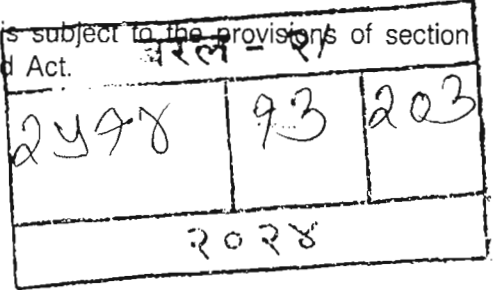
Certificate Number: CER-BOR-ADJ-  
IGR242-1213-2023

Received from NAVKAR DEVELOPERS Residing at  
A-103 VISHNU APARTMENT LT ROAD BORIVALI  
WEST 400092. Stamp duty of Rs. 2516400/- (Rs.  
Twenty Five Lakh Sixteen Thousand Four  
Hundred only). Vide e-Challan GRN No  
MH014473150202324E Dated :- 24-1-2024 The  
defacement number is 0007637516202324.

Certified Under Section 32 of the Maharashtra Stamp  
Act, that the full duty of Rs. 2516400/- (Rs. Twenty  
Five Lakh Sixteen Thousand Four Hundred only)  
with which this instrument is chargeable under  
Article Development agreement of Schedule I of  
the said Act, has been paid.

दस्त क्रमांक बरल-5/8201/2016 दि.11/08/2016 व  
बरल-5/12928/2021 दि.15/09/2021 वर भरलेल्या मुद्रांक  
शुल्काची रक्कम रु.1,01,01,550/- ची वजावट सदर प्रकरणात  
दिलेली असून उर्वरित मुद्रांक शुल्क रु.25,16,400/-चा भरणा या  
अभिनियम प्रकरणात दिलेला आहे. सदर मळकतीचे बाजारमूल्य  
रु.5,70,64,000/-पेक्षा मोबदला रु.25,23,59,000/- हा जास्त  
असल्याने मोबदल्यावर मुद्रांक शुल्काची वसुली करण्यात आली आहे.

This Certificate is subject to the provisions of section  
53(A) of the said Act.



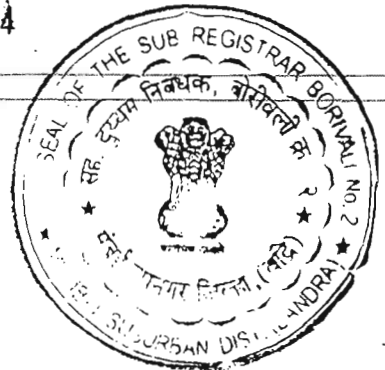
Place: Borivali

Date:

25 JAN 2024

Collector of Stamps

Borivali





करका - २१		
२५९४	९४	२०३
२०२४		

Stamp No. 116

6/116

ADJ/UR/242/1231 2023  
19.12.2023  
MIS Navkar developers

25,16,400 - Twenty five lakh Sixteen thousand Four hundred only - 26/01/2024

25,16,400 - Twenty five lakh Sixteen thousand Four hundred only.  
(599)

Place: Borivali  
25 JAN 2024



URW: MH01KH73150202324B  
debaement .00076375162024  
2117-8050000000  
Acc: 2117-8050000000 / Carpet  
M - 25,23,59,000/-

इ प्रमाणपत्र मुंबई नगरपालिकाच्या कार्यालयीन कामकाज चालवण्यासाठी आवश्यक असलेले आहे. परंतु त्याच्या अंतर्गत कोणत्याही प्रकारचा वाद, वादविवाद, किंवा अडथळ्यांमुळे 1900 च्या अधिनियमाच्या अंतर्गत कोणत्याही प्रकारचा वाद, वादविवाद किंवा कार्यवाही केली जाणार नाही.



**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made and executed at  
Mumbai this 13<sup>th</sup> day of February, 2024

BETWEEN: -

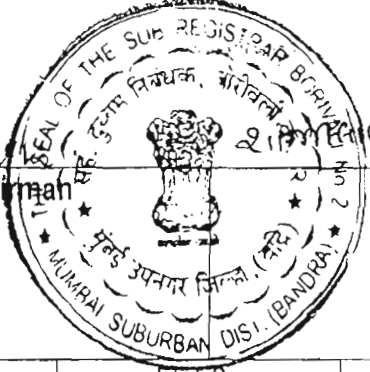


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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

MUMBAI CO-OPERATIVE HOUSING SOCIETY LTD.  
 10, BANGALORE ROAD, BORIVALI (EAST), MUMBAI - 400 075



N.J. Shah  
 Chairman

Secretary

Sunida T. Bathija  
 Treasurer

Flat-01 Daman Daman	Flat-2a 2122 4127 2111	Flat-2b 	Flat-03 	Flat-04 N.J. Shah A.N. Shah
Flat-05	Flat-6 	Flat-7 K.H. Doshi 	Flat-8 A.P. Shah	Flat-9 Ramesh 
Flat-10	Flat-11 S.V. Bhargava 	Flat-12	Flat-13 R.K. Chhabla	Flat-14 Sonia S. Shah
Flat-15 	Flat-16 Shreyans 	Flat-17 Chheda madhu H Shelooji	Flat-18 S.J. Shah A.J. SHARMA J. Shah	Flat-19 Flat No. 19 S. G. G. G.
Flat-20 R. T. T. 	Flat-21 K.H. Doshi Hemish B. Doshi	Flat-22  G.M. Doshi	Flat-23 K. Doshi	Flat-24 Parash N. Mehta C. P. Mehta
Flat-25 P.V. Narechunia 	Flat-26 2121 2122 2112	Flat-27 Ramesh 2111 2112 2113 2114 2115	Flat-28 A.P. Shah	Flat-29 
Flat-30 Frank Chandul Shah 	Flat-31 Ramesh 	Flat-32 N.V. Udeshi 	Flat-33 2111 2112 2113 2114 2115	Flat-34 
Flat-35 Sunida T. Bathija	Flat-36 C.C. Negandhi M.M. Negandhi	Flat-37 Besham A.C. Shah Mehul C. Shah	Flat-38 	

M/S. NAVKAR DEVELOPERS  
 FOR NAVKAR DEVELOPERS

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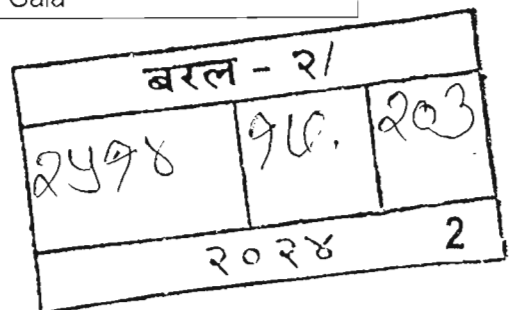
**BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD,**  
**(PAN No: AABAB3467C)** a Society registered under the provisions of  
 Maharashtra Co-operative Societies Act, 1960, and Rules framed there under  
 and bearing Registration No. BOM/HSG/4229-1974 having its Registered  
 office at Jambli Gully, Borivali West, Mumbai-400 092, through their Board of  
 Administrator/Executive/Executives namely: -

- |                          |           |
|--------------------------|-----------|
| 1. Mr. Shantilla K. Gala | Chairman  |
| 2. Mr. Nimesh J. Shah    | Secretary |
| 3. Mr. Sunita T. Bathija | Treasurer |

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

AND

Sr. No.	Flat No.	Name Of Member/S
1	Flat-01	Mr. Dharmendra J. Damani Mrs. Forum D. Damani
2	Flat-2a	Mr. Sharad Virji Gala



BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD



Chairman: N.J. Shah Secretary: Sunida P. Bathija Treasurer: Sunida P. Bathija

Flat-01 <u>M. J. D. D. D.</u>	Flat-02 <u>21141</u>	Flat-2b <u>[Signature]</u>	Flat-03 <u>Aniwasi</u>	Flat-04 <u>N.J. Shah</u> <u>A.V. Shah</u>
Flat-05 <u>K. J. D. D.</u>	Flat-6 <u>[Signature]</u>	Flat-7 <u>K.H. Doshi</u>	Flat-8 <u>A.P. Shah</u>	Flat-9 <u>[Signature]</u>
Flat-10	Flat-11 <u>S.V. D. D.</u> <u>[Signature]</u>	Flat-12	Flat-13 <u>FLAT NO-13</u> <u>R.K. Chheda</u>	Flat-14 <u>[Signature]</u>
Flat-15 <u>[Signature]</u>	Flat-16 <u>[Signature]</u> <u>Shreyans</u>	Flat-17 <u>Shah madhu H</u> <u>[Signature]</u>	Flat-18 <u>S. J. Shah</u> <u>A. J. SHAM</u> <u>P. J. Shah</u>	Flat-19 <u>[Signature]</u>
Flat-20 <u>R. J. D. D.</u> <u>[Signature]</u>	Flat-21 <u>K.H. Doshi</u> <u>Harish B. Doshi</u>	Flat-22 <u>[Signature]</u> <u>G.M. D. D.</u>	Flat-23 <u>[Signature]</u> <u>Dedua</u>	Flat-24 <u>Paresh V. M. M. M.</u> <u>C.P. M. M. M.</u>
Flat-25 <u>P.V. Narechonia</u> <u>[Signature]</u>	Flat-26 <u>[Signature]</u>	Flat-27 <u>[Signature]</u>	Flat-28 <u>A.P. Shah</u>	Flat-29 <u>[Signature]</u>
Flat-30 <u>[Signature]</u> <u>Shank Chandulal Shah</u>	Flat-31 <u>[Signature]</u>	Flat-32 <u>[Signature]</u> <u>N.V. Udeski</u>	Flat-33 <u>[Signature]</u>	Flat-34 <u>[Signature]</u>
Flat-35 <u>Sunida P. Bathija</u>	Flat-36 <u>C. C. Negandhi</u> <u>M. M. Negandhi</u>	Flat-37 <u>[Signature]</u> <u>B. C. Shah</u> <u>A. C. Shah</u> <u>menul. C. Shah.</u>	Flat-38 <u>[Signature]</u>	

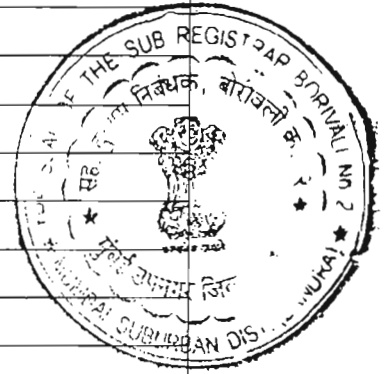
M/S. NAVKAR DEVELOPERS  
FOR NAVKAR DEVELOPERS

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3	Flat-2b	Mr. Atul Maganlal Shah
4	Flat-03	Mr. Nimesh Shah
		Mrs. Akshita Nimesh Shah
5	Flat-04	Mr. Nandakishor Ahiwasi
6	Flat-05	Mr. Jignesh Hiralal Mehta
7	Flat-06	Kinnari H. Doshi
		Mr. Vipul K. Shah
8	Flat-07	Mr. Ankit Pankaj Shah
9	Flat-11	Mr. Raju J. Gandhi
		Mrs. Alpa R. Gandhi
10	Flat-12	Mr. Suresh M. Shah
		Mr. Timir S. Shah
11	Flat-13	Ruchit Kantilal Chheda
12	Flat-14	Mr. Praful S. Vora
		Mrs. Bina P. Vora
13	Flat-15	Miss Surbhi V. Bhagat
		Mr. Arun V. Bhagat
14	Flat-16	Mr. Sanjay S. Shah
15	Flat-21	Mr. Amit D. Shah
		Mrs. Kokila D. Shah
16	Flat-22	Mr. Dinesh A. Shah
		Mr. Shreyans D. Shah
17	Flat-23	Mrs. Madhuben H. Shah
		Mr. Rajendra J. Shah
18	Flat-24	Suresh J. Shah
		Ashwin J. Shah
		Pankaj J. Shah
19	Flat-25	Shantilal P. Shah
20	Flat-26	Mr. Roshan R. Jaiswal
		Mr. Chandan R. Jaiswal
21	Flat-31	Kinnari H. Doshi
		Mr. Harish B. Doshi



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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

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N.T. Shah  
 Chairman

Nimesh Shah  
 Secretary

Sumita T. Bathija  
 Treasurer

Flat-01 N.T. Shah	Flat-2a Nimesh Shah	Flat-2b Nimesh Shah	Flat-03 Nimesh Shah	Flat-04 N.T. Shah A.N. Shah
Flat-05 Nimesh Shah	Flat-6 Nimesh Shah	Flat-7 K.H. Doshi	Flat-8 A.P. Shah	Flat-9 A.R. Umelhi
Flat-10 Nimesh Shah	Flat-11 S.V. Bhargava	Flat-12 Nimesh Shah	Flat-13 R.K. Chhella	Flat-14 S. Shukla
Flat-15 A.D. Shah	Flat-16 Shireyama	Flat-17 Shah madhvi H Shah R.H.	Flat-18 S.J. Shah A.J. SHAH P. J. Shah	Flat-19 DRIV DRIV
Flat-20 R. Doshi	Flat-21 K.H. Doshi Harish B. Doshi	Flat-22 G.M. Doshi	Flat-23 F.H. Doshi	Flat-24 P. S. V. Melhi C.P. Melhi
Flat-25 P.V. Narechandu	Flat-26 Nimesh Shah	Flat-27 Nimesh Shah	Flat-28 A.P. Shah	Flat-29 Nimesh Shah
Flat-30 Bhavik Chandulal Shah	Flat-31 Nimesh Shah	Flat-32 N.V. Udeshi	Flat-33 Nimesh Shah	Flat-34 Nimesh Shah
Flat-35 Sumita T. Bathija	Flat-36 C.C. Negandhi M.M. Negandhi	Flat-37 B.C. Shah A.C. Shah Mehul C. Shah	Flat-38 Nimesh Shah	

M/S. NAVKAR DEVELOPERS  
 FOR NAVKAR DEVELOPERS



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22	Flat-32	Mrs. Neela Arvind Doshi ✓ Mr. Arvind M. Doshi
23	Flat-33	Mr. Suresh L. Dedhia Mr. Bharat L. Dedhia
24	Flat-34	Mr. Paresh Mehta Mrs. Chetana P. Mehta ✓
25	Flat-35	Mrs. Parul V. Narechaniya / AND Mstr. Parth V Narechaniya
26	Flat-36	Mrs. Varsha Satish Shah
27	Flat-41	Mr. Manish R. Chheda Mr. Ramniklal G. Chheda
28	Flat-42	Ankit Pankaj Shah ✓
29	Flat-43	Mr. Jayendra K. Buddhadev ✓ Mrs. Hansa J. Buddhadev
30	Flat-44	Bhanu Chandulal Shah Bhavik Chandulal Shah
31	Flat-45	Himanshu G. Raval Meenakshi Panakkal Falguni Bhatt [Poa Kalpana Maniar] ✓
32	Flat-46	Mr. Vipul H. Udeshi ✓ Mrs. Nisha Vipul Udeshi
33	Flat-51	Mrs. Manjula S. Gala Mr. Shantilal K. Gala ✓
34	Flat-52	Mr. Prakkhar Swatantra Jain
35	Flat-53	Mrs. Sunita Tekchand Bathija ✓
36	Flat-54	Chetna Negandhi [Jt-1] ✓ Mona Negandhi [Jt-2]
37	Flat-55	Narendra M. Shah [Jt - 1] Bhavesh C. Shah [Jt - 2] Ashish C. Shah [Jt - 2] Mehul C. Shah [Jt - 2]
38	Flat-56	Mir. Pinkesh M. Jain



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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

N.J. Shukh Chairman  
 Sunida. T. Bathija Secretary  
 Treasurer

Flat-01 N.J. Shukh	Flat-2a S. V. Chaudhari	Flat-2b [Signature]	Flat-03 [Signature]	Flat-04 N.J. Shukh A. N. Shukh
Flat-05	Flat-6 [Signature]	Flat-7 K. H. Doshi [Signature]	Flat-8 A. P. Shukh	Flat-9 [Signature]
Flat-10	Flat-11 S. V. Chaudhari [Signature]	Flat-12	Flat-13 R. K. Chhabla	Flat-14 [Signature]
Flat-15 [Signature]	Flat-16 [Signature]	Flat-17 Shukh madhu H [Signature]	Flat-18 [Signature]	Flat-19 [Signature]
Flat-20 R. P. Desai [Signature]	Flat-21 K. H. Doshi Harish B. Doshi	Flat-22 [Signature]	Flat-23 [Signature]	Flat-24 Parash v. melte C. P. melte
Flat-25 P. V. Narechanin [Signature]	Flat-26 [Signature]	Flat-27 [Signature]	Flat-28 A. P. Shukh	Flat-29 [Signature]
Flat-30 [Signature]	Flat-31 [Signature]	Flat-32 [Signature]	Flat-33 [Signature]	Flat-34 [Signature]
Flat-35 Sunida. T. Bathija	Flat-36 C. C. Negandhi M. M. Negandhi	Flat-37 [Signature]	Flat-38 [Signature]	

M/S. NAVKAR DEVELOPERS



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		Mr. Padam M. Jain
		Mrs. Shakuntla M. Jain

All are Indian Inhabitants hereinafter collectively referred to as the **"MEMBERS OF BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LIMITED"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART;**



**AND**

**M/S. NAVKAR DEVELOPERS**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and having its registered office at A-103, Vishnu Apartment, L.T. Road, Borivali (West), Mumbai-400 092, through its Partner Mr. Prasanna Gadkari, hereinafter referred to as **"DEVELOPER"** (which expression shall unless it be repugnant to context or the meaning thereof be deemed to mean and include its successor and assigns) of the **OTHER PART;**



**WHEREAS:**

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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

For BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

Chairman: *N.J. Shukh* Secretary: *Sunita Bhatnagar* Treasurer: *Sunita Bhatnagar*

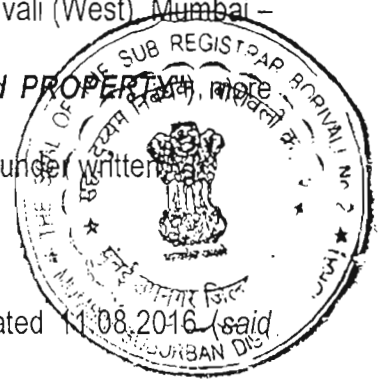
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Flat-05	Flat-6 <i>[Signature]</i>	Flat-7 <i>K.H. Doshi</i> <i>[Signature]</i>	Flat-8 <i>A.P. Shukh</i>	Flat-9 <i>[Signature]</i> <i>AR Ramelli</i>
Flat-10	Flat-11 <i>S.V. Shetty</i> <i>[Signature]</i>	Flat-12	Flat-13 <i>R.K. Chheda</i>	Flat-14 <i>[Signature]</i> <b>COLLECTOR</b>
Flat-15 <i>[Signature]</i>	Flat-16 <i>[Signature]</i> <i>Shreyans</i>	Flat-17 <i>Shah madhuk</i> <i>[Signature]</i>	Flat-18 <i>S.J. Shah</i> <i>A.J. SHAH</i> <i>P.J. Shah</i>	Flat-19 <i>[Signature]</i>
Flat-20 <i>R. Doshi</i> <i>[Signature]</i>	Flat-21 <i>K.H. Doshi</i> <i>Harish B. Doshi</i>	Flat-22 <i>[Signature]</i>	Flat-23 <i>[Signature]</i>	Flat-24 <i>Poolesh V. Mehta</i> <i>C.P. Mehta</i>
Flat-25 <i>P.V. Narechania</i> <i>[Signature]</i>	Flat-26 <i>[Signature]</i>	Flat-27 <i>[Signature]</i>	Flat-28 <i>A.P. Shukh</i>	Flat-29 <i>[Signature]</i>
Flat-30 <i>[Signature]</i> <i>Bhanu madhushek</i>	Flat-31 <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i>	Flat-32 <i>[Signature]</i> <i>N.V. Udeshi</i>	Flat-33 <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i>	Flat-34 <i>[Signature]</i>
Flat-35 <i>Sunita T. Bhatnagar</i>	Flat-36 <i>C. C. Negandhi</i> <i>M.M. Negandhi</i>	Flat-37 <i>[Signature]</i> <i>B. Shah</i>	Flat-38 <i>[Signature]</i>	

M/S. NAVKAR DEVELOPERS FOR

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a) The Society being **BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LIMITED** is the leasee , consisting of Ground plus 5 upper floors consisting of 38 Residential Premises **TOGETHERWITH** Bungalow consisting of 16 rooms on tenancy basis and **TOGETHERWITH** the structures/chawls, dwelling houses consisting of 10 room on tenancy basis standing on of **ALL THAT** piece or parcel of land bearing Survey No. 75, Hissa No. 2, CTS No. 111, CTS No. 1 to 17, O.P. No. 64, Final Plot No. 70, of TPS III, Borivali, admeasuring 2117.80 sq. mtrs., situated at Jambali Galli, Borivali (West), Mumbai - 400 092 (hereinafter referred to as "the said PROPERTY", more particularly mentioned in the First schedule hereunder written



b) By and under the Development Agreement dated 11.08.2016 (said Development Agreement) and registered with the Sub-Registrar of Assurances at Borivali, under Sr. No. BRL/5/8201/2016 dated 11.08.2016 made and executed by and between Society herein (therein also referred to as the Society) of the One Part, and the Developers herein (therein also referred to as the Developer) of the Fifth Part, the Society herein with consent and confirmation of Members herein have granted the right of the development with respect to the



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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

For BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD.

Chairman

Secretary

Treasurer

N.J. Shekh 211071114 5423 21161

Sumita T. Bathija

Flat-01 Dhanraj Dhanraj	Flat-2a 2125 2127 21161	Flat-2b 	Flat-03 	Flat-04 N.J. Shekh A.V. Shekh
Flat-05	Flat-6 <del>Shree</del>	Flat-7 K.H. Deshi 	Flat-8 A.P. Shah	Flat-9 Dhanraj A.R. Deshi
Flat-10	Flat-11 S.V. Bharti 	Flat-12	Flat-13 R.K. Chhela	Flat-14 
Flat-15 Adhikari	Flat-16 Ashwar Shreyans	Flat-17 Shree madhus Shree D.H.	Flat-18 S.J. Shah A.J. SHARH P.J. Shah	Flat-19 Dhanraj 2125 2127 21161
Flat-20 R. Parsh C. L.	Flat-21 K.H. Deshi Harish B Deshi	Flat-22 D.M. Deshi	Flat-23 L. Deshi	Flat-24 Parsh C.P. Deshi
Flat-25 P.V. Narechanin Parth	Flat-26 21172 21171 21172	Flat-27 Wanish 21172 21171 21172	Flat-28 A.P. Shah	Flat-29 
Flat-30 2117 2117 2117 Dhanraj Chandra M. Shah	Flat-31 Manan Manan Manan	Flat-32  N.V. Deshi	Flat-33 2117 2117 2117 2117 211071114 5423 21161	Flat-34 
Flat-35 Sumita T. Bathija	Flat-36 C. C. Negandhi M. M. Negandhi	Flat-37 2117 2117 2117 B. C. Shah A.C. Shah Mehar Shah	Flat-38 	



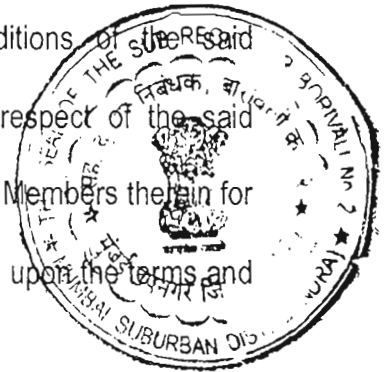
M/S. NAVKAR DEVELOPERS  
FOR NAVKAR DEVELOPERS

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said Property unto and in favour of the Developers herein for the price and consideration and upon the terms and conditions more particularly mentioned therein.

- c) By and under a Supplementary Agreement dated 15.09.2021 (hereinafter referred to as "the said Supplementary Agreement") registered with the office of Sub-Registrar of Assurances at Borivali under serial No. BRL-5/12928/2021 dated 15.09.2021 made and entered into between the Society herein (therein also referred to as the Society/Lessee) of the One Part, Developer (therein also referred to as the Developers/Lessors) of the Second Part and Members of the Society (therein also referred to as the Members of the Third Part), the parties therein modified the terms and conditions of the said Development Agreement dated 11.08.2016 in respect of the said Property with the consent and confirmation of the Members therein for the utilization of enhanced and additional FSI and upon the terms and conditions more particularly mentioned therein;



- d) Dip Darshan Co-Operative Housing Society Limited is owner of ALL THAT piece and parcel of Land bearing Final Plot (F. P.) No. 69, of TPS III, Borivali, admeasuring 1347.03 sq. mtrs., at Village Kanheri, Taluka Borivali in the Registration District and Sub District of Mumbai

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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD.  
 10, 11 & 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Sunita T. Bhatija

N.J. Shukla  
 Chairman

श्रीमती सुनीता बातिजा  
 Secretary

Treasurer

Flat-01 <i>[Signature]</i>	Flat-2a श्रीमती सुनीता बातिजा	Flat-2b <i>[Signature]</i>	Flat-03 <i>[Signature]</i>	Flat-04 N.J. Shukla A.V. Shukh
Flat-05	Flat-6 <i>[Signature]</i>	Flat-7 K.H. Deshpande <i>[Signature]</i>	Flat-8 A.P. Shah	Flat-9 श्रीमती सुनीता बातिजा A.P. Shah
Flat-10	Flat-11 S.V. Bhatija <i>[Signature]</i>	Flat-12	Flat-13 R.K. Chelke	Flat-14 Suresh S. Shet <i>[Signature]</i>
Flat-15 <i>[Signature]</i>	Flat-16 Ashwanth Shirayans	Flat-17 Shah madhus Shah R.H.	Flat-18 S.S. Shah A.J. SHAH P.J. Shah	Flat-19 H. J. Shah <i>[Signature]</i>
Flat-20 R. S. Shah <i>[Signature]</i>	Flat-21 K.H. Deshpande Harish B. Deshi	Flat-22 G.M. Shah <i>[Signature]</i>	Flat-23 K. Deshpande	Flat-24 P. Deshpande P. Deshpande
Flat-25 P.V. Narechankar <i>[Signature]</i>	Flat-26 C. S. Shah <i>[Signature]</i>	Flat-27 Manish <i>[Signature]</i>	Flat-28 A.P. Shah	Flat-29 Suresh S. Shet <i>[Signature]</i>
Flat-30 M. S. Chaudhary Bhanu Chaudhary	Flat-31 Manish <i>[Signature]</i>	Flat-32 N.V. Deshpande <i>[Signature]</i>	Flat-33 श्रीमती सुनीता बातिजा <i>[Signature]</i>	Flat-34 <i>[Signature]</i>
Flat-35 Sunita T. Bhatija	Flat-36 C. C. Negandhi M. M. Negandhi	Flat-37 B.C. Shah A.C. Shah Mehul C. Shah	Flat-38 <i>[Signature]</i>	

M/S. NAVKAR DEVELOPERS  
 FOR NAVKAR DEVELOPERS



अरल - २/		
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City and Suburban and situated at Jambli Gully, Near Jain Temple, S V Road, Borivali (West), Mumbai – 400 092, **TOGETHER WITH** the building known as **DIP DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** consisting A wing which is comprising of Part Ground plus 6 upper floors, B wing comprising of Part Ground plus 6 upper floors and further comprising of 24 Residential Premises and 7 Shops and 2 Offices premises standing thereon the said Land situated at Jambli Gully, Near Jain Temple, S V Road, Borivali (West), Mumbai - 400 092 (*hereinafter referred to as "the said Adjoining Property"*);



e) By and under a Development Agreement dated 31.01.2024 (*hereinafter referred to as "the said Development Agreement"*) made and entered into between the Dip Darshan Co-Operative Housing Society Limited (*therein referred to as "the Society"*) of the First Part, one Ipsit Incline (*therein referred to as "the Developers"*) of the Second Part, the members of Dip Darshan Co-Operative Housing Society Limited (*therein referred to as "the Members"*), of the third part, the Society herein therein referred to as the Confirming party no.1 of the fourth part and Developer herein therein referred to as the Confirming party no.2 of the other part, Dip Darshan Co-Operative Housing Society Limited the with consent and confirmation of its

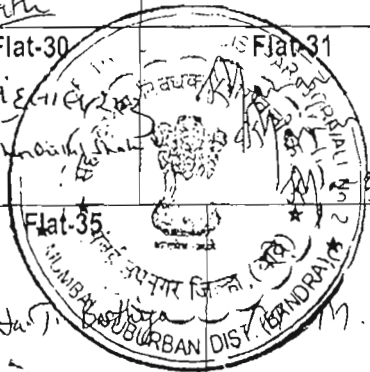
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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

For BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD.

Chairman: N.J. ... Secretary: Shantiraj Gala, Sunita Bhatija. Treasurer: Sunita T. Bhatija

Flat-01 Doman	Flat-2a R.E. ...	Flat-2b [Signature]	Flat-03 [Signature]	Flat-04 N.J. ... A.V. Shukh
Flat-05	Flat-6 [Signature]	Flat-7 K.H. Doshi [Signature]	Flat-8 A.P. Shukh	Flat-9 D.H. ... A.R. ...
Flat-10	Flat-11 S.V. Shadat A. Shams	Flat-12	Flat-13 R.K. Chhedla	Flat-14 [Signature]
Flat-15 [Signature]	Flat-16 A. Shams Shreyans	Flat-17 Jeeva madhu H Shukh	Flat-18 S.J. ... A.J. ... P.J. ...	Flat-19 [Signature]
Flat-20 R. ... C. ...	Flat-21 K.H. Doshi Harish B. Doshi	Flat-22 D.M. ...	Flat-23 L. Doshi	Flat-24 Parash ... C.P. ...
Flat-25 P.V. Narechandi Parth	Flat-26 [Signature]	Flat-27 D. ... [Signature]	Flat-28 A.P. Shukh	Flat-29 [Signature]
Flat-30 [Signature]	Flat-31 [Signature]	Flat-32 N.V. Uleshi	Flat-33 [Signature]	Flat-34 [Signature]
Flat-35 Sunita T. Bhatija	Flat-36 N. Negandhi M. Negandhi	Flat-37 B.C. Shukh A.C. Shukh Mehul. C. Shukh.	Flat-38 [Signature]	



M/S. NAVKAR DEVELOPERS

FOR NAVKAR DEVELOPERS

बरल - २/		
PARTNER 2498	30	203
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Members have granted the right of the joint development with respect to the said Property unto and in favour of the Ipsit Incline herein for the price and consideration and upon the terms and conditions more particularly mentioned therein.

- f) In the Special General Body Meeting of the Society held on 18/10/2023 for joint redevelopment and additional corpus fund offer is offered by the developer and Majority members of the society have accepted the said offer and have approved the draft of Supplementary Development Agreement.
- g) The Supplementary Agreement is entered into with a precondition that the said Property shall be amalgamated with said Adjoining Properties and can be developed under scheme of DCPR 33 (11) under SRA
- h) All the Parties herein above have decided the amalgamate of both the plots for joint redevelopment.
- i) However, the amalgamation is subject to the condition precedent that the Specifications of Floor, Carpet Area, Location and Flat Number (as mentioned in respective PAAA's of members as mentioned in party of the Second Part) shall not be subjected to any changes or modifications under any circumstances and the Developer shall not change the scheme of redevelopment.



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- j) Save as provided hereinabove, all other terms and conditions of the said Development Agreement dated 11.03.2016 shall remain valid and binding upon the Parties hereto and this Agreement shall always be read along with the said Development Agreement as a Supplementary thereto.
- k) The parties have decided to record the terms and conditions finalized between them, in respect of the development of the said property into writing, which terms and conditions are appearing hereunder, in this presents;

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

1. RECITALS FORMING PART OF THIS SUPPLEMENTARY DEVELOPMENT

AGREEMENT:

The aforesaid recitals, Annexure and schedules to this Supplementary Development Agreement shall form an integral and operative part of this Supplementary Development Agreement as if the same were set out and incorporated herein in verbatim and the parties herein confirm the same and agree that in the interpretation of this Supplementary Development Agreement shall be read and construed in its entirety.



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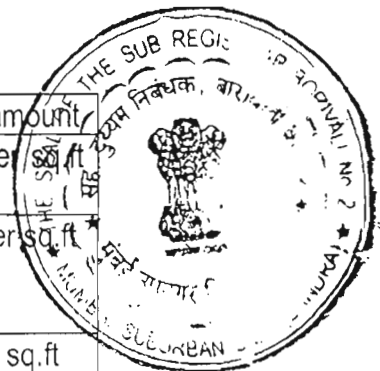
**2. VALID AND BINDING:**

The Parties hereto confirm that the said Development Agreement is valid, subsisting and binding on the Parties thereto which the same as the parties are hereto.

**3. ADDITIONAL CORPUS**

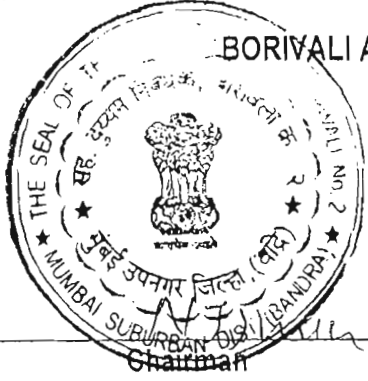
The parties have agreed that now due to amalgamation further corpus amount at the rate of Rs. 2,500/- per sq.ft. on existing carpet area and the said amount is to be paid in following manner:

Sr. No.	Tranches	Corpus amount
1.	execution hereof	1250/- per sq.ft
2.	on approval of amalgamation of both Society.	1250/- per sq.ft
		2500 per sq.ft



- a. Each respective Members of Borivali Anand Mangal CHSL shall be entitled to receive 50% amount upon the execution hereof.
- b. Each respective Members of Borivali Anand Mangal CHSL shall be entitled to receive 50% amount on Approval amalgamation of the properties.

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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD

For Bank of Maharashtra, Mumbai

Chairman: *[Signature]*  
 Secretary: *[Signature]*  
 Treasurer: *[Signature]*

Flat-01 <i>[Signature]</i>	Flat-2a <i>[Signature]</i>	Flat-2b <i>[Signature]</i>	Flat-03 <i>[Signature]</i>	Flat-04 N.J. Shah A.N. Shah
Flat-05	Flat-6 <i>[Signature]</i>	Flat-7 K.H. Desai <i>[Signature]</i>	Flat-8 A.P. Shah	Flat-9 <i>[Signature]</i> A.R. Nalini
Flat-10	Flat-11 S.V. Bhargava <i>[Signature]</i>	Flat-12	Flat-13 R.K. Chitambar	Flat-14 <i>[Signature]</i> COLLECTOR
Flat-15 <i>[Signature]</i>	Flat-16 <i>[Signature]</i> Shreyans	Flat-17 Shah madhu H <i>[Signature]</i>	Flat-18 S.J. Shah A.J. SHARMA <i>[Signature]</i>	Flat-19 <i>[Signature]</i>
Flat-20 R. Desai <i>[Signature]</i>	Flat-21 K.H. Desai Harish B Desai	Flat-22 B.M. Desai	Flat-23 K. Desai	Flat-24 Parash V. Meltz L.P. Meltz
Flat-25 P.V. Narechandra <i>[Signature]</i>	Flat-26 <i>[Signature]</i>	Flat-27 <i>[Signature]</i> Anant Arun Desai	Flat-28 A.R. Shah	Flat-29 <i>[Signature]</i>
Flat-30 <i>[Signature]</i> Bhaskar Chandra Lal Shah	Flat-31 <i>[Signature]</i> Anand	Flat-32 <i>[Signature]</i> N.V. Udeski	Flat-33 <i>[Signature]</i> Anand	Flat-34 <i>[Signature]</i>
Flat-35 <i>[Signature]</i> Sunita T. Bhatija	Flat-36 C.C. Negandhi M.M. Negandhi	Flat-37 <i>[Signature]</i> B.C. Shah A.C. Shah Mehal. C. Shah	Flat-38 <i>[Signature]</i>	

M/S. NAVKAR DEVELOPERS

FOR NAVKAR DEVELOPERS

*[Signature]*  
 PARTNER

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- c. The said amount of Corpus shall either be paid to the Society or to the respective Members directly by the Developer. The detail of the amount of Corpus amount Payable is set out in the Statement "ANNEXURE-I".
- d. The Developer shall be responsible to pay above addition corpus amount to all the member who have executed This Supplementary of Agreement are such Resolution.



4. ARBITRATION:

All disputes, differences and/or claims, arising out of this Agreement whether during its subsistence or thereafter shall be settled by arbitration in accordance with the provision of Arbitration and Conciliation Act, 1996 or any other statutory amendments or re-enactment thereof as applicable thereof and shall be referred to the arbitration of arbitrator. The Seat of the Arbitrator for the Arbitration shall be at Mumbai. There shall be a single Arbitrator to be appointed by Developer. And the language of the Arbitration shall be English.

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD



For BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD.

2110MHA 592501161 -

Sunita T. Bhatija

	Secretary	Treasurer
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Flat-01 	Flat-2a 2110MHA 592501161	Flat-2b 	Flat-03 	Flat-04 N.J. Shah A.N. Shah
Flat-05	Flat-6 	Flat-7 K.H. Doshi 	Flat-8 A.P. Shah	Flat-9 A.R. Shah
Flat-10	Flat-11 S.V. Bhatija 	Flat-12	Flat-13 R.K. Chheda	Flat-14  COLLECTOR
Flat-15 	Flat-16  Sireyan	Flat-17 Jadhav 	Flat-18 S.S. Shah A.J. SHAH P.J. Shah	Flat-19 
Flat-20 R. Shah 	Flat-21 K.H. Doshi Harish B Doshi	Flat-22 D.M. Shah	Flat-23 K. Doshi	Flat-24 PARESH MEHTA C.P. Mehta
Flat-25 P.V. Nateshan 	Flat-26 2110MHA 592501161	Flat-27 	Flat-28 A.P. Shah	Flat-29 
Flat-30 	Flat-31 	Flat-32 	Flat-33 2110MHA 592501161	Flat-34 
Flat-35 Sunita T. Bhatija	Flat-36 C. C. Netandh. M. M. Megandhi	Flat-37 B.C. Shah A.C. Shah Mehul C. Shah	Flat-38 	

M/S. NAVKAR DEVELOPERS

FOR NAVKAR DEVELOPERS

 PARTNER	बरल - २/		
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	२०२४		

FIRST SCHEDULE HEREINABOVE REFERRED TO

(The said Property)

ALL THAT piece or parcel of land bearing Survey No. 75, Hissa No. 2, CTS No. 111, CTS No. 1 to 17, O.P. No. 64, Final Plot No. 70, of TPS III, Borivali, admeasuring 2117.80 sq. mtrs., situated at Jambali Galli, Borivali (West), Mumbai – 400 092 **TOGETHERWITH** the **BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LIMITED**, consisting of Ground plus 5 upper floors consisting of 38 Residential Premises **TOGETHERWITH** Bungalow consisting of 16 rooms on tenancy basis and **TOGETHERWITH** the structures/chawls, dwelling houses consisting of 10 room on tenancy basis situated at Jambali Galli, Borivali (West), Mumbai – 400 092.



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FIRST SCHEDULE HEREINABOVE REFERRED TO

(The said Property)

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BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOCIETY LTD



For BORIVALI ANAND MANGAL CO-OPERATIVE HOUSING SOC. LTD,  
Mumbai

सुनिता.प.बास्थिया  
Secretary

Sunita P. Basthija

Chairman	Secretary Sunita Basthija	Treasurer
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Flat-01 <i>[Signature]</i>	Flat-2a <i>[Signature]</i>	Flat-2b <i>[Signature]</i>	Flat-03 <i>[Signature]</i>	Flat-04 N. J. Khan A. N. Shah
Flat-05	Flat-6 <i>[Signature]</i>	Flat-7 K. H. Doshi <i>[Signature]</i>	Flat-8 A. P. Shah	Flat-9 <i>[Signature]</i> A. R. Shah
Flat-10	Flat-11 S. V. Bhargava <i>[Signature]</i>	Flat-12	Flat-13 R. K. Chaudhary	Flat-14 <i>[Signature]</i>
Flat-15 <i>[Signature]</i>	Flat-16 <i>[Signature]</i> Shreyans	Flat-17 S. M. Madhu H <i>[Signature]</i>	Flat-18 S. J. Shah A. J. SHAH P. J. J. M.	Flat-19 <i>[Signature]</i>
Flat-20 R. P. Shah <i>[Signature]</i>	Flat-21 K. H. Doshi Harish B. Doshi	Flat-22 <i>[Signature]</i>	Flat-23 K. Dedhia	Flat-24 P. V. Mehta C. P. Mehta
Flat-25 P. V. Narechani <i>[Signature]</i>	Flat-26 <i>[Signature]</i>	Flat-27 <i>[Signature]</i>	Flat-28 A. P. Shah	Flat-29
Flat-30 <i>[Signature]</i> Shankar Chaudhari	Flat-31 <i>[Signature]</i>	Flat-32 <i>[Signature]</i> N. V. Deshpande	Flat-33 <i>[Signature]</i>	Flat-34 <i>[Signature]</i>
Flat-35 Sunita P. Basthija	Flat-36 C. C. Negandhi M. M. Negandhi	Flat-37 <i>[Signature]</i> B. C. Shah A. C. Shah Mehul C. Shah	Flat-38 <i>[Signature]</i>	

M/S. NAVKAR DEVELOPERS  
FOR NAVKAR DEVELOPERS

*[Signature]*  
PARTNER

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