

369/20605

पावती

Original/Duplicate

Sunday, October 15, 2023

नोंदणी क्र. :39म

3:08 PM

Regn.:39M

पावती क्र.: 23155 दिनांक: 15/10/2023

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-20605-2023

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स दादामिया इंफ्रास्ट्रक्चर एलएलपी तर्फे भागीदार मोईनुद्दीन शहीद शेख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

**DELIVERED**

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:27 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

स. निबंधक  
कुर्ला-१ (वर्ग-२)

बाजार मुल्य: रु.42880000 /-

मोबदला रु.26127000/-

भरलेले मुद्रांक शुल्क : रु. 2144000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023147205035 दिनांक: 15/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009088481202324M दिनांक: 15/10/2023

बँकेचे नाव व पत्ता:

0-2211-100

100-100

369/20605

इतर पावती

Original/Duplicate

Wednesday, 18 October 2023 3:12  
PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 23211 दिनांक: 18/10/2023

गावाचे नाव: -कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-20605-2023

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स दादामिया इंफ्रास्ट्रक्चर एलएलपी तर्फे भागीदार मोईनुद्दीन शहीद शेख  
वर्णन

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

**DELIVERED**

एकूण:

रु. 1600.00

1); देयकाचा प्रकार: DHC रकम: रु.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023188710846 दिनांक: 18/10/2023

बँकेचे नाव व पत्ता:

दु. निबंधक कुर्ला-१  
सह. मुख्य निबंधक  
कुर्ला-१ (वर्ग-२)

10/18/2023

DEFERRED

DEFERRED



GRN : MH009088481202324M Amount : 30,000.00

Bank : STATE BANK OF INDIA

Date : 06/10/2023-12:27:44

Total Defacement Amount	30,000.00
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Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2023.10.15:09:17 IST  
Reason: GRAS Secure Document  
Location: India





**CHALLAN**  
**MTR Form Number-6**



<b>GRN</b> MH009088481202324M	<b>BARCODE</b>	<b>Date</b> 06/10/2023-12:27:44	<b>Form ID</b>
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Type of Payment</b> Registration Fee Ordinary Collections IGR		<b>TAX ID / TAN (If Any)</b>	
		<b>PAN No.(If Applicable)</b>	
<b>Office Name</b> KRL1_JT SUB REGISTRAR KURLA NO 1	<b>Location</b> MUMBAI	<b>Full Name</b>	DADAMIYA INFRASTRUCTURE LLP
<b>Year</b> 2023-2024 One Time	<b>Flat/Block No.</b>	CTS NO. 835 (PT.) AND 836/A OF VILLAGE -	
	<b>Premises/Building</b>	KURLA (2)	
<b>Account Head Details</b>	<b>Amount In Rs.</b>	<b>Road/Street</b>	NEW HALL ROAD, KURLA (WEST)
0030063301 Amount of Tax	30000.00	<b>Area/Locality</b>	MUMBAI
		<b>Town/City/District</b>	
		<b>PIN</b>	4 0 0 0 7 0
		<b>Remarks (If Any)</b>	SecondPartyName=AL QADRI,CHS LTD-
		<b>Amount In</b>	Thirty Thousand Rupees Only
<b>Total</b>	30,000.00	<b>Words</b>	30000
<b>Payment Details</b> STATE BANK OF INDIA		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	00040572023101002405
		<b>Ref. No.</b>	CPADDPIBK2
<b>Cheque/DD No.</b>		<b>Bank Date</b>	06/10/2023-12:27:44
		<b>RBI Date</b>	Not Verified with RBI
<b>Name of Bank</b>		<b>Bank-Branch</b>	STATE BANK OF INDIA
<b>Name of Branch</b>		<b>Scroll No. , Date</b>	Not Verified with Scroll

करल - 9  
20204  
2023



Department ID :  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.**  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी हे चलन मान्य नाही.







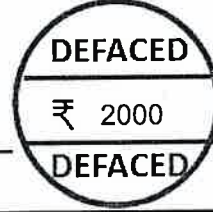
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1023147205035

Receipt Date 15/10/2023

Received from Self, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 20605 dated 15/10/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name HDFS

Payment Date 14/10/2023

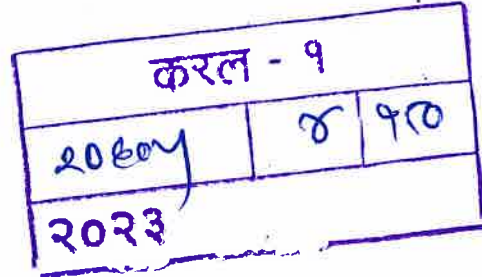
Bank CIN 10004152023101403803

REF No. 232878591702

Deface No 1023147205035D

Deface Date 15/10/2023

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





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023147205035	Date 14/10/2023
Received from Self, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 14/10/2023
Bank CIN 10004152023101403803	REF No. 232878591702
This is computer generated receipt, hence no signature is required.	

करल - १  
 २०२३ ५/१०







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

**Receipt of Document Handling Charges**

PRN 1023188710846

Receipt Date 18/10/2023

Received from Self, Mobile number 9000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 18/10/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 1600

DEFACED

**Payment Details**

Bank Name HDFC

Payment Date 18/10/2023

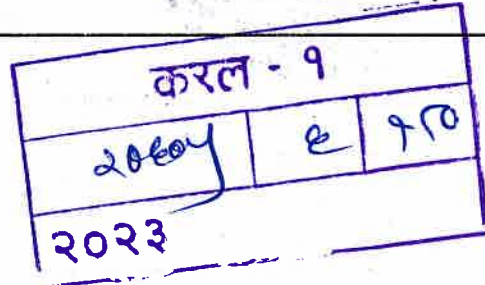
Bank CIN 10004152023101810285

REF No. 232910622685

Deface No 1023188710846D

Deface Date 18/10/2023

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



करल - १		
२०६०५	५	१०
२०२३		





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023188710846	Date 18/10/2023
Received from Self, Mobile number 9000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 18/10/2023
Bank CIN 10004152023101810285	REF No. 232910622685
This is computer generated receipt, hence no signature is required.	

करल - १  
 २०२०  
 २०२३





# मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळमजला, नविन प्रशासकीय इमारत, आर.सी. मार्ग, चेंबूर मुंबई-७१

जा.क्र/ मुजीकु / आदेश / 4557 / 23

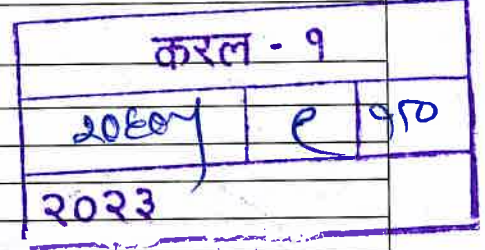
दि. 10/10/23

(महाराष्ट्र मुद्रांकअधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

## निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/569/2023/K, M/s. Dadamiya Infrastructure LLP यांनी दिनांक 03/10/2023 रोजी Development Agreement चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Uexecuted
Type of Document	Development Agreement
The Society	Al- Qadri Co- Operative Society Ltd
Developer	M/s. Dadamiya Infrastructure LLP
Detail of the Property	
Village	Kurla II
Taluka	Kurla
Plot Area	582.80 Sq.Mtrs.
C.T.S No	835(Pt), 836/A
Zone 2023 - 2024	106/510 Village - Kurla II
Rate per sq.mt	
Land Rate	Rs. 33,100/-
Const.Cost	Rs. 30,250/-
Resi. Rate	Rs.86,170/-



संबंधित दस्ताबाबत सहाय्यक नगर रचनाकार यांनी खालील प्रमाणे अहवाल सादर केला आहे.

अभिनिर्णयाकरीता प्राप्त झालेला उपरोक्त दस्त हा Development Agreement चा दस्त असून निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसून येते की, दस्तात नमुद Specified नुसार भुखंडाचे एकूण क्षेत्र ५८२.८० चौ.मी आहे. त्यावर सोसायटीची जुनी इमारत असून त्यामध्ये एकूण २६ सभासद आहेत. सोसायटी सदर दस्ताद्वारे सदर मिळकतीचे विकसनाचे अधिकार विकासकास देत आहे. दस्तात नमुद केल्यानुसार सभासदाच्या ताब्यात एकूण ५९५.१८ चौ मी अस्तित्वातील बांधिव क्षेत्र असून सदर सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभासदास एकूण ७३०.३७ चौ मी बांधिव क्षेत्र विनामुल्य देणार आहे, तसेच २६ कार पार्किंग देणार आहे. दस्तात नमुद केल्यानुसार विकासक सभासदाना भाडे, बॉकरेज व शिफ्टिंग चार्जेस इत्यादी देणार असल्याचा उल्लेख आहे.

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा D P Remarks व त्यासोबत असलेला block Plan जोडलेला असून त्यात नमुद केल्यानुसार सदर भुखंडास १३.४० मी रुंदीचे अस्तित्वातील रस्ते आहे.

उपरोक्त बाबी विचारात घेता भुखंडधारक मिळणा-या बांबीचे मुल्य हे जमिन मालकास मिळणा-या हिश्याचे मोबदल्याचे मुल्य म्हणून विचारात घेणेत येत आहे. तसेच सदर भुखंडावर अनुज्ञेय असलेला मुळ FSI, आणी Fungible FSI विचारात घेवून सदर क्षेत्राचे जमिनदस्ताने देणारे मुल्य हे विकसनकर्ताला मिळणा-या हिश्याचे मुल्य म्हणून विचारात घेणेत येत आहे. कुरल दोन्ही मुल्यापैकी जास्तीचे मुल्य हे या दस्ताचे मुल्य बाजारमुल्य म्हणून विचारात घेणेत येत आहे.



सबब प्रस्तुत प्रकरणी बाजारमुल्य मार्गदर्शक सुचना व सन २०२२-२०२३ ( सन 2023-24 करीता

कायम) नुसार मुल्यंकन खालीलप्रमाणे

करल = ५
20807
90
१०

Net Plot Area	582.80
Permissible FSI (AS PER DCPR 2034, RULE 30 TABLE 12)-	2.20
Permissible Builtup area	1282.16
Fungible FSI (35%)	448.76
Permissible Builtup area -	1730.92

	Builtup area (Sq.mt)	Value in Rupees
Basic 1 FSI	582.80 X 33100	₹ 1,92,90,680
Premium Paid FSI	291.40 X 33100 x 0.65	₹ 62,69,471
TDR	407.96 X 33100 x 0.70	₹ 94,52,433
Fung.FSI	448.76 X 33100	₹ 1,48,53,824
Total	1730.92	₹ 4,98,66,408 A
Less Value of Fungible FSI premium		
448.76 x 35%	157.07	₹ 5,24,280 B
240.44 x 33100 x 35%	268.31	₹ 27,85,532 B
TOTAL VALUE		₹ 4,70,80,876
Nos of Society member		26
Area retained by Society		770.37
Bal area available to developer		960.55
1730.92 - 770.37		
Value of Developers Area		₹ 2,61,26,829
₹ 4,70,80,876 - 1730.92 x 960.55		

Say Rs. 2,61,27,000/-

	CONSIDERATION
Const. cost of area retained by Owner -	₹ 2,44,68,877 A
770.37 X 30250 X 1.05	
Rent	₹ 1,13,40,000 B
450000 X 1 X 12	5400000
495000 X 1 X 12	5940000
Brokerage & Shifting	₹ 9,00,000 C
450000 X 2	900000
Development Charges under MR&TPAct	₹ 5,09,985 D
770.37 X 33100 X 2%	
Soc Off/s.cabin /gym	₹ 18,09,253 E
59.81 X 30250	
Infrastructure charges	₹ 38,51,850 F
770.37 X 5000	
TOTAL VALUE (A TO F)	₹ 4,28,79,965

Say Rs. 4,28,80,000/-

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला रक्कम Rs. 4,28,80,000/- हे बाजारमुल्य मुल्य Rs. 2,61,27,000/- जास्त असल्याने ते बाजारमुल्य Rs. 4,28,80,000/- ( Rupees Four Crore Twenty Eight Lacs Eighty Thousand Only ) ग्राहय धरुन त्यावर मु.शु. आकारणे योग्य वाटते, त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे



M.V.

Article

Stamp Duty

Rs. 4,28,80,000/-

5(g-a)

Rs. 21,44,000/--

सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि. ०५/१०/२०२३ रोजी मुद्रांक शुल्का बाबतचे अंतरिम आदेश देण्यात आले होते. त्या अंतरिम आदेशाच्या M/s. Dadamiya Infrastructure LLP यांनी रोजी दि. १०/१०/२०२३ चे पत्रान्वये M/s. Dadamiya Infrastructure LLP कडून मुद्रांक शुल्क मान्य असून त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे. करीता मी श्री हरिश्चंद्र बा. पाटील मुद्रांक जिल्हाधिकारी, कुर्ला मला प्राप्त अधिकारान्वये खालील प्रमाणे आदेश पारित करत आहे.

करा	११	१०
२०२३		

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसुची १ नधील अनुच्छेद 5(g-a) नुसार मुद्रांक शुल्क रु. २१,४४,०००/- देय असल्याबाबत जा.क्र. अभि /आदेश/४४८६ दि. ०५/१०/२०२३ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि. १०/१०/२०२३ रोजी विरुपित केलेल्या चलना वरून दिसून येत असल्याने दि. ०५/१०/२०२३ रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
  - 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, कुर्ला हे जबाबदार राहणार नाहीत.
  - एकुण पाने १ ते ७९ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.
  - सदरील आदेशातील बाजारमुल्याबाबत म. मु. अ १९५८ च्या कलम ३२ नुसार अपील करावयाचे असल्यास आदेशाच्या दिनांका पासून ६० दिवसाच्या आत मा. अपर मुद्रांक नियंत्रक मुंबई, प्रधान मुद्रांक कार्यालय, नगरभवन फोर्ट मुंबई- ०१ यांचे समक्ष करता येईल.
- सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ५३ अ चे अधिन राहून देण्यात येत आहे. याची नोंद घ्यावी.



(हरिश्चंद्र पाटील)  
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	M/s. Dadamiya Infrastructure LLP
पत्ता	F-53,Kohinoor City Mall, Kiroi Road, Off, LBS Marg, Kurla (W). Mumbai - 400070
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Signature	
Name of authorized person	

कमला - १		
2007	92	90
२०२३		







CHALLAN  
MTR Form Number-6



GRN	MH009088130202324M	BARCODE			Date	06/10/2023-12:24:56	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatrn SoS			TAX ID / TAN (If Any)				
Office Name	CSK_COLLECTOR OF STAMPS KURLA			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	DADAMIYA INFRASTRUCTURE LLP			
Year	2023-2024 One Time			Flat/Block No.	करल - १ २०६०१   १३   १५०			
Account Head Details	Amount In Rs.		Premises/Building	२०२३				
0030050801	Amount of Tax	2144000.00	Road/Street					
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)	ADJ/1100901/569/2023/K				
			Amount In	Twenty-One.Lakh Forty Four Thousand Rupees Only				
			Words					
Total		21,44,000.00						
Payment Details			STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque-DD Details			Bank CIN	Ref. No.	00040572023101002144	CPADDPHUQ5		
Cheque/DD No.			Bank Date	RBI Date	06/10/2023-12:24:59	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. : 9819017714  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	0003524648	0004879141202324	11/10/2023-10:59:59	IGR241	2144000.00
Total Defacement Amount					21,44,000.00

करल - १		
२०६०५	१४	१०
२०२३		





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



Received Adjudication Fee RS.  
100/- vide e-Challan GRN No.  
MH008818105202324P Dated  
30-09-2023.

Case No. Adj/IGR241/569/2023

करल - १

Certificate Number: CER-KUR-ADJ-IGR241-569-2023

Market Value/Value (if any): Rs. 26127000

Consideration Amount (if any): Rs. 42880000

Received from DADAMIYA INFRASTRUCTURE LLP  
Residing at F-53 Kohinoor City Mall Off LBS Marg,  
Kurla Kirol Road 400070. Stamp duty of Rs.  
2144000/- (Rs. Twenty One Lakh Forty Four  
Thousand only). Vide e-Challan GRN No  
MH009088130202324M Dated :- 06-10-2023 The  
defacement number is 0004879141202324.

Certified Under Section 32 of the Maharashtra Stamp  
Act, that the full duty of Rs. 2144000/- (Rs. Twenty  
One Lakh Forty Four Thousand only) with which  
this instrument is chargeable under Article  
Development agreement of Schedule I of the said  
Act, has been paid.

This instrument is chargeable under Article 5(g-a)

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

Collector of Stamps  
Kurla

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

मुद्रांक जिल्हाधिकारी  
Kurla



Place: Kurla

Date:

Collector of Stamps  
Kurla



ADJ/1100901/569/2023/K

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२०६०७	१६	१९०
२०२३		



Certificate u/s. 32 (1) of the Bombay Stamp Act, 1958  
Office of the Collector of stamps, Kurla  
ADJ No. /1100901/569/23/K / 751/23  
Date: 10/10/2023

M.V 1- RS. 42880000/-  
A.V 1- RS. 26127000/-  
Area :- 582.80 Sq. Mtrs

Received from sri. Dadamiya Infrastructure LLP

Residing at \_\_\_\_\_  
Stamp duty of Rs. (2144000/-) Twenty one lacs Forty Four Thousand only

Vide challan No. 9995 Dated 06/10/2023

Certified under Section 32 (1) (b) of the Bombay Stamp Act, 1958 that the full duty Of Rs. (2144000/-) Twenty one lacs Forty Four Thousand only

With Which this instrument is chargeable Has been paid w/article No. 5 (g-a) Of Schedule

This Certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958  
Place Kurla

Date 10/10/2023

Collector of Stamps Kurla



करल - 9		
2023	90	50
2023		

प्रमाणपत्र "मुंबई मुद्रांक अधिनियम १९५८ अन्वये असलेल्या नियमान्वये विक्रीला केलेले आहे. परंतु उक्त वस्तू नोंदणीसाठी नोंदणी अधिनियम-यासमोर दाखल झाल्यास, नोंदणी अधिनियम १९०८ च्या अधिनियमसहीत परतदुनी नुसार नोंदणी अधिकाारी दस्त नोंदणीची कार्यवाही करतील."

- Abul
1. Abul
  2. Kamal
  3. \_\_\_\_\_
  4. Yasmeen - Fatin

### DEVELOPMENT AGREEMENT:

5. Abul
6. Abul
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23. Abul
24. Abul

THIS DEVELOPMENT AGREEMENT is made and entered into at Mumbai on \_\_\_\_\_ day of October in the Christian year Two Thousand and Twenty-Three;

BETWEEN

M/s. Dadamiya Infrastructure LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, bearing LLP identification no. AAN-5758 and having its registered office at F-53, Kohinoor City Mall, Kirol Road, Off. L.B.S. Marg, Kurla (W), Mumbai - 400070, through Mr. Moinuddin Shahid Shaikh, Designated Partner, an Adult, Indian Inhabitant aged 37 years residing at Flat Nos. 531-532, Kohinoor City 'A' CHS Ltd., Kirol Road, Off. L.B.S. Marg, Kurla (W), Mumbai - 400 070 hereinafter referred to as the "**Developer**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members and successors) of the FIRST PART;

AND

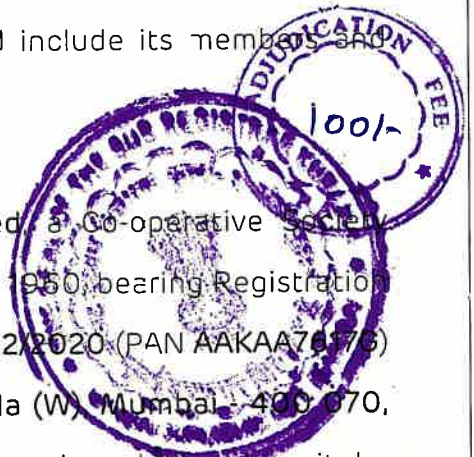
Al-Qadri Co-operative Housing Society Limited a Co-operative Society registered under Maharashtra co-operative Society Act, 1950 bearing Registration No. MUM-2/W-L/HSG/T.C./11092/2019-2020 Dated 24/02/2020 (PAN AAKAA70776) and having its registered office at New Hall Road, Kurla (W) Mumbai - 400 070, hereinafter referred to as the "**Society**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members and successors) of the SECOND PART;

**AL-QADRI CO-OP. HOUSING SOCIETY LTD.**

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Abul / Abul / Abul  
Chairman / Secretary / Treasurer





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2007	95	90
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AND

- 1) Mr. Ayub Hamid Farid Mulla (Shop No. 1) (PAN AJIPM4472D) (AADHAR 4861 4551 3139) Age- 58 Years; *Ayub*
- 2) Mrs. Najmunnisa Ali Khan (Shop No. 2) (PAN BUPPK3129Q) (AADHAR 8026 7369 4983) Age- 58 Years; *Najmunnisa*
- 3) Mr. Arvin Kumar. P. Chaplot (Shop No. 3) (PAN ADBPJ9543M) (AADHAR 8717 1524 8604) Age- 43 Years & Mrs. Saroj Rajmal Maheta (PAN AUZPM2843C) (AADHAR 3498 4537 3324) Age- 55 Years; *Saroj*
- 4) Mrs. Nilopher Mohd Salim Shaikh (Shop No. 4) (PAN DLAPS6998M) (AADHAR 8263 6420 9024) Age- \_\_ Years; *Nil*
- 5) Mr. Usman Abdul Gani Shaikh (Shop No. 5) (PAN DGNPS9200J) (AADHAR 2769 6897 4237) Age- 32 Years; *Usman*
- 6) Mr. Hatim Fakhruddin Vejalpurwala (Shop No. 6) (PAN AAWPV4905F) (AADHAR 4289 9625 6366) Age-63 Years; *Hatim*
- 7) Mr. Kamal Ahmed Choudhary (Shop No. 7) (PAN AADPQ8911D) (AADHAR 6418 8250 5963) Age- 50 Years; *Kamal*
- 8) Mr. Mushtaque Ahmed Siddiqui (Flat No. 101) (PAN AYTPS6702C) (AADHAR 4436 7643 1915) Age- 51 Years; *Mushtaque*
- 9) Mr. Wilfried D'Costa (Flat No. 102) (PAN BBXPD8839B) (AADHAR 6955 4262 3300) Age- 60 Years; *Wilfried*
- 10) Mr. Wilfried D'Costa (Flat No. 103) (PAN BBXPD8839B) (AADHAR 6955 4262 3300) Age- 60 Years; *Wilfried*
- 11) Mr. Irshad Ahmed Siddiqui (Flat No. 104) (PAN BICPS6240M) (AADHAR 4025 2178 9618) Age- 45 Years & Mrs. Nagma Begum Siddiqui (PAN JLEPS8199L) (AADHAR 9605 9874 2017) Age- 40 Years; *Nagma*
- 12) Mr. Rajender Singh Chauhan (Flat No. 105) (PAN DXNPS7811G) (AADHAR 7940 7788 7191) Age- 59 Years; *Rajender*
- 13) Mrs. Yasmeen Fatima Rizvi (Flat No. 106) (PAN FZQPS4304P) (AADHAR 8732 0119 1241) Age- 53 Years; *Yasmeen-Fatima*
- 14) Mrs. Raziya Yunus Rawoot (Flat No. 107) (PAN AZHPR7312L) (AADHAR 4116 8819 9232) Age- 67 Years; *Raziya*
- 15) Mrs. Shabina Imtiaz Ali Khan (Flat No. 108) (PAN BIAPK6139H) (AADHAR 4254 0177 3010) Age- 50 Years; *Shabina*

*Waseem*  
*Waseem*

*Sasidharan*

FO, DADAMIYA INFRASTRUCTURE LLP

Designated Partner.

*Ramadhani*



AL-QADRI CO-OP. HOUSING SOCIETY LTD.  
*Irshad* Chairman | *Ali* Secretary | *Hosim* Treasurer

*Aisha*



करल - १		
2024	१९	१५०
२०२३		

- 16) Mrs. Aesha Bano Mushtaque Ahmed Siddiqui (Flat No. 109) (PAN EJEPS5942G) (AADHAR 6067 5376 0043) Age- 43 Years; *नाश्तिका*
- 17) Mrs. Jaya Suresh Padiyar (Flat No. 201) (PAN AXNPP9200B) (AADHAR 6131 5808 2313) Age- 72 Years;
- 18) Mrs. Farida Abdul Khalid Shaikh (Flat No. 202) (PAN CBUPS0412D) (AADHAR 2685 4315 3016) Age- 40 Years; *Farida Kh.*
- 19) Mr. Irshad Ahmed Siddiqui (Flat No. 203) (PAN BICPS6240M) (AADHAR 4025 2178 9618) Age- 45 Years; *Irshad*
- 20) Mrs. Munira N Khoja (Flat No. 204) (PAN BNOPS1986F) (AADHAR 8925 2331 6035) Age- 58 Years & Mrs. Naseema Abdul Aziz Panjwani (PAN AODPK3967R) (AADHAR 2445 2850 8993) Age- 71 Years; *Naseema Monire*
- 21) Mrs. Shaheen Abdullah Ansari (Flat No. 205) (PAN AQSPA5859P) (AADHAR 3444 7640 2518) Age- 44 Years;
- 22) Mrs. Shaheen Abdullah Ansari (Flat No. 206) (PAN AQSPA5859P) (AADHAR 3444 7640 2518) Age- 44 Years; *Shaheen*
- 23) Mr. Sayed Gadirul Hasan (Flat No. 207) (PAN DLHPS0598D) (AADHAR 3996 1369 1074) Age- 75 Years; *S. G. Hasan*
- 24) Mrs. Aisha Nafees Khan (Flat No. 208) (PAN FFSPK3448N) (AADHAR 7479 3647 2945) Age- 66 Years; *Aisha*
- 25) Mrs. Jaya Suresh Padiyar (Flat No. 209) (PAN AXNPP9200B) (AADHAR 6131 5808 2313) Age- 72 Years; *Jaya*
- 26) Mr. Sajid Hussain Gulam Hussain (Flat No. 301) (PAN AJXPH1839C) (AADHAR ) Age- 29 Years;

all Indian Inhabitants and members of the Al-Qadri Co-operative Housing Society Limited, hereinafter collectively referred to as the "Confirming Members" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and permitted assigns) of the THIRD PART;

The Society, the Developer and the Confirming Members are hereinafter severally referred to as a "Party" and collectively as the "Parties".

*Aisha Sajid Hussain*



For DADAMIYA INFRASTRUCTURE LLP

Designated Partner.



AL-QADRI CO-OP. HOUSING SOCIETY LTD.

*[Signature]* Secretary / *[Signature]* Treasurer

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2007	20	350
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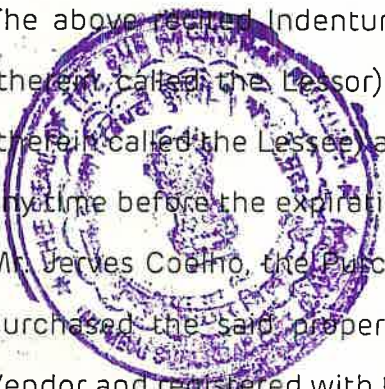
RECITALS:

A. The Society and the Confirming Members have jointly and severally represented to the Developer and each of them hereby repeats, reiterate and declare that:

WHEREAS:

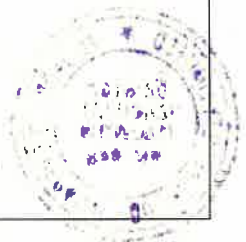
- a. By an Indenture of Lease dated 13<sup>th</sup> June 1981 (registered at the Sub-Registrar's Office at Bombay under No. 3878 of 1961 in Book No.1 on 26<sup>th</sup> October 1962) and made between Mahomed Siddiq Abdul Rahiman, the Vendor and Mr. Jerves Coelho, the Purchaser, the said Mahomed Siddiq Abdul Rahiman, the Vendor had demised unto the Purchaser a piece of land admeasuring 606 Sq. Yards or thereabouts out of H. No. 2 of S. No. 189 situated at Kurla in Greater Bombay in the Registration Sub-District of Bandra or the Bombay Suburban District for a period of 11 years commencing from 13<sup>th</sup> June 1961 on terms and conditions more - particularly set out in the said Indenture of Lease
- b. The above recited Indenture of Lease *inter alia* provided that the Vendor (thereby called the Lessor) shall sell the demised land to the Purchaser (thereby called the Lessee) at the lump sum price of Rs. 4,800/- to be paid at anytime before the expiration of the said lease.
- c. Mr. Jerves Coelho, the Purchaser paid the aforesaid sum of Rs.4,800/- and purchased the said property from Mahomed Siddiq Abdul Rahiman, the Vendor and registered with the Sub-Registrar of Assurance at Bombay under no. BND/1118/1967 of Book. No. \_\_\_\_ on 17<sup>th</sup> May, 1967.
- d. Mr. Jerves Coelho had granted the right of development of the said Property to the Builder, M/s. Qadri Builders more particularly written on the terms and conditions contained therein. Under the Development Agreement the Builder, M/s. Qadri Builders had agreed to convey the said land with structure of building thereon to the said society.
- e. M/s. Qadri Builders through Mr. Jerves Coelho had submitted the plan for the sanction with the MCGM and after considering all the documents, MCGM sanctioned the plan under No. CE/1781/BS-II/AL dated 06/03/1976. That M/s. Qadri Builders, thereafter, constructed building as per the sanctioned plans under No. CE/1781/BS-II/AL dated 06/03/1976 and commencement certificate issued by the Municipal Corporation of Greater Mumbai. That

Handwritten signatures and names on the left margin:  
P  
P  
Abdulla  
Maal  
Qadri  
Yasmeen-Falvi  
Hassan  
Hassan  
Nagema  
Sara  
Faslaikh  
Qadri  
Hassan  
Rashid  
Aisha  
Saidhan



FOR DADAMIYA INFRASTRUCTURE LLP  
Moumduh  
Designated Partner

AL-QADRI CO-OP. HOUSING SOCIETY LTD.  
Chairman / Secretary / Treasurer





करल - १		
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Praveer  
Praveer  
 Hsila

M/s. Qadri Builders constructed building namely now known as Al Qadri Co-Operative Housing Society Ltd. comprising of Ground Floor plus Three upper Floors with 7 shops & 19 flats.

Abul  
Yasmeen

M/s. Qadri Builders had sold/allotted the Flats to the Prospective Purchasers and the tenants on what is known as on "OWNERSHIP BASIS" under the Maharashtra Flats Ownership Act, 1963.

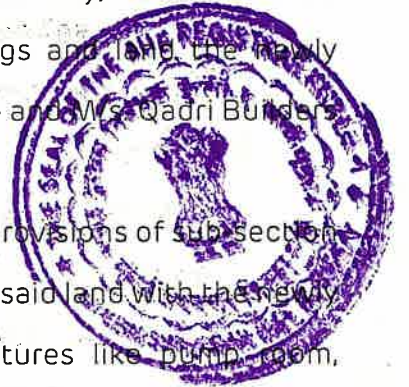
Waseem  
Munir  
Naseem

g. The said parties who have entered into the Agreement with M/s. Qadri Builders have constituted and formed a Co-operative Housing Society known as "Al Qadri Co-Operative Housing Society Ltd." (being the Purchasers herein) which is registered under No. MUM-2/W-L/HSG/T.C./11092/2019-2020 Dated 24/02/2020 and having registered office at 399, New Hall Road, Kurla (West), Mumbai - 400 070.

Abira  
Hasim

Daghad  
Nagma  
Sarfaraz

h. The said Sale Agreements *inter alia* provided that the said persons entering into the said Agreement shall form a Registered Society, which shall be entitled to have a Conveyance of the said buildings and land the newly constructed building there on from Mr. Jervés Coelho and M/s. Qadri Builders at the costs and charges of the Purchasers Society.



Fazheikh  
Qadri  
Qadri  
Qadri

i. Mr. Jervés Coelho and M/s. Qadri Builders under the provisions of sub section (1) of section 11 of MOFA were required to convey the said land with the newly constructed building car parking and other structures like pump room, society office underground water tanks etc. Constructed on said plot of land mentioned in the schedule to the said society and execute and deliver all relevant documents there for in accordance with the ownership agreements executed with the various purchasers within four months of formation of society, which period has expired. However, after laps of more than 40 years the owner had not executed Conveyance deed for transfer and convey of the society land in the name of the Purchaser society hence the purchaser society forced to go for the Deemed conveyance process as per MOFA Act for transfer and/or convey of the schedule land along with the building, structure standing thereon described in the Schedule hereunder written to the said Society.

S. G. Hasani  
Qadri  
Qadri

j. The Society pursuant to its resolution dated 20/12/2020 members of the said society therefore made application vide DC-48/2020 of 2020 to Component

Mamud  
 Designated Partner

For DADAMIYA INFRASTRUCTURE LLP

Said



AL-QADRI CO-OP. HOUSING SOCIETY LTD

Chairman  
Secretary  
Hasim

ADJ/1100901/569/2023/K	
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P. Naras  
P. Naras

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Abulla  
Mulla  
Yasmeen-fathima

Waste

HA Khan  
Naseem

Abir  
Harim

Inshad  
Nagma  
Sajid

Nidhi

Fasheer  
Sajid  
Bijah

S. G. Hasan  
رضوان  
عائشہ بانو

[Signature]

[Signature]

For DADAMIYA INFRASTRUCTURE LLP

[Signature]  
Designated Partner.

Authority appointed under section 5A of Maharashtra Ownership Flats Act, 1963 viz the District Dy. Registrar of Cooperative Society, Mumbai Suburban under the provisions of sub-section (3) of section 11 of MOFA for issuing a Certificate of Entitlement to the Purchaser society to have a Deemed Conveyance executed in its favour and to have it registered.

k. The learned DDR-II vide order dated 26/04/2022 in Application No. DC-48/2020 of 2020 filed by the Purchaser society for unilateral Deemed Conveyance and for certificate of its registration in favour of the Purchaser society, it has been made absolute and it was held by the learned DDR-II that the Purchaser society is entitled to the certificate having unilateral Deemed Conveyance and to get the same registered unilaterally and DDR-II issued unilateral/single party Deemed Conveyance Registration Certificate dated 24/04/2022 in favour of the Purchaser Society/Third Part herein.

l. By and under a deed of deemed conveyance dated 04/11/2022 and duly registered under Serial No. KRL-1/20007/2022 dated 04/11/2022, the said competent Authority acting through the Authorized Officer conveyed the said land into the said Society. (Hereinafter referred to as the "said indenture"), the Society has acquired all the right, title and interest into and upon the said Property, at and for the consideration and on the other terms and conditions more particularly set out therein.

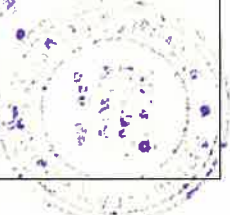
m. The name of the Society is presently reflected in the Property Register Cards in respect of the said Land as owner thereof. Annexed hereto and marked as Annexure 'B' is a copy of the Property Register Cards in respect of the said Land.

n. The Society are seized and possessed, as the sole and absolute owner *inter alia* of all that piece and parcel of land admeasuring 582.80 Square Meters or thereabouts (as per the title documents) bearing C.T.S. Nos. 835 (Pt.) & 836/A of Village- Kurla (2), Taluka- Kurla, Mumbai Suburban District and situate, lying and being at 13.40 M. wide New Hall Road, Kurla (West), Mumbai 400070, (hereinafter referred to as the "said Land"), together with the buildings known as "Al Qadri Co-Operative Housing Society Ltd." comprising of Ground plus 3 upper floors and containing 07 Nos. of Shops & 19 Nos. residential tenements (hereinafter referred to as the "said Existing Building").



Aishwarya  
Sajid

AL-QADRI CO-OP. HOUSING SOCIETY LTD.  
Chairman / Secretary / Treasurer





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*Shafiq*

*S. G. Hussein*

*ضیاءات*

*عائینہ بانو*

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*Designated Partner*

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For DADARIYA INFRASTRUCTURE LLP

*Shafiq*

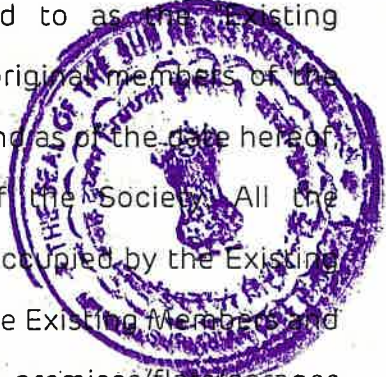
The said Land is more particularly described in the Schedule hereunder written. The said Land is shown as marked in red colour boundary lines on the plan annexed hereto as Annexure 'A'. The existing building is shown as marked in green colour shades on the plan annexed hereto and marked as Annexure 'A'. The said Land and the Existing Building are hereinafter collectively referred to as the "said Property".

o. The due diligence for the same has been done by the Developer and is satisfied for the same.

p. The Society presently has 26 (Twenty-Six) members who are holding shares issued by the Society and corresponding thereto occupying their respective premises in the Existing Building (which also includes the Confirming Members herein) (hereinafter collectively referred to as the "Existing Members"). The Existing Members herein are the original members of the Society or the transferees of the original members and as of the date hereof, the Existing Members are the only members of the Society. All the premises/flats/garages in the Existing Building are occupied by the Existing Members herein. The details of the membership of the Existing Members and their respective shareholding and the details of the premises/flats/garages occupied by such members in the Existing Building are enlisted in Annexure 'C' hereto.

q. The Confirming Members are 26 (Twenty-Six) members out of 26 (Twenty-Six) Existing Members of the Society, who have agreed to execute this agreement in confirmation of the grant development rights by Society to and in favour of the Developer and are accordingly executing this Agreement.

r. The Existing Buildings are in a dilapidated condition and beyond economical repairs and in view thereof, the Society are desirous of appointing a fit and a proper entity engaged in the business of development and redevelopment of immovable properties to undertake the redevelopment of the said land by demolishing the Existing Building, presently standing thereon and by constructing on the said Land, a new multistoried building by using and utilizing the entire available Floor Space Index (hereinafter referred to as "F.S.I.") emanating from the said Land and also by consuming any additional F.S.I. as may be consumable on the said land.



AL-QADRI CO-OP. HOUSING SOCIETY  
 Chairman / Secretary  
*Munt*  
*Hussein*

*Aisha*

*Sajid Hussain*

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