

520/23352

पावती

Original/Duplicate

Tuesday, October 31, 2023

नोंदणी क्र. :39म

10:28 AM

Regn.:39M

पावती क्र.: 24700 दिनांक: 31/10/2023

गावाचे नाव: घाटकोपर

दस्तगवेवजाचा अनुक्रमांक: करल5-23352-2023

दस्तगवेवजाचा प्रकार: पर्यायी जागेचा करार

भादर करणान्याचे नाव: मिहिर नारायण घोडके तर्फे मुखत्यार गौरी केदार डेगवेकर

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

DELIVERED

एकूण:

रु. 2900.00

आपणास मूळ दस्त ,थंवनेल प्रिंट,सूची-२ अंदाजे

10:47 AM ह्या वेळेस मिळेल.

Joint S.R. Kumbhar

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

वाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु.1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023307713990 दिनांक: 31/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.1000/-

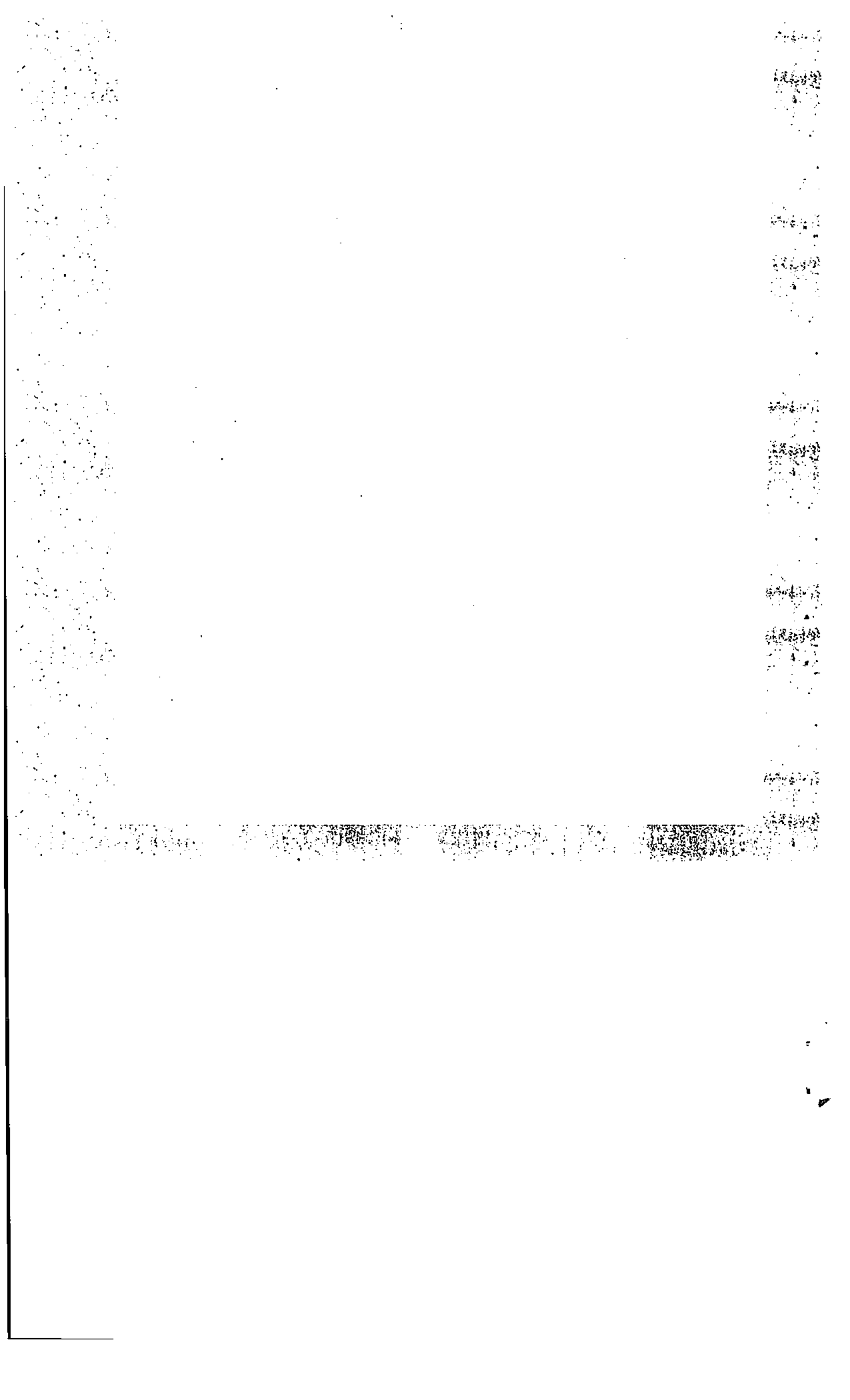
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010287883202324E दिनांक: 31/10/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keep ng tack of adjusted fees

S. Kumbhar





Document **H**andling **C**harges
Inspector General of Registration & Stamps

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Receipt of Document Handling Charges

PRN 1023307713990

Receipt Date 31/10/2023

Received from self, Mobile number 0000000000, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered on Document No. 23352 dated 31/10/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 1900

DEFACED

Payment Details

Bank Name SBIN

Payment Date 30/10/2023

Bank CIN 10004152023103013116

REF No. CHO0814442

Deface No 1023307713990D

Deface Date 31/10/2023

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





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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023307713990	Date 30/10/2023
Received from self, Mobile number 0000000000, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered((SARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 30/10/2023
Bank CIN 10004152023103013116	REF No. CHO0814442
This is computer generated receipt, hence no signature is required.	







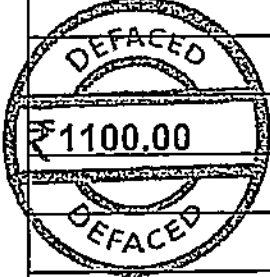
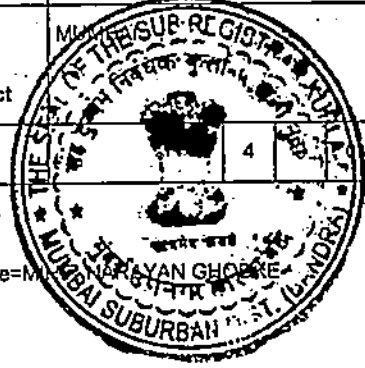
CHALLAN
MTR Form Number-6

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GRN MH010287883202324E	BARCODE	Date 30/10/2023-17:31:22	Form ID 25.2
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Department Inspector General Of Registrallon	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Type of Payment Registration Fee	PAN No.(If Applicable)		
Office Name KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	RDK CONSTRUCTIONS	
Location MUMBAI	Flat/Block No.	FLAT NO 302, 3RD FLOOR, RDK VIVANTA.	
Year 2023-2024 One Time	Premises/Building	JEEVAN TARANG CHS LTD	

Account Head Details	Amount in Rs.		
0030045501 Stamp Duty	100.00	Road/Street	PLOT NO 193, GARODIA NAGAR, GHATKOPAR EAST
0030063301 Registration Fee	1000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 7 7
		Remarks (If Any)	
		SecondPartyName=M	
		Amount In	One Thousand One Hundred Rupees Only
Total	1,100.00	Words	



Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00040572023103061532 CKY4421274
Cheque/DD No.	Bank Date	RBI Date	30/10/2023-17:24:32 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 : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चहल केवल दुय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-520-23352	0005384565202324	31/10/2023-10:28:23	IGR561	100.00

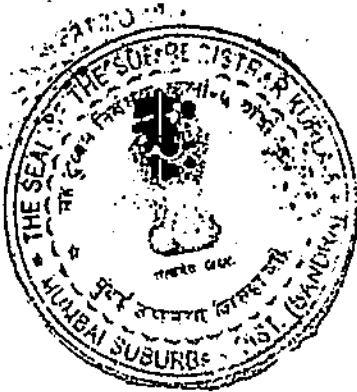
GRN : MH010287883202324E Amount : 1,100.00

Bank : STATE BANK OF INDIA

Date : 30/10/2023-17:31:22

2	(IS)-520-23352	0005384565202324	31/10/2023-10:28:23	IGR561	1000.00
Total Defacement Amount					1,100.00

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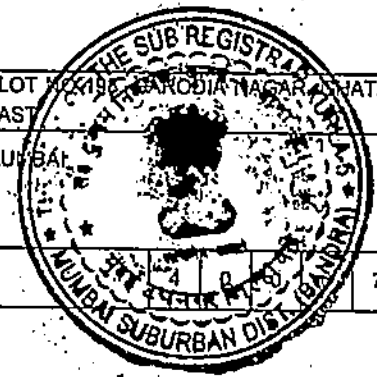
CHALLAN
MTR Form Number-6

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GRN	MH010287883202324E	BARCODE	II 23342 Y ey 2023	Date	30/10/2023-17:31:22	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	RDK CONSTRUCTIONS
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 302, 3RD FLOOR, RDK VIVANTA,
		Premises/Building	JEEVAN TARANG CHS LTD

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	100.00					 PLOT NO 419, BARODIA NAGAR, MATKOPAR EAST, MUMBAI. SecondPartyName=MIHIR NARAYAN GHODKE-
0030063301 Registration Fee	1000.00					
Total	1,100.00	Amount In Words	One Thousand One Hundred Rupees Only			

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023103061532	CKY4421274
Cheque/DD No.		Bank Date	RBI Date	30/10/2023-17:24:32	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verifec 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. : 0000000000
 सदर चलन केवल दुयम निदेशक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.



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PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

THIS PERMANENT ALTERNATE ACCOMMODATION AGREEMENT ("Agreement") is made and entered into at Mumbai on this 31 day of 10, 2023

DNK

BETWEEN:

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 having Registration No. BOM/HSG/1318 of 1967 duly Registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 having its registered office at Plot No.193, Garodia Nagar, Ghatkopar East, Mumbai 400 077 through its Managing Committee office bearers namely, MR. SACHIN MANILAL KADAKIA, Chairman, and MR. R. VIJAYRAGHAVAN, Secretary (hereinafter referred to as "Society") (which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include the said Society, its members for the time being and from time to time and their respective heirs, executors, administrators and assigns as also the successors, Administrators and assignees of the said Society) of the FIRST PART,

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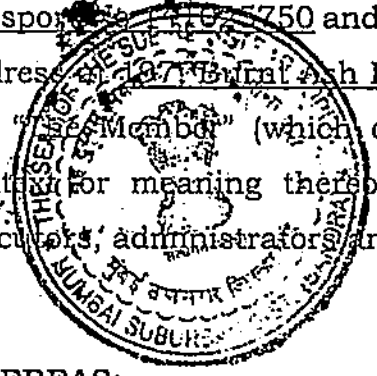
AND

<u>PAK</u>		<u>Dun</u>
DNK	<u>GKD</u>	<u>MS</u>
Developer	Member	Society

M/S RAY CONSTRUCTIONS, a partnership firm registered under Indian Partnership Act, 1932 and having its registered office at Unit No.1, Ground Floor, Plot No. 32-35, TFS-1, Velji Shivji Wadi, Hingwala Lane, Ghatkopar (East), Mumbai-400077, hereinafter called "DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm and their respective heirs, executors and administrators) of the **SECOND PART**

AND

MR. MIHAR NARAYAN GHODKE, of Mumbai Indian inhabitant holding Passport No. 750 and PAN Card bearing No. ADGPG3927R having his address at 137 Bungal Ash Hill, London SE120QB, hereinafter referred to as the "Member" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the **THIRD PART**.



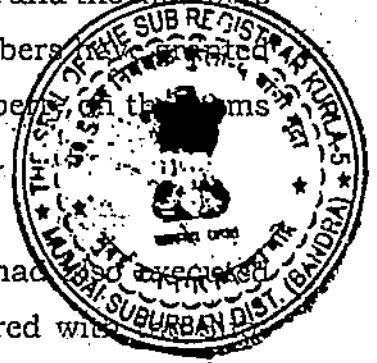
WHEREAS:

A. The Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East), Mumbai-400 077 of Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or thereabouts as per Conveyance Deed dated 3rd April 1968 bearing Registration no. BOM/R/1387 of 1968 and 837 sq. meters as per property card being portion of land bearing Survey No. 249, Hissa No 1 (part) ("the said land") with building standing thereon and known as "Jeevan Tarang" which is assessed by the Mumbai Municipal Corporation under the Assessment No. NX010248001000 ("the said Old Building"). The said land and the said Old Building shall Hereinafter be referred to as "the said property" for the sake of brevity and is more particularly described in the First Schedule hereunder written; the said Property is more particularly shown surrounded by a Red Coloured boundary line on the plan thereof hereto annexed and marked as Annexure -"I".

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<u>DNK</u>		<u>GHOD</u>
Developer	Member	Society

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- B. The said Old Building "Jeevan Tarang" consists of ground plus three floors having 24 residential flats/premises. The said flats are occupied by the members of the Society as owners thereof.
- C. By a Development Agreement dated 28th March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5/6481 of 2023 (hereinafter referred to as 'the said Agreement') made between the Society of the First Part, the Developer of the Second Part and the members of the Society of the Third Part, the Society and its members unto the Developer, the rights to redevelop the said Property on the terms and conditions therein mentioned.
- D. Pursuant to the Development Agreement, the Society had Power of Attorney dated 28th March 2023 duly registered with Registrar of Assurances at Kurla under Serial No. KRL5/6485 OF 2023 ("Power of Attorney") in favour of the Developer and its designated partners empowering them to do all the acts, deeds and things as set out therein for redevelopment of the said Property in terms of the said Agreement.
- E. For development of the said Property, the Developer has submitted the building plans through its Architect and in pursuance thereto has obtained Intimation of Approval ("IOA") bearing No. N/PVT/0116/20230606/AP dated 21st August 2023 from SRA/MCGM/BMC and has also procured approved plans ("Approved Plans") in respect of the new building to be constructed on the Land to be known as "RDK Vivanta" ("New Building"). A copy of the IOA is annexed hereto and marked as ANNEXURE - "II".
- F. In accordance with the terms agreed in the said Agreement, the Developer has agreed to construct and allot to the Member, free of cost a new self-contained residential flat on ownership basis, bearing Flat No. 302 admeasuring 438 square feet (MOFA carpet area), on the 3rd floor of the New Building ("Member's New Flat") to be constructed on the said Land in lieu of the Existing Premises occupied by the Member.



<u>RAIL</u>	<u>GRD</u>	<u>[Signature]</u>
<u>DNK</u>		
Developer	Member	Society

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 G. The area of the Premises in Old Building is 322 sq. ft. (Existing Area). It is agreed, declared, confirmed and recorded by the Developer and the Society that over and above the present carpet area of the Existing Premises of the Members, the Developers will provide to the Member 116 sq. ft. additional area over and above 322 sq. ft. existing carpet area aggregating to 438 sq. ft. (MOFA carpet area inclusive of fungible FSI area) free of cost ('Member's Entitlement Area').

H. Due to planning constraints and based on the Approved Plans and IOA the said Member's New Flat i.e., Flat no 302 on 3rd floor of the said New Building, is 451 sq. ft. (MOFA Carpet Area). Hence, the Developer has agreed to sell and the Member has agreed to purchase the said additional MOFA area of 13 sq. ft. i.e., 1.21 sq. mtrs. which is equivalent to 14 sq. ft. i.e., 1.30 sq. mtrs. ('Additional Purchase Area') for a total consideration of Rs. 3,90,600/- (Rupees Three Lakh Ninety Thousand and Six Hundred Only). The Parties hereby agree that they shall execute a Sale Agreement in this respect on such terms as may be mutually agreed by and between the parties upon the procurement of MAHA registration of this redevelopment project and upon completion of such other formalities, as may be applicable. A copy of the approved floor plan of Member's New Flat, which includes the Additional Purchase Area is annexed herewith and marked as Annexure-III.

I. In the circumstances, the Parties hereto are entering into this Agreement for the purpose of recording the terms and conditions agreed upon between themselves including, *inter alia*, to record the obligation of the Developer to hand over the Member's New Flat to the Member in the New Building to be constructed by the Developer on the Land and provide other benefits/entitlements/payments, as per the terms and conditions of the said Agreement.

J. This Agreement is executed pursuant to the Development Agreement made between the Parties herein, which is treated as principal document. The present document is executed pursuant to the said Development Agreement. Entire stamp duty is paid on the said Development Agreement and therefore as per S. 4 of the Stamp Act, this agreement is required to be executed on stamp paper of Rs. 100/- only.

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Developer	Member	Society

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NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

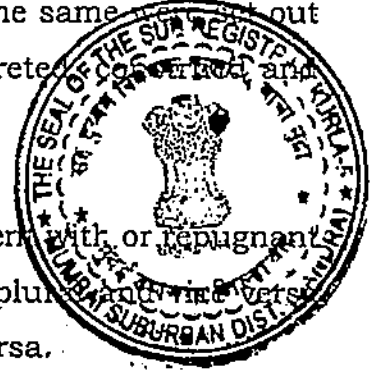
1. RECITALS

1.1. RECITALS TO FORM AN INTEGRAL PART

The recitals, operative part, schedules and annexures contained herein shall form an integral part of this Agreement as if the same are set out and incorporated herein verbatim and to be interpreted and read accordingly.

1.2 CONTEXT CONNOTATION

In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) singular shall include plural and (b) masculine shall include feminine and vice versa.

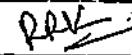

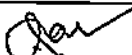


2 PERMANENT ALTERNATE ACCOMMODATION AND OTHER COMPENSATION

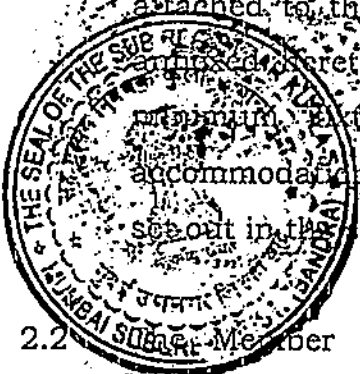
As per the terms and conditions of the said Agreement, in consideration of the development rights granted by the Society to the Developer in respect of the said Property, the Developer is liable to provide to the Member the following:

2.1 PERMANENT ALTERNATE ACCOMMODATION:

The Developer hereby agrees to construct the New Building and allot to the Member on ownership basis and free of all encumbrances, a new self-contained residential flat, bearing Flat No. 302 admeasuring 451 sq. ft. (MOFA carpet area) equivalent to 467 sq. ft. (RERA Carpet area), comprising of free of cost 438 sq. ft. MOFA carpet area being Members Entitlement Area plus Additional Purchase Area of 13 sq. ft. i.e., 1.21 sq. mt. MOFA carpet area equivalent to 14 sq. ft. i.e., 1.30 sq. mt. RERA carpet area, on the 3rd floor of the New Building named "RDK Vivanta" ("Member's New Flat") delineated on the sanctioned floor plan annexed hereto as ANNEXURE - "II" and thereon shown surrounded by red colour boundary line, along with fixtures, fittings, specifications and common area amenities as set out in the list contained in ANNEXURE - "IV" together with the right to use 1 (one) car parking space to be constructed on the said Land ("Member's Parking") subject to the Member paying a sum of

		
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Developer	Member	Society

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2023	to the Developer in respect of additional purchased area of 14 sq. ft. i.e., 1.30 sq. mtrs. (RERA CARPET AREA) in the	



2.2 The Member hereby confirms that time for payment of each installment of the consideration required to be paid by the Member to the Developer for acquiring and purchasing additional area of 14 sq. ft. (RERA CARPET AREA) is of the essence of the contract. The Member confirms that in the event of default on the part of the Member to pay installment of any of the balance consideration on time without prejudice to the other rights of the Developer, the Member shall be liable to pay to the Developer interest at the rate provided under RERA or rules made thereunder, from its due date till payment. Further, all the relevant provisions of RERA Act will be applicable and binding on both the parties.

2.3 The Member does hereby expressly unconditionally and irrevocably agree and undertake to bear pay or reimburse to the Developer the amounts of Goods and Service Tax ("GST") as may be applicable and all such and other statutory taxes dues duties or payments which may be levied by Central Government State Government or local authorities or any other authorities (including payments for interest penalty or the like in respect of such taxes etc.) payable in respect of the Additional Purchased Area only i.e. 14 sq. ft. (RERA CARPET

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Developer	Member	Society

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AREA). The Member does hereby further agree and undertake to indemnify and keep the Developers indemnified ~~saved defended and~~ harmless of from and against any cost charge or expense incurred or any risk harm or prejudice suffered or any suit action or proceeding instituted in respect of or arising out of or due to the nonpayment of such GST or other statutory liabilities or payments whatsoever in respect of the Additional Purchased Area only. Similarly, Developer will indemnify and keep indemnified the Member in respect of nonpayment of GST or other statutory liabilities or payments whatsoever in respect of the Members Entitlement Area.

2.4 OTHER COMPENSATIONS:

The Developer shall also pay the Monthly Displacement Compensation, Hardship Compensation, Shifting Charge and all other payments as agreed upon in the said Agreement, to the Member as per the terms and in the manner as agreed under the said Agreement that is to say:

2.4.1 Monthly Compensation for Temporary Alternate Accommodation:

2.4.1.1 As agreed, the Members shall make their own arrangements for temporary alternate accommodation.

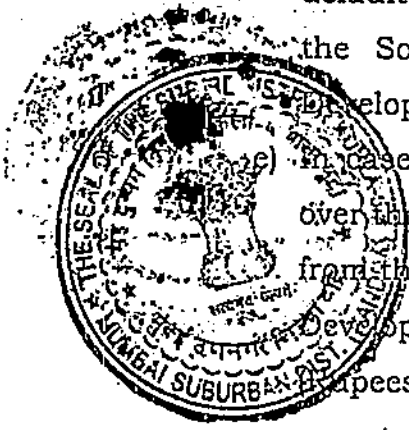
2.4.1.2. The TAA rent amount to be paid by the Developers to the Members shall be calculated and paid in the following manner:

- Rs. 70/- (Rupees Seventy Only) per sq. ft. per month on the carpet area of the said existing flat area for the first 12 months from the Vacation Date;
- Rs. 73/- (Rupees Seventy-Three Only) per sq. ft. per month on the carpet area of the said existing flat for the next 12 months i.e., from the 13th month to the 24th month from the Vacation Date;
- Rs. 76/- (Rupees Seventy-Six Only) per sq. ft. per month on the carpet area of the said existing flat for the next 12 months i.e., from the 25th month to the 36th month from the Vacation Date;

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Developer	Member	Society

कलकत्ता	It is agreed
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It is agreed that the cheques for TAA payable by the Developers to the Members shall be handed over by the Developers to the Managing Committee Members of the Society along-with the Vacation Notice and the Managing Committee Members shall in turn distribute the said cheques amongst its Members only after all 24 members have vacated their premises and handed over the possession as mentioned hereinabove and the Developers shall not be liable/ responsible for such distribution or for any delay or default on the part of the Society in such distribution and the Society and its Members agree to indemnify the Developers in respect thereof;



In case of delay on the part of the Developers in handing over the new flats to the 24 members beyond the 36 months from the Vacation Date (subject to force majeure), then the Developer shall continue to pay the TAA Rent at Rs. 78/- (Rupees Seventy-Eight Only) per s. ft. per month on the carpet area of the said existing flat for a further period of 6 months i.e., Grace Period (from the 36th month to 42nd month from the Vacation Date);

- f) In case there is further delay by the Developer in handing over the new flats to the 24 members beyond 42 (Forty-Two) months from the Vacation Date, (subject to Force Majeure), then the Society shall allow Developer additional period for completion of construction of the New Building. Developer shall continue to pay TAA to all members of the Society @ rate of Rs 84/- (Rupees Eighty-Four Only) per square feet on existing carpet area per month subject to Developer paying the mutually agreed Liquidated Damages of Rs.7,500/- (Rupees Seven Thousand Five Hundred Only) per day to the Society. Developer shall pay TAA for next 6 months to the Society by depositing six monthly (1 month's Rent each) PDC having monthly dates at least one 1 month prior to the expiry of each month. It is hereby agreed by the parties that any escalation in hardship rental compensation

RRK	GKCP	[Signature]
DNK		[Signature]
Developer	Member	Society


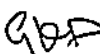
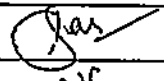
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shall not be considered/ calculated during Force Majeure period (defined hereinabove).

2.5. The Developer shall complete the construction of the New Building and handover possession of the Member's New Flat, subject to force majeure within 36 (Thirty-Six) months plus 6 (Six) months grace period aggregating to 42 (Forty-Two) months and if required, a further 6 (Six) months of Liquidated Damages period as defined hereinabove from the Vacation Date (as defined in Development Agreement).

2.6 It is agreed that obligations of the Developer to pay monthly displacement compensation shall come to an end within 30 days from the date the Society receives written notice from the Developer handing over possession of the Member's New Premises irrespective of the date whether the Member has taken possession or not. The notice will be sent to the Society/Member in writing along with copy of the Occupation Certificate and Occupation Plan. It is agreed between the Parties that the possession of the Members' New Premises will be offered by the Developer only after the Developer obtains full occupancy certificate in respect of the New Building.

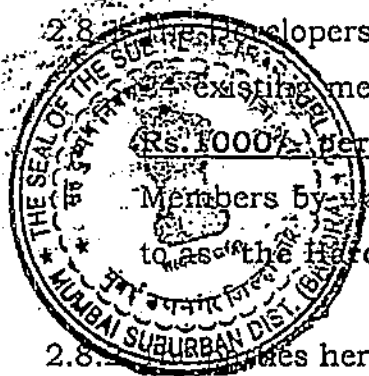
2.7 The Society and its Members agree that it is the sole responsibility of the Society to vacate their Members and handover the said Property to the Developer. However, the Society and its Members agree that in the event if there is any delay/default on the part of any particular member in handing over the quite, vacant and peaceful possession of his respective flat then the Developer shall be entitled and shall have a right to recover the amount of rent paid to the other members who have vacated their respective premises during the notice period by the Developer as and by way of damages and additional costs incurred by the Developer in getting the defaulting member vacated from such defaulting Member/s. The Parties hereto agree and accept that this entitlement of the Developer shall be without prejudice to other rights of the Developer against such non-vacating member. It is specifically agreed between parties that till such defaulting Member/s pay to the Developer such outstanding amount to the Developer, the Developer

		
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Developer	Member	Society

shall not be liable to handover possession of Permanent Alternate Accommodation to such defaulting member/s and furthermore till such time the Developer shall have lien over defaulting member/s flat/s and the event such Member fails to pay the said outstanding amount to the Developer till the completion of 6 (Six) months period from the date of receipt of Occupation Certificate of the new building then the Developer shall have a right to sell such flat of the defaulting member and appropriate the said outstanding amount from the proceeds of the sale of the flat, as they may deem fit.

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2.8. Hardship Compensation:



2.8. The Developers shall in addition to the above, pay to each of the existing members of the said Society an amount calculated Rs. 1000/- per sq. ft. of the existing flat area of the respective Members by way of hardship compensation (hereinafter referred to as the "Hardship Compensation Amount").

2.8. Members hereto agree that 50% of the Hardship Compensation Amount payable by the Developers to each Member on the Vacation date and balance 50% of the hardship compensation shall be payable by the Developers to each Member on obtaining the Occupation Certificate or offering/ providing possession of the new flat to the Member in the new building, whichever is earlier.

2.9 Brokerage:

The Developer has agreed to pay brokerage equivalent to one month's temporary displacement compensation, i.e., Rs. 22,540/- (Rupees Twenty-Two Thousand Five Hundred and Forty only) to the Member (at the time of vacating the Members' Existing Flat).

2.10. Shifting Charges:

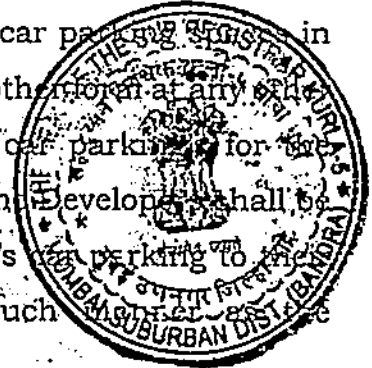
The Developers shall in addition to the above hand over to each of the existing members on the Vacation date, a cheque for an amount equivalent to Rs. 20,000/- (Twenty Thousand Only) by way of defraying the one-time to & fro shifting/transportation charges.

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2.11 Car Parking:

- (i) Out of the total number of car parking's available in the car parking tower, the Developers agrees to allot a total of 24 car parkings to the Society in car parking tower of the New Building. The Society shall inter alia allot and apportion the 24 approved car parking spaces amongst its Members in such manner as it deems fit and proper and shall indemnify and continue to indemnify the Developers in respect of any dispute which may arise between the Members and the Society in respect thereof. The remaining car parking's in the car parking tower, and the car parking's in the still in form of stack or surface or in any other location save and except the 24 approved car parking's for the Society, shall belong to the Developers and the Developers shall be at absolute discretion to allot the Developer's car parking to the Sale Flat or Sale Shop Purchasers in such Developers deem fit and proper.
- (ii) Developer shall make provision of Visitor Car parking spaces as per MCGM Norms and such visitors car parking spaces shall be allotted to Society, as same is statutorily required.
- (iii) The car parking cannot be allotted to any third party (outsiders) other than purchasers of new flats/commercial premises in the new building or existing members.
- (iv) No commercial vehicle of commercial premises purchasers shall be allowed to park their vehicle in building.



2.12 STAMP DUTY, REGISTRATION CHARGES, TAXES AND OTHER EXPENSES:

It is clearly agreed, understood and confirmed by the Developer that all present and future stamp duty, registration charges, GST and all such and other statutory taxes dues, duties or payments (including payments for interest, penalty or the like in respect of such taxes etc.) payable in respect of the Member's Entitlement Area shall be borne and paid by the Developer and in respect of Additional Purchased Area

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shall be borne and paid by the Member. It is hereby clarified that statutory taxes due, duties or payments (including payments for interest, penalty or the like in respect of such taxes etc.) with respect to the said Property and/ or the Existing Premises up to the date of handover of the said Property to the Developer shall be borne and paid by the Society without any recourse to the Developer. The Developer shall be liable and responsible to pay from the date of taking possession of the said Property from the Society till the date of handing over the possession in New Building. However, in the event if the Member has chosen not to be a party to the said Agreement or any Agreement in furtherance to this Agreement or refused to admit execution thereof as per Registration Act, then the Member shall bear the registration and stamp duty expenses for these presents, if any levied over above payable under Section 4 of the Maharashtra Stamp Act, as well as any other incidental expenses. The Member shall be liable to pay GST as well as any other statutory tax liability with respect to any additional area to be purchased by Member in New Building.

3. SPECIFIC OBLIGATIONS OF THE DEVELOPER

- 3.1 The Developer shall take all precautions and implement adequate safety measures in accordance with the various applicable guidelines governing the development and construction work.
- 3.2 The Developer shall undertake the redevelopment of the said Property and construct the New Building thereon in compliance and accordance with the terms and conditions of the said Agreement, as well as in accordance with the sanctioned plans for development of the said Property.
- 3.3 During the course of construction, the Developer shall take adequate proper insurance of the workers as also the third party for the injuries or death during the course of construction and take all statutory insurances required by law. The Member and the Society shall not be liable for any mishaps, injuries or deaths that may arise during the construction.
- 3.4 The Developer shall procure the Occupation Certificate from Slum Rehabilitation Authority (SRA) / Municipal Corporation of Greater

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Mumbai (MCGM) in respect of the New Building on or before the time limit stipulated in the said Agreement.

- 3.5 The Parties shall abide by all the terms and conditions of the said Agreement and these presents and the Developer shall not delay in paying consideration or handing over possession of the Member's New Premises.

4. DECLARATIONS AND OBLIGATIONS OF THE MEMBER/DEVELOPER

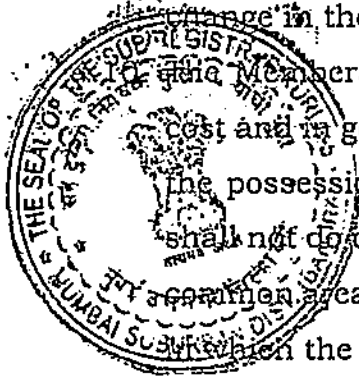
- 4.1 The Member is seized and possessed of and/or other premises and sufficiently entitled to the Existing Premises.
- 4.2 The Member has not entered into any agreement or arrangement, oral or written, with regard to the sale of the Existing Premises and/or any part thereof and/or assignment of his rights in the Existing Premises and/or any part thereof. The Existing Premises is free from any mortgage, charges or encumbrances.
- 4.3 There are no proceedings instituted by or against the Member in respect of the Existing Premises and pending in any Court or before any authority and the Existing Premises is not subject to lis pendens.
- 4.4 No notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law including the Land Acquisition Act, the Town Planning Act, the Municipal Corporation Act, the Urban Land Ceiling Act or any other statute has been received or served upon the Member in respect of the Existing Premises or any part thereof which restricts or may restrict the execution of this Agreement.
- 4.5 There is no injunction or any other order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the Member from dealing with the Existing Premises or entering into this Agreement.
- 4.6 The Member will not create any unnecessary hindrances, obstacles in the redevelopment process and extend his co-operation to the Developer for any lawful purpose under this Agreement and/ or the said Agreement.

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4.8 The Member hereby agrees and confirms that the Developer shall be entitled to construct flats as it may deem fit and it shall also be entitled to sell the same.

4.9 The Member has verified all plans till receipt of IOA/IOD in respect of the said Property. The Developer shall not submit any new plans for redevelopment project to the authorities without receiving written approval from Member with respect to any change in the Member's New Premises.



The Members shall maintain the Members New Flat at his own cost and in good and tenantable condition from the date on which the possession of the Members New Flat was taken by him and shall not do or allow or suffer to be done anything in and or to the common areas in the New Building or any part of the New Building in which the Members New Flat is situated which is not expressly permitted by the Developer in writing.

4.11 The Members shall not store in the Members New Flat, any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the New Building in which the Members New Flat is situated or storage of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the New Building in which the Members New Flat is situated including entrance of the New Building. In case of any damage caused to the New Building on account of negligence or default of the Member, the Member shall be liable to pay or make good the damage incurred or caused due to the default of the Member.

4.12 The Member shall carry out at his own cost, all internal repairs/modifications/alterations to the Member's New Flat and maintain the Members New Flat in the same condition, state and order in which it was delivered by the Developer to the Member. Further, the Member shall not do or allow or suffer to be done

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anything in the Members New Flat or to the New Building in which the Members New Flat is situated, or carry out the repairs/modifications/alterations and changes in the Members New Flat without prior written approval of the Society and concerned statutory authority (when necessary). In the event of the Member committing any act in contravention of the above provision, the Member shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.

4.13 Notwithstanding what is stated in clause 4.12 hereinafore, if within a period of 5 (five) years from the date of acceptance certificate or handing over possession of the Premises, whichever is earlier, the Member brings to the notice of the Developer any structural defect in the Member's New Premises or the New Building or any defects on account of workmanship, quality or any malfunction/breakdown of any fixtures, fittings or common area amenities then such defects shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects then the Member shall be entitled to receive from the Developer reasonable compensation for such defect. However, if the Member carries out any alteration or addition or change in the Member's New Premises without obtaining prior written permission of the Developer and of the concerned authorities wherever required, then, in that case the liability of the Developer shall come to an end and the Member alone shall be responsible to rectify such defect or change at his own cost. In case of any issues with regard to waterproofing, the Developer shall be liable to carry out such repairs at its own costs and expenses for a period of 10 years.

4.14 The Member doth hereby admit and accept that he shall not be entitled to seek the rectification as provided in clause 4.13 from the Developer and/or at the cost of Developer, if such defects occur:

a. due to carrying out any structural additions or alterations or internal changes by the Member in and over the Member's New Premises and/or;

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due to causing of any damage to the fixtures/services provided to the Member's New Premises by the acts and/or omissions on the part of the Member and/or anybody claiming through or under him as the case may be, and/or;

c. due to any manhandling and/or any misuse of the Member's New Premises and/or of the said amenities, fixtures, etc. and/or;

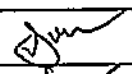

d. due to carrying out renovation/additions or alterations/ structural/internal changes by any other Member within his respective apartment and thereby causing any damage by them

to the said New Building or any part thereof or water proofing treatment given by them as the case may be;

Any damage due to wear and tear or alteration/addition of whatsoever nature is caused thereto (save and except the defects as mentioned hereinabove), the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Member and the Member alone shall be liable to rectify and reinstate the same at his own costs.

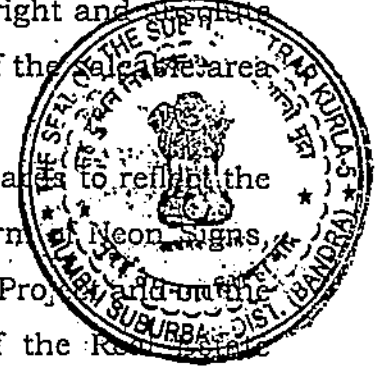
4.15 The Member shall not demolish or cause to be demolished the Members New Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Members New Flat or any part thereof; nor any alteration in the elevation, and outside colour scheme of New Building in which the Members New Flat is situated and shall keep the premises, sewers, drains, pipes in the Members New Flat and appurtenances thereto in good and tenatable conditions so as to support, shelter and protect other parts of the New Building in which the Members New Flat is situated and shall not chisel or in any other manner damage any columns, beams, walls, slabs or RCC part in the New Flat without prior written permission of the Society, the Developer and the Concerned Authority.

4.16 The Member shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Members New Flat in the compound or any portion of the New Building in which the Members New Flat is situated.

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- 4.17 The Member shall bear and pay any and all differences in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority, and/or Government and/or other public authorities on account of change of user of the Members New Flat by the Member.
- 4.18 The Member hereby declares and confirms that he/she has no claim over the saleable area and the Developer has full right and authority to change/amend the plans in respect of the saleable area in the New Building.
- 4.19 The Developer shall be entitled to put signage / boards to reflect the name of "M/S RDK CONSTRUCTIONS" in the form of Neon signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Developer shall also be entitled to place, select, decide hoarding/board sites.



5 THIRD PARTY TRANSFER

- 5.1 If any Member during the subsistence of the redevelopment project is desirous to transfer by sale, gift, exchange, lease or otherwise of the Member's New Premises, then the transfer/transaction shall be subject to the New Transferee giving a registered undertaking to the Developer that such purchaser shall comply with all the terms and conditions of the said Agreement as well as these presents, as if the New Transferee was a party to the said Agreement.
- 5.2 Such transferee shall be treated as New Transferee and accordingly the Developer shall be handing over consideration under these presents to such New Transferee. Similarly, the New Transferee shall be liable to pay to the Society / Developer any amount duly payable by the Member and also any amount duly payable as per this Agreement.
- 5.3 The Society further undertakes not to transfer such premise in its records unless the New Transferee/Purchaser execute the Declaration cum Undertaking in favour of the Society and furnishes a copy to the same to the Developer.
- 5.4 It is agreed by the Member and the Society that at any time hereafter if any objection and/or claims relating to the ownership to the

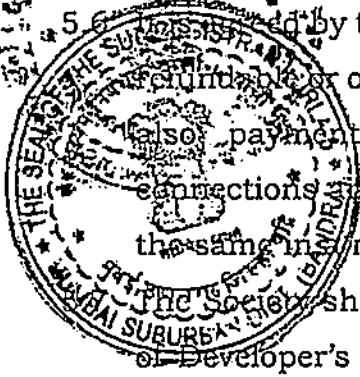
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Member's New Premises is received then the Member shall at their own costs and shall clear all outstanding estates, all title defects, all such claims arising by way of sale, exchange, mortgage, gift trust, inheritance, possession, lien or lease or otherwise and deduce a clear marketable title of the same to the Society/Developer.

5.5 The Developer shall be entitled to give possession to purchasers of premises in the New Building after offering possession to the Society and its members and depositing cheques for all balance payments due to the Member as well as the Society with the Society.

5.6 It is agreed by the Developer that the Developer shall bear and pay all contributions or otherwise deposits such as IOA and debris deposits and also payment towards temporary electric meters and water connections and Developer shall be entitled to recover the same after the same in the manner stated hereinabove.



The Society shall at the request of Developer admit the Membership of Developer's Flat Purchasers and issue Share Certificate in their favour upon the Developer submitting all the required applications for Membership, depositing monies in the manner stated in the said Agreement duly accompanied with the copy of the registered Agreement for Sale executed by the Developer in favour of the Developer's Flat Purchasers.

6. The Society hereby agrees, accepts and undertakes that the Society shall co-operate and sign such necessary documents, as may be required statutorily to enable the Developer to register and initiate the RERA registration, apply for various statutory approvals and thereafter, as per the provisions of RERA and laws related thereof. The Developer shall get the redevelopment project registered under RERA, as may be statutorily applicable. It is specifically agreed that it shall be sole and absolute responsibility of the Developer to comply with provisions of RERA and it is further agreed between the parties that Society and/or MEMBERS shall not have any role in completing the project as a promoter or otherwise.

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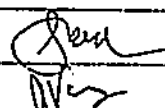
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7. VACATION OF EXISTING FLAT

The Member shall vacate and hand over the keys of his Existing Premises to the Managing Committee on or before 22nd September 2023. Simultaneous to the handing over of the keys, the Managing Committee shall hand over to the Member, the cheque for monthly displacement compensation for the months by way of post-dated cheque and the cheques pertaining to Hardship Compensation, Shifting Charges and the brokerage amount shall be paid as per Article 4 as stated in the Development Agreement.

8. APPROVALS AND CONSTRUCTIONS MILESTONES

- 8.1 Based on the tentative plan submitted by the Developer, the Developer has marked out Member's New Premises, and already identified the Members' New Premises, and allocated the Member's New Flat to the Member along with other member.
- 8.2 The Developer has agreed to complete Redevelopment of the Society within a period of 36 (Thirty-Six) months plus 6 (Six) months grace period aggregating to 42 (Forty-Two) months and if required, a further 6 (Six) months of Liquidated Damages period as defined hereinabove from the Vacation Date and subject to force majeure circumstances, as defined in the Development Agreement, from the date of receipt of Commencement Certificate, and handover possession to Members'.
- 8.3 "Force Majeure Event" shall mean and include fire, earthquake, flood, epidemic, riot, civil disturbance, pandemic, lockdowns, war, acts of God, non-availability of cement or steel which is beyond the control of the Developers and/ or acts of public authorities that prevent or delay the performance of any one or more obligations of the Developers, change in law, regulations, or the policies, or any order of any court, tribunal, authority etc. which affect the said Project or development, real estate construction industry as a whole and/or all other acts which are beyond the reasonable control of the Developers and which are not attributable to any default on the part of the Developer.

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Notwithstanding anything contained in this Agreement, it is agreed that, if because of any Force Majeure event, the Developers are prevented from carrying on with or hampered in performance of any of their obligations under this Agreement or otherwise (hereinafter referred to as the "Force Majeure Event"), then the reason and delay shall be intimated by the Developers to the Society and if the Developers invoke this clause, the performance of all the obligations of the Developers, except the obligation of the Developers to continue paying the monthly compensation for Temporary Alternate Accommodation to the Members of the Society after invoking and during the subsistence of the Force Majeure Event, under this Agreement or otherwise shall stand suspended for such time as the Force Majeure Event continues and such time shall be excluded for the purpose of computation of time for performance of the Developers' obligation. During the occurrence of force majeure events such as War, Floods and Earthquake only the Developer shall be liable to pay rent only for a further period of 6 (Six) months, in accordance with the schedule, stated hereinabove to Members and thereafter in the event after the completion of the period of the said 6 (Six) months, such force majeure event is still in existence and not completed then the Developer shall not be liable to pay any amounts for such period of Force Majeure Event till the parties mutually decide in this respect. After completion of Force Majeure events the Developer shall be liable to continue to pay monthly rental compensation from that date of resumption.

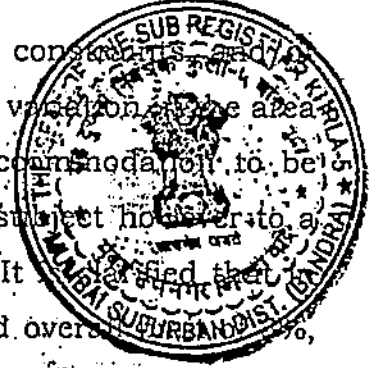
- 8.4 Upon receipt of Occupation Certificate, the Developer shall intimate to the Society/ Member with a 30 (Thirty) days' notice in writing to take possession of the Member's New Premises and within 30 days from the date of receipt of notice from the Developer, the Member shall take possession of the Member's New Premises. For the sake of clarity, the Member shall be deemed to have taken possession of the Member's New Premises on the 30th day of receipt of such notice irrespective

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of whether they have taken physical possession of the Members New Flat or not and shall be liable to bear and pay the taxes and other outgoing relating to the Members New Premises from the date of such deemed possession. It is clarified that the obligation to pay Hardship Compensation under these presents shall end after 30 days from the issuance of the said notice to the Member.

- 8.5 It is agreed that on account of planning constraints in construction methodology there may be a variation in the area of the aforesaid Permanent Alternate Accommodation to be given to the 24 members of the Society subject however to a maximum of 3% (three percent) thereof. It is clarified that in case of any such variation above the said overage, the variation in area shall be compensated by the Developers to the concerned member of the Society or alternatively, by the concerned member of the Society to the Developers (as the case may be) at the rate of Rs. 27,900/- (Twenty-Sever. Thousand and Nine Hundred) per sq. ft. of carpet area for such variation.



9. The Developer has agreed to pay maintenance charges, municipal taxes, water charges, electricity charges etc. during the period of construction till the date of grant of intimation to the Members to take possession of the new flats, in the New Building shall be borne and paid by the Developer alone upto OC.

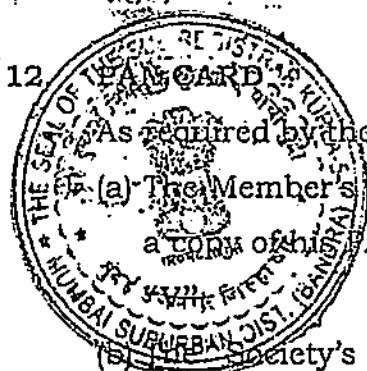
10. DEATH OF MEMBER

In case of death of the Member (or any of them in case there's more than one) during the redevelopment process, payments due to him by the Developer will be paid to such legal heir of the deceased Member or nominees / legal heirs namely, Mrs. Aparna Anand Sapre who are admitted by the Society as the principal member in respect of that flat and as may be informed by the Society, in writing in this respect. The names of such legal heirs of the deceased Member / first nominee will be intimated by the Society in writing to the Developer.

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11. **करल - ५**
NOTICE AND COMMUNICATION
 233XP notices and other communications to be given under this
 2023 Agreement shall be in writing and delivered (i) by hand against a
 written acknowledgement of receipt, or (ii) by Registered Post A. D.,
 or (iii) by e-mail at nominated email address and addressed to the
 Parties at the addresses mentioned in the title clause of this
 Agreement or at such other address as is from time to time designated
 (in writing) by the Party to whom the communication is addressed.
 Any communication that is delivered in accordance herewith shall be
 deemed to be received when delivery is received or wrongly refused,
 as the case may be.

12.



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

(a) The Member's Permanent Account Number is ADGPG3927R and
 a copy of this PAN Card is annexed hereto and marked Annexure-

(b) The Society's Permanent Account Number is AAIAJ4188M
 and a copy of its PAN Card is annexed hereto and marked
 Annexure "VI";

(c) The Developer' Permanent Account Number is ABEFR0584P
 and a copy of its PAN Card is annexed hereto and marked
 Annexure "VII".

13. MODIFICATION

This Agreement may be modified or amended only by a writing making
 specific reference to this Agreement duly executed by the Parties.

14. INVALIDITY AND SEVERABILITY

Any provision of this Agreement, which is invalid or unenforceable,
 shall be ineffective to the extent of such invalidity or unenforceability,
 without affecting in any way the enforceability or validity of the
 remaining provisions of this Agreement, which shall remain in full
 force and effect to the maximum extent permitted by law.

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15. FURTHER ASSURANCES

Each of the Parties shall co-operate with the others and execute and deliver to the other such instruments and documents and take such other actions as may be reasonably requested, from time to time, in order to carry out, give effect to and confirm their rights and intended purpose of this Agreement.

16. COUNTERPARTS ORIGINALS

This Agreement may be executed in multiple counterparts which shall be deemed an original, but which together shall constitute one and the same instrument.

17. SPECIFIC PERFORMANCE

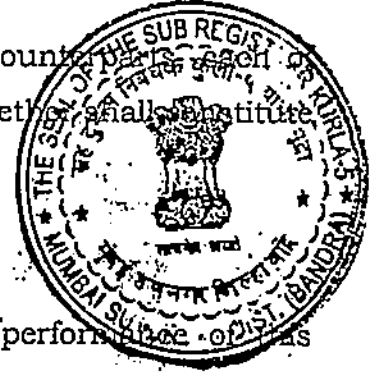
Either Party will be entitled to seek specific performance of this Agreement against the other Party.

18. The Developer shall also be entitled on their own account to sell on ownership basis the flats etc. and allot parking space in the New Building/buildings to the prospective purchasers (except flats and parking to be allotted to the Member of the Society as members' New Flat as agreed under this Agreement) and Society's common areas and for that purpose to enter into on their own behalf, risk and responsibility Agreements or letter of allotment or any such other writings or documents in their own name. It is also agreed that the Developer shall be entitled to receive and retain with them all the moneys from the said persons to whom the flats etc. are sold or allotted as the case may be in the new building/buildings to be constructed by the Developer on the said Property and to appropriate the same in such manner as the Developer may deem fit. All the Moneys shall be which shall be received by the Developer from such persons shall belong to the Developer and will be received by them on their own account.

19. DISPUTE RESOLUTION, APPLICABLE LAW AND JURISDICTION.

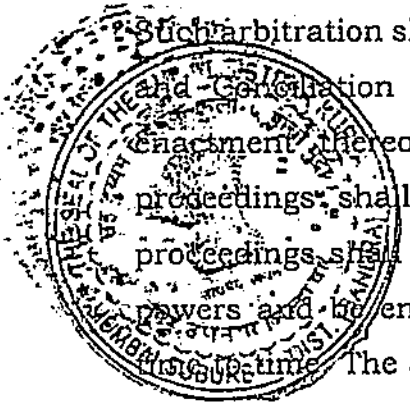
In the event any dispute or difference arises between the Society and the Developer in the matter of existence, interpretation or implementation of this Agreement, the Power of Attorney and/ or any

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related or incidental documents or any part thereof, the Society and the Developer shall firstly endeavour to resolve such disputes or differences in an amicable manner within 30 days from the date that one of the parties notifies (in writing) to the other Party of the existence of such disputes or differences and calls upon the other Party to hold discussions/dialogues for resolving the same. In the event such disputes or differences are not resolved within the said period of 30 days, the Parties shall jointly appoint a sole arbitrator upon expiry of 30 days, failing which, each Party shall appoint one arbitrator, and the two appointed arbitrators shall, before entering upon the reference, appoint a third arbitrator who shall act as the presiding arbitrator, to resolve the aforesaid disputes and differences.



Such arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996, or any statutory amendment or re-enactment thereof for the time being in force. The arbitration proceedings shall be held at Mumbai and the language of the proceedings shall be English. The Arbitrator/s shall have summary powers and be entitled to give interim directions and awards from the outset. The award/s of the Arbitrator/s shall be reasoned and given in writing and shall be final and binding upon the Society (for itself, and for and on behalf of all its Members) and the Developer. Till the Arbitrator decides the quantum, the cost of the Arbitration proceedings shall be borne and paid by the Society and the Developer, in equal shares.

20. This Agreement shall by always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and construed in accordance with the Transfer) Act, 1963 and the rules made thereunder and Real Estate (Regulation and Development) Act, 2016 and rules made thereunder or provisions of other laws of India, applicable thereto and shall be subject to the jurisdiction of the Courts at Mumbai only;

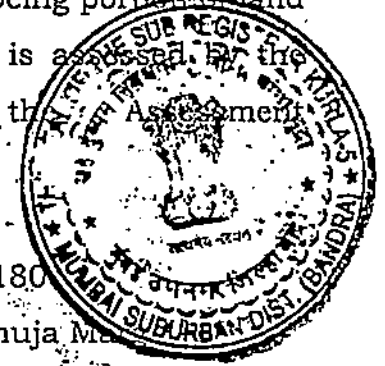
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Developer	Member	Society

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FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East), Mumbai-400 077 of Village Ghatkopar bearing CTS No. 195/191, Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or there abouts being portion of land bearing Survey No. 249, Hissa No 1 (part) which is assessed by the Mumbai Municipal Corporation under the Assessment No. NX010248001000 and bounded as under:



On or towards North : Plot No. 179 and 180
 On or towards South : Road - Dr. Ajay Ahuja
 On or towards West : Plot no. 194
 On or towards East : Plot No. 192

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Members New Premises)

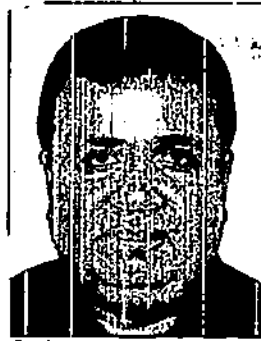
A residential flat bearing Flat No. 302 admeasuring 438 sq. ft. (MOFA carpet area), on the 3rd floor of the New Building to be constructed on the said Land.

<u>DNK</u>	<u>DNK</u>	<u>DNK</u>
Developer	Member	Society

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 IN WITNESS WHEREOF the Parties hereto have hereunto set and
 subscribed their respective hand and seal the day and year first
 २०२३ above written

SIGNED SEALED AND DELIVERED
 By the within named "DEVELOPER"
 M/S. RDK CONSTRUCTIONS
 Through its Partners

R.R. Kanani



MR. RAKESH R. KANANI

D.N. Kamdar

MR. DEVANG N. KAMDAR

in the presence of

1. *ROHAN GAZAWAD*
kin. bar



SIGNED AND DELIVERED
 By the within named "MEMBER"

M. Narayan Ghodke

MR. MIHIR NARAYAN GHODKE



in the presence of

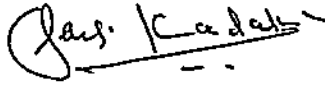
1. *[Signature]*
 2. *kin*

	<i>RDK</i>	<i>[Signature]</i>
Developer	Member	Society

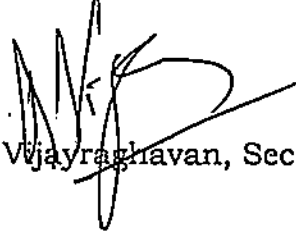
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SIGNED AND DELIVERED

By the within named "THE SOCIETY"
 JEEVAN TARANG CO-OPERATIVE HOUSING
 SOCIETY LIMITED,

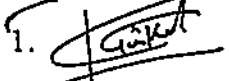
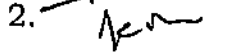


(i) Mr. Sachin Manilal Kadakia, Chairman

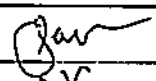



(ii) Mr. R. Vijayraghavan, Secretary

in the presence of

1. 
2. 



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Developer	Member	Society

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List of Annexures

ANNEXURE - I - Copy of CTS Plan

ANNEXURE - II - Copy of the IOA

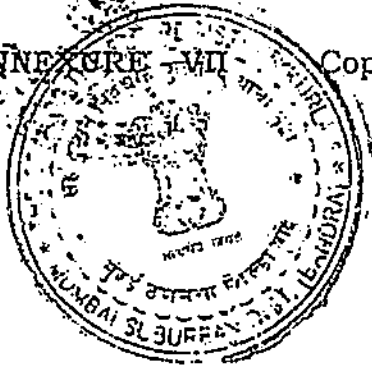
ANNEXURE - III - Copy of the approved floor plan includes the Additional Purchase Area

ANNEXURE - IV - List of fixtures, fittings, specifications and amenities in common area

ANNEXURE - V - Copy of Member's Permanent Account Number (PAN)

ANNEXURE - VI - Copy of Society's Permanent Account Number (PAN)

ANNEXURE - VII - Copy of Developer's Permanent Account Number (PAN)

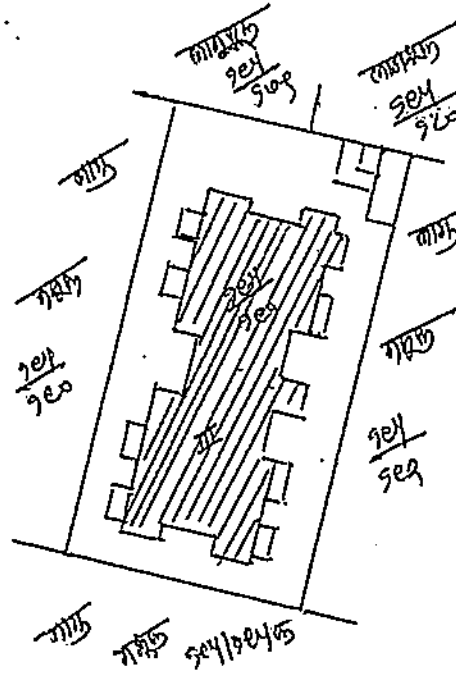


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Developer	Member	Society

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Annexure - I - CTS Plan -

सदरची नवकल पुनर्विलोकन सापंत गांठी दिनांक २०१९/२०२१ रोजी १६६
 जेणेकरून मागणी नवकल पुनर्विलोकन सापंत गांठी दिनांक २०१९/२०२१ रोजी १६६
 नवकल पुनर्विलोकन सापंत गांठी दिनांक २०१९/२०२१ रोजी १६६
 तयार केला आहे.

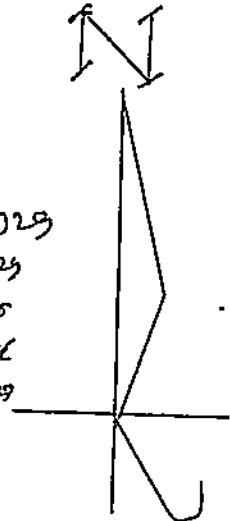


- १) सदरची नवकल पुनर्विलोकन आलेल्यावरून देणेत आली आहे.
- २) सदरची नवकल पुनर्विलोकनाचे वेळी मागणी अगठमून आलेली स्थिती दर्शविते. (पुनर्विलोकन वेळेला काळायाची.....)
- ३) सदरची नवकल जानेवर आगठमून दर्शवित नाही. जागेची अद्यकडे स्थिती दर्शविणाऱ्या नकाशासाठी योजणी करून घेणे आवश्यक आहे

अज कामाक २६४ अज आल्याची ताराख २०१९/२०२१
 नवकलेचा शुल्क ५०१ नवकल तयार तारीख २५/१२/२०२३
 नवकलेची प्रतिवार तयार करणार *M. Madhug*
 तपासणी शुल्क तपासणी करणार *B. B. B.*
 कागद शुल्क २०१ नवकल दिल्याची तारीख २५/१२/२०२३
 एकुण शुल्क ६०१ खरी प्रत

M. Madhug
 प्रमुख लिपीक
 नगर भूमिपन अधिकारी
 घाटकोपर.

M. Madhug
 नगर भूमिपन अधिकारी
 घाटकोपर



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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai: 400051

Intimation of Approval under Sub regulation of Regulation 33(11) Development Control and Promotion Regulations - 2034 For Grater Mumbai

No. N/PVT/O116/20230606/AP

(Sale Building)

Dated:-

21 AUG 2023

To

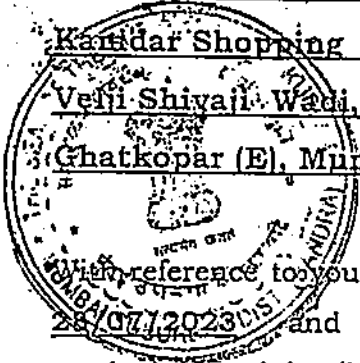
M/s. RDK Construction

Office No. 1 & 2, Ground floor,

Kandlar Shopping Arcade,

Veni Shivaji Wadi, Hingwala Lane,

Ghatkopar (E), Mumbai-400077.



With reference to your Notice, letter u/no. 125 dated 28/07/2023 and delivered on 28/07/2023 and the Plans Sections Specifications and Description and further particulars and details of your building at Plot bearing CTS No. 195/191, Plot no.193 of village Ghatkopar, Taluka Kurla, Garodia Nagar, at Ajay Ahuja Road, Ghatkopar (E), in 'N' ward of MCGM Mumbai- 400077.

furnished to me under your letter, date 28/07/2023 I have to inform you that the proposal of construction of the building of work proposed to be erected or executed is hereby approved under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date subject to the following conditions :

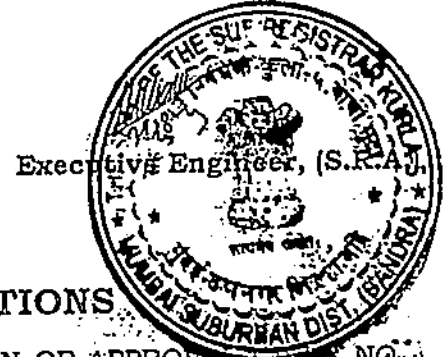
A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate under section 44/69 (1) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per DCPR- 2034 Regulation No.37 (24).
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Annexure - 5 of DCPR - 2034 shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.

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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval



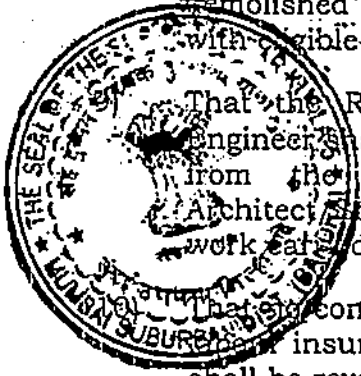
SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL DOES NOT GIVE NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Dy.Ch. Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai/ Mumbai Suburban District before the work is started. The Non- agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes accompanying this Intimation of Approval

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5)	That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.	

- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.



That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.

That the construction work shall be allowed to start on the site unless insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.

- 11) That the Registered Undertaking from the Developer shall be submitted for the following
- i) Not misusing part/pocket terrace.
 - ii) Not misusing stilt.
 - iii) Not misusing Refuge Area.
 - iv) To Demolish the excess area if constructed beyond permissible F.S.I.
 - v) Not misusing fitness centre & handing over the fitness centre to the society of occupants of the building u/ref.
 - vi) Not to misuse Puzzle/Mechanical/Tower parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
 - vii) Not to misuse the entrance lobby.
 - viii) That condition for inadequate maneuvering space for car parking to be included in the sale agreement of prospective buyers & no complaints to SRA in this regard will be made in future & to incorporate a condition in sale agreement informing the prospective buyers regarding inadequate maneuvering space for car parking has been approved in the building u/ref. & that no claims/damages/risks will be maid against CEO (SRA) & its staff in this regard.
 - ix) That the buyers / member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.
 - x) That the buyers / member will not be held liable to SRA for deficient open spaces in composite building.

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- xi) That the buyers / member will not be held liable to SRA for failure of mechanical parking system in future.
- xii) Not misusing a roof top gardening area / community open space which will be used by the sale residents of sale building as an additional amenity the same and will hand over the same to the sale tenants of Sale building u/ref.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 49 of DILR 2034.

- 13) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at stage at which it is insisted upon by the concerned Representative Engineer (SRA).

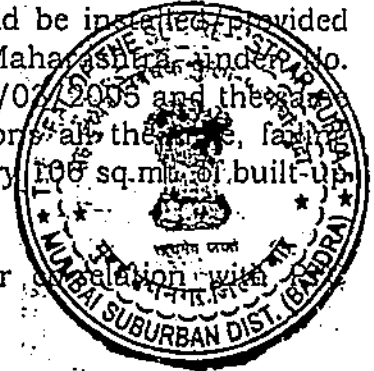
Sr. No.	NOC's	Stage of
1.	A.A. & C. 'N' ward	Before Plinth C.C. of building u/ref.
2.	H.E. from MCGM	Before Plinth C.C. of building u/ref.
3.	Tree Authority	Before Plinth C.C. of building u/ref.
4.	Dy. Ch. Eng.(SWD) E.S./W.S./City Regarding Internal SWD	Before Further C.C. of building u/ref.
5.	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth C.C. of building u/ref.
6.	Dy.Ch.Eng.(Roads) E.S./W.S./City	Before Further C.C. of building u/ref.
7.	P.C.O.	Before Plinth C.C. of building u/ref.
8.	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further C.C. of building u/ref.
9.	Civil Aviation Authority	Before Further C.C. of building u/ref.
10.	E.E. (M&E) of MCGM	Before Further C.C./O.C.C. of building u/ref.
11.	E.E. (T&C) of MCGM for Parking Layout	Before Plinth C.C. of building u/ref.
12.	CFO	Before Plinth C.C. of building u/ref.

- 14) That the design and construction of proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.
- 15) That the regular/sanctioned/proposed lines & reservation will be got demarcated at site through A.E. (Survey)/E.E. (T. & C.)/E.E. D.P./DILR before applying for C.C.

- 16) That the regular / sanctioned / proposed lines & reservation will be got demarcated at site & additional copy of plan shall be submitted for agreeing to handover the set back land free of compensation & set back handing & that the setback handing over certificate will be obtained from Asst. commissioner, that ownership of setback land will be transferred in name of MCGM.
- 17) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.
- 18) That all the cantilever projections shall be designed five times of load as per I.S. code 1993-2002 This also includes the column projecting beyond terrace & carrying OHWT etc.
- 19) That you shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, Malaria etc. is made by insecticide officer of concern ward office & provision shall be made as and when required by Insecticide officer for inspection of water tanks by providing safe but stable ladder etc. & requirements as communicated by insecticide office shall be complied.
- 20) That the structural members below the ground level shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. & any other possible chemical effect & due care while constructing the same will be taken & completion certificate to that effect shall be insisted before granting further C.C. beyond plinth.
- 24) That you shall incorporate necessary condition in sale agreement of sale flat owners that, they will not blame SRA for inadequate/sub standard sizes of rooms in future & the prospective buyers will be made aware of the same & no claims / damages / risks will be made against CEO(SRA) & its staff with regards to the same. A copy of sale agreement will have to submit before granting plinth C.C. to building u/ref.
- 25) That you shall incorporate necessary condition in agreement for sale of sale tenements that the sale building is constructed with deficient open space & the prospective buyers will be made aware of the same & no claims / damages / risks will be made against CEO(SRA) & its staff with regards to the same. A copy of sale agreement will have to submitted before granting plinth C.C. to building u/ref.
- 26) That the Developer to get the structural design of buildings having height more than 24m peer reviewed from another registered structural engineer / educational institute.
- 27) That you shall install C.C.T.V. cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with I.T. officer (SRA).
- 28) That Rehab building shall constructed as per specifications of relevant IS Codes, NBC in force under specifications for quality control measures as prescribe by SRA.

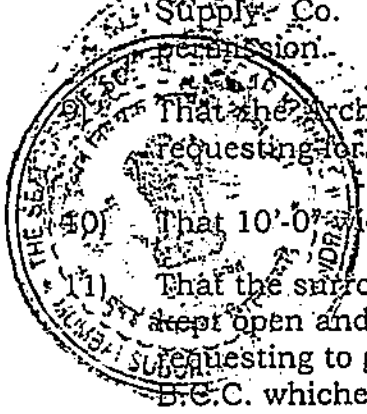
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- 29) That the C.C. shall be released as per co-relation Rehab BUA & P.R. card in word policy as may be decided by SRA.
- 30) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AEWV of concerned ward.
- 31) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/07/2005 and the same shall be maintained in good working conditions at all the time, failure which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
- 32) That the sale C.C. shall be released as per co-relation with proposed in scheme-1.
- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:**
- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
 - 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
 - 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
 - 4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.
- B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.**
- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale building.
 - 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
 - 3) That some of the drains shall be laid internally with C.I. pipes.
 - 4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.



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- 6) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate.
- 8) That the requirements from the Reliance Energy /concerned electric Supply Co. shall be complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. cards for the amalgamated plot shall be submitted.
- 17) That the N.O.C. from the A.A. & C. 'N' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That completion certificate from C.F.O. shall be submitted.
- 20) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 21) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 22) That the completion certificate from Tree Authority of MCGM shall be submitted.



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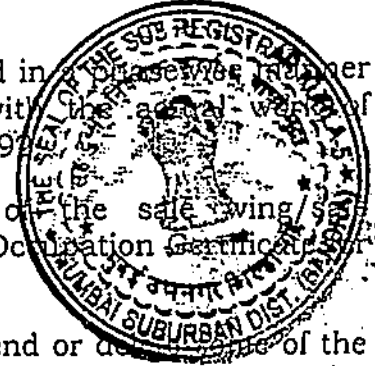
23) That Extra water sewerage & charges shall be paid to A.E. W.W. 'N' of MCGM before OCC

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply

NOTES:

1. That C.C. for sale building shall be controlled in the same manner as decided by CEO (SRA) in proportion with the area of rehabilitation component as per Circular No.197
2. That no occupation permission of any of the sale wing/s building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete any of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.



[Handwritten signature]

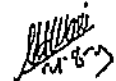
Executive Engineer
Slum Rehabilitation Authority

NOTES

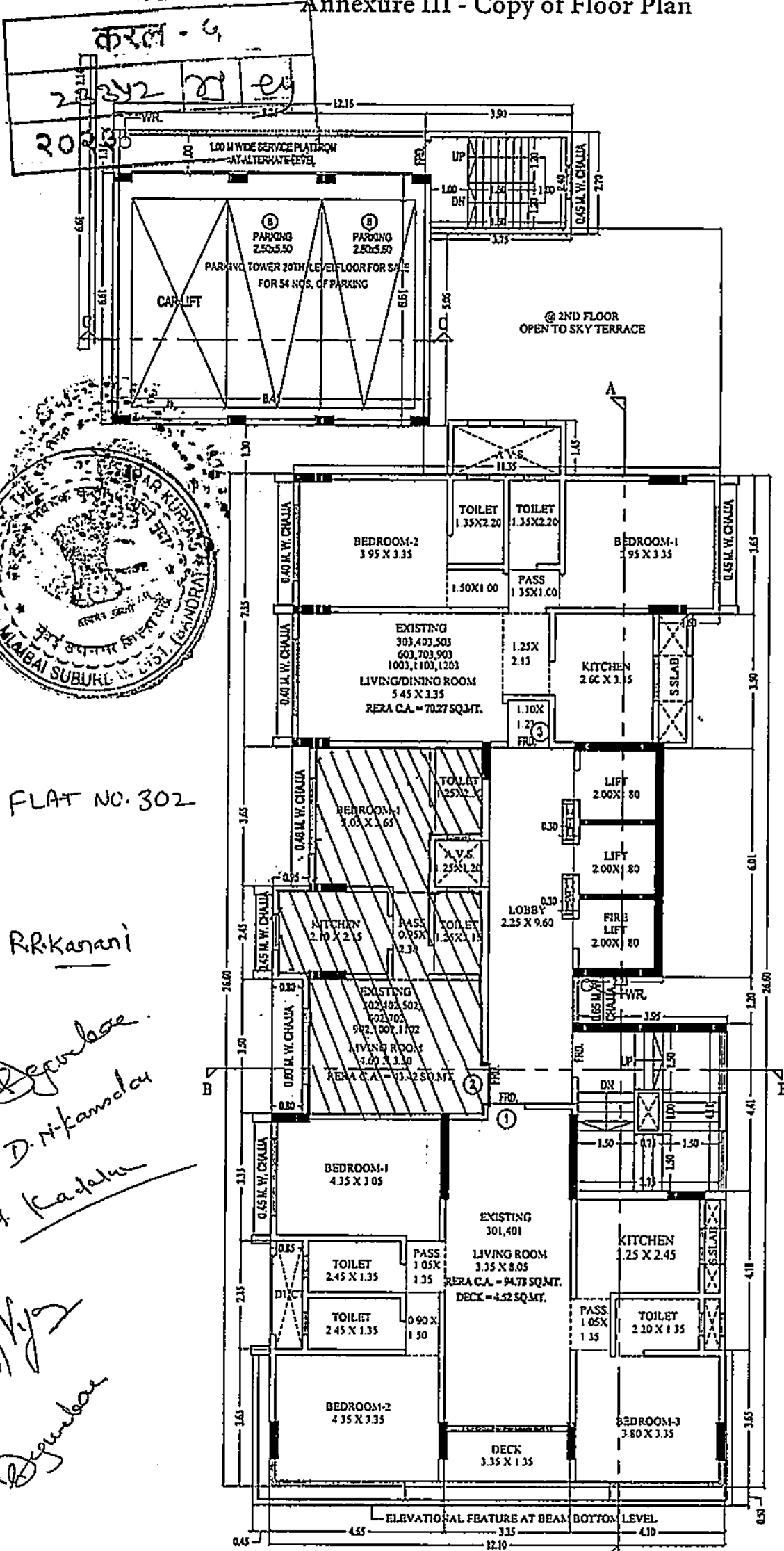
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- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for construction purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc should not be deposited over footpaths or public street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from Licensed Structural Engineer.
- (10) The work above plinth should not be started before the same is shown to this office Sub Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open space dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in

concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 sq.mt below pavement.

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants under the circumstances, the work as per approved plans should not be taken up in hand unless the Dy.Ch. Engineer(SRA) is satisfied with the following :
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each tenant.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.
- (iii) Plans showing the phase program of construction has to be duly approved by this office before starting the work so as not to contravene any stage of construction, the Development Control Rules regarding the stage of light and ventilation of existing structure promotion.
- (21) In case of additional floor no work should be started during rains on which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the overhead Water Tank above the finished level of the terrace shall not be less than 1.20 meter & not more than 1.50 meter.
- (23) The work should not be started above first floor level unless No Objection Certificate from the Civil Aviation Authorities, where applicable, is obtained.
- (24) It is to be understood that the foundations must be excavated to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, will do so at your own risk.


Executive Engineer, (S.R.A.)

Annexure III - Copy of Floor Plan



FLAT NO. 302

RR Kanani

D. N. Kamdar

Jay Kadam

M/S

D. N. Kamdar

TYPICAL FLOOR PLAN (3RD TO 7TH & 9TH TO 12TH)

SCALE 1:100

Annexure - IV - List of fixtures, fittings, specifications and amenities in common area

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A. CONSTRUCTION SPECIFICATION

1. External Walls – External Walls of 6" thick brick work
2. Internal Walls shall be 4" inch thick brick work with RCC Band
3. Waterproofing – Waterproofing shall be provided in Terrace, Machine room top, Bath, WC, Sinks and all wet areas shall be adequately waterproofed with Brick Bat Coba
4. External Plaster – External Plaster will be minimum 24 MM thick with sand finish in two coats
5. All internal walls shall have Gypsum finish.
6. Decorative Name Plates shall be provided for each flat owner
7. Decorative railing for staircase
8. Decorative compound wall with Decorative Pillars/Gates
9. Concrete pavement / Paver blocks / Chequered tiles for open ground
10. Fire-fighting system along with fire alarm, automatic sprinkler as per CFO's requirement and as specified.
11. Bore Well shall be provided as per MCGM rules and regulations for flushing purposes.



B. COMMON AMENITIES INSIDE THE SOCIETY BUILDING

1. Society Office, as per MCGM norms.
2. Security Cabin as approved by the authorities.
3. Space for Fitness Centre.
4. CCTV Security Cameras covering common access areas along-with adequate Recording system and Display monitor for Surveillance purposes.

C. ENTRANCE HALL / LIFT LOBBY

1. Designer Entrance Lobby with Imported Marble / Agglomerated / Vitrified-Tiles flooring and sidewalls having Marble / Agglomerated / Vitrified-Tiles as designed by the Architect.
2. Designer Lift Lobby with Marble / Agglomerated / Vitrified-Tiles Flooring having Granite / Marbonite / Marble / Vitrified-Tiles on the sidewalls.
3. Letter Box to be provided in the Common Lobby.

D. LIFT

1. Lifts of Schindler and/or Otis and/or Mitsubishi and/or Kone and/or Eros as per availability. (With Power back Up of cable from separate Sub-station or DG Set as approved by the authorities)

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Annexure V - Copy of Member's PAN

Self Attested

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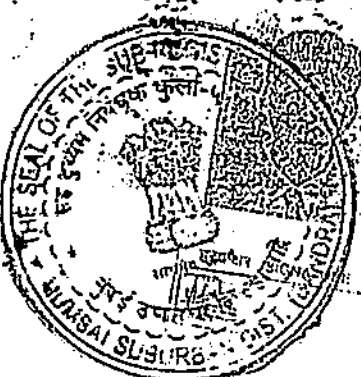
THE MEMBER'S NAME
MIHIR NARAYAN GHODKE

THE MEMBER'S FATHER'S NAME
NARAYAN SHREEDHAR GHODKE

DATE OF BIRTH
02-11-1975

SIGNATURE (Signature)

THE SEAL OF THE JUDGE



For
Deputy

Annexure - VI - Society's PAN

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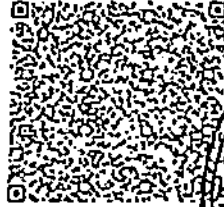
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INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAIAJ4188M



समाज
JEEVAN TARANG CO OP HSG SOC
LIMITED



विगमन / गठन की तिथि
Date of Incorporation / Formation
11/02/1987

Jay. Kadam
M. J.

Annexure – VII – Developer's PAN

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

ABEFR0584P

QR CODE

RDK CONSTRUCTIONS

01/11/2021



D. H. Kamani
R. R. Kanani

Society and/or its members shall not be liable to contribute on the same.

1.1.18 "Free Sale Area" shall mean the total carpet area for 4th Residential Flats and Commercial Units/Shops under RERC utilization of FSI which is available with the Developers for sale in the New Building/s. The Free Sale Area shall be deemed to include Developers car Parking spaces, amenities, etc. in accordance with the approvals and sanctions under the prevailing laws:

1.1.19 (i) "Sale Flat/s" shall mean self-contained flat/s in the Building/s forming a part of the Free Sale Area available with the Developers for sale.

(ii) "Sale Shop/s" shall mean self-contained Shop/s or Unit/s in the New Building/s forming a part of the Free Sale Area available with the Developers for sale on the ground floor.

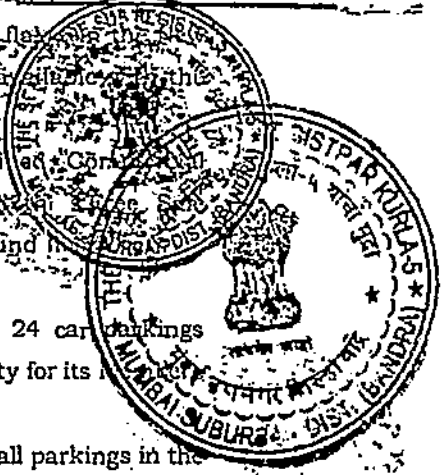
1.1.20 "Society's Car Parkings" shall mean the 24 car parkings agreed to be allotted by the Developers to the Society for its use in any car parking tower of the New Building.

1.1.21 "Developers Car Parkings" shall mean the all parkings in the stillt area of the New Building, all car parkings, in the car parking tower of the New Building save and except the Society's Car Parkings and Visitor Car Parkings; available with the Developers to be allotted with the Sale Flats or Shops to the Sale Flat or Sale Shop Purchasers, as per the Developers' discretion.

1.1.22 "Visitor Car Parking's" shall mean car parking sanctioned by MCGM/SRA for the purpose of visitor car parking shall belong to Society and same shall not be for allotment.

1.1.23 "Force Majeure" shall mean and include fire, earthquake, flood, epidemic, riot, civil disturbance, pandemic, lockdowns, war, acts of God, non-availability of cement or steel which is beyond the control of the Developers and/ or acts of public authorities that prevent or delay the performance of any one or more obligations of the Developers, change in law, regulations, or the policies, or any order of any court, tribunal, authority etc. which affect the said Project or development/real estate construction industry as a whole and/or all other acts which are beyond the reasonable control of the

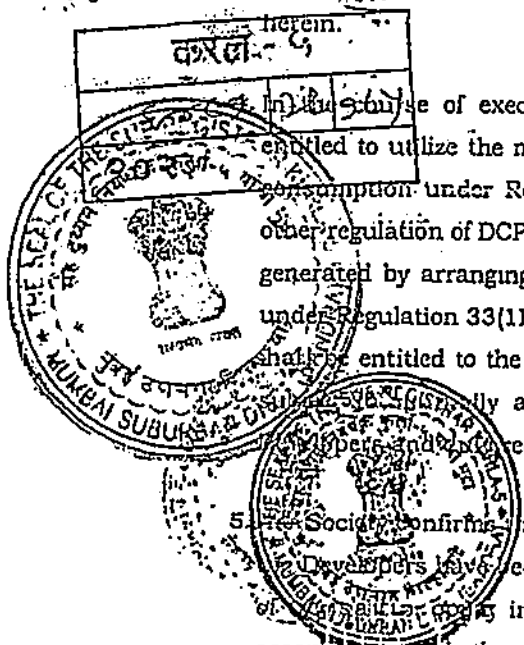
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Handwritten signatures and initials: NPK, A, S, S.B., H, SB, PB, LL, etc.

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Project in exercise of the said development rights as envisaged



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herein. In the course of executing the Project, the Developers shall be entitled to utilize the maximum development potential available for the said land and the FSI potential generated by arranging the PTC's as per the Developers discretion under Regulation 33(11) of the DCPR, 2034. Further, the Developers shall be entitled to the benefit of incentive additional Built-up Area as per the mutually agreed terms between the Society and the Developers, and the same shall be reduced in writing.

5. The Society confirms that simultaneously with the execution hereof, the Developers have become entitled to carry out the redevelopment of the said Property in terms hereof and as permitted by law in accordance with the plans to be approved by the Competent Authorities and as may be amended from time to time. The Developers shall obtain approvals from statutory authorities as the case may be for the purpose of redevelopment of the said Property, demolition of the existing structures and construction of the New Building on the said land.

6. In consideration of the Society appointing the Developers in the manner provided in these presents, the Developers shall:

A. PERMANENT ALTERNATE ACCOMMODATION (PAA):

i. At their own costs and expenses construct New Building/s on the said land and allot 24 PAA flats free of cost in the New Building/s to be constructed on the said land to the 24 existing members of the said Society as and by way of their Permanent Alternate Accommodation admeasuring the Existing Flat Area plus 36% additional MOFA carpet area over and above the area of the Existing Flat Area. Further, as per the request of certain existing Members, the Developers have agreed to sell additional free sale area at a concessional rate to such Members, which additional area shall be included/ embedded in the PAA flat/s and the terms thereof shall be

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v. The society office with toilet to be provided by the Developers as may be approved by the competent authority. Further, the proposed space for the fitness center shall be as approved by the competent authority and all the Members, including the existing Members of the said Society shall be entitled to use and enjoy the said space for fitness center as well as all other amenities to be provided by the Developers.

B. HARDSHIP COMPENSATION AMOUNT:

i. The Developers shall in addition to the above, pay to each of the existing Members of the said Society an amount calculated as per the Existing Flat Area of the respective flat by way of hardship compensation as detailed in Annexure - "G" (hereinafter referred to as "the Hardship Compensation").

ii. The Parties hereto agree that 50% of the Hardship Compensation Amount payable by the Developers to each Member on the Vacation date and balance 50% of the hardship compensation shall be payable by the Developers to each Member on obtaining the Occupation Certificate or offering/ providing possession of the new flat to the Member in the New Building, whichever is earlier.

C. TO AND FRO SHIFTING CHARGES AND BROKERAGE:

i. The Developers shall in addition to the above hand over to each of the existing Members on the Vacation date, a cheque for an amount equivalent to Rs. 20,000/- (Twenty Thousand Only) by way of defraying the one-time to & fro shifting/transportation charges.

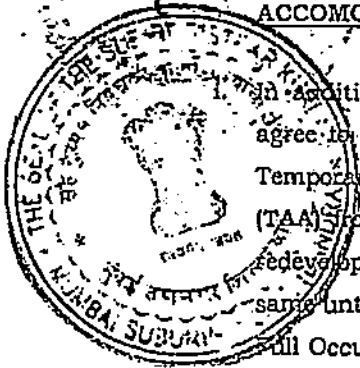
ii. The Developers shall in addition to the above handover to each existing Members on the vacation date, a cheque for an amount equal to one month's Temporary Alternate Accommodation Compensation calculated equivalent to one month's TAA of said existing flat area as detailed in Annexure - "M" as brokerage charges.

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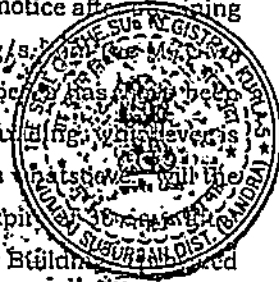
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MONTHLY COMPENSATION FOR TEMPORARY ALTERNATE ACCOMODATION (TAA):



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In addition to the above, from the Vacation date, the Developers agree to pay monthly compensation to each Member for obtaining Temporary Alternate Accommodation hereinafter referred to as (TAA) from Vacation Date and thereafter during the period of the redevelopment and construction of the New Flat and agree to pay the same until completion of 30 days of possession notice after obtaining Full Occupation Certificate of the New Building/s, SRA or until 30 days after the respective Member is put in possession of the New Flat in the New Building/s, whichever is earlier. It is agreed that under no circumstances whatsoever will the Developers be liable to pay the TAA after the expiry of 30 days after obtaining Full Occupation Certificate of the New Building/s, or the possession of the New Flat is duly offered to that Member in terms of this Agreement. The Monthly compensation for TAA shall be paid by the Developers by way of Post-Dated Cheques (PDC's) for a 12 months' period at a time in advance. Cheque for the subsequent 12-month period shall be handed over 1 month prior to the expiry of any such 12-month period.



In the event of dishonor of any cheque for TAA or default in making payment, then the Developers shall do NEFT within 15 days from the date of dishonour of such cheque. If the amount of the dishonoured cheque is not paid within 15 days of dishonour, then the Developers are liable to give interest @ 12% p.a. on the said amount till payment. The TAA rent amount to be paid by the Developers to the Members shall be calculated and paid in the following manner:

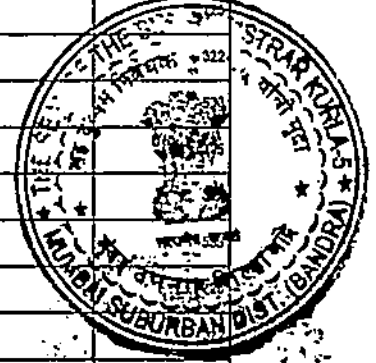
- a) Rs. 70/- (Rupees Seventy Only) per sq. ft. per month on the carpet area of the said Existing Flat Area for the first 12 months from the Vacation Date;
- b) Rs. 73/- (Rupees Seventy-Three Only) per sq. ft. per month on the carpet area of the said Existing Flat Area for the next 12 months i.e., from the 13th month to the 24th month from the Vacation Date;

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ANNEXURE - B: Existing Members Names & Carpet Area

करल - ५

करल - ५		MEMBER'S NAME	EXISTING CARPET AREA IN SQFT
Sl. No.	EXISTING FEAT. NO.		
1	A-1	MR. RAJESH IYER	533
2	A-2	MR. ANANTH MAHESW IYER	725
3	A-3	MR. MBIR NARAYAN GHODKE	322
4	A-4	MRS. REMADEVI SVADASAN	533
5	A-5	MR. CHAVAL D. SHETH & MRS. BHAVANA JGNESH SHETH	
6	A-6	MR. MANJUNATH MANJAL KADAKIA	322
7	A-7	MRS. DEVIKALSA B. KUMAR	
8	A-8	MRS. SUGATI PRAKASHA DAMWALA & MR. PRAKASH HARIDAS BADAMWALA	
9	A-9	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANJAL KADAKIA	
10	A-10	MRS. VEENA V. DESHPANDE	
11	A-11	MRS. L. V. W. S. DESHPANDE	
12	A-12	MR. NALIN CHEMANLAL SHAH	
13	B-1	MR. MANDAR NARAYAN GHODKE	334
14	B-2	MRS. SULOCHANA R. MANAN	545
15	B-3	MRS. SONAL BHARATKUMAR BANGHVI	533
16	B-4	MRS. MEENA LADHARAM RATESAR	334
17	B-5	MRS. TRUPTI ATUL ZATAKA	545
18	B-6	MR. KETUL A. JATAKA	533
19	B-7	MR. VIKAS HARISHAN CHAUHAN	334
20	B-8	MRS. VEDAVATHI J. SUVARNA	545
21	B-9	MR. SUNDAR A. UCHL	533
22	B-10	MR. NATHURAM PHOOLARAM KUMAVAT	334
23	B-11	MR. PRADEEP DATTARAM SHENDE & MRS. JANHAVI JANARDAN SHENDE	545
24	B-12	MRS. MEGHA NARENDRA RANE	533
TOTAL			11,968



Handwritten text: 2023

करल - ५		
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2023		

ANNEXURE - I: List of Permanent Alternate Accommodation (FAA) Areas

Sl. No.	MEMBER'S NAME	PAA FLAT NO	PAA CARPET AREA IN SQFT
1	MR. ANANTH MAHADEV IYER	101	985
2	MR. RAJESH IYER	103	725
3	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	201	985
4	MRS. SULOCHANA R MANIAN	203	725
5	MRS. PRAKASHI PRAKASH BADAMWALA & MR. PRAKASH HARIDAS BADAMWALA	301	985
6	MR. NARAYAN GHODKE	302	450
7	MRS. S. J. BHARATKUMAR SANGHVI	303	725
8	MRS. S. J. BHARATKUMAR SANGHVI	401	985
9	MR. NARAYAN GHODKE	402	450
10	MRS. REMADEVI SIVADASAN	403	725
11	MR. SACHIN MANILAL KADAKIA	502	450
12	MRS. TRUPTI ATUL ZATAKIA	503	725
13	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANILAL KADAKIA	602	450
14	MR. KETUL A JHATAKIA	603	725
15	MRS. MEENA LADHARAM RATESAR	702	450
16	MRS. DEVIKA GAJANAN KAMAT	703	725
17	MRS. VEDAVATHI J SUVARNA	803	725
18	MR. VIKAS HARKISHAN CHAUHAN	902	450
19	MR. SUNDAR A UCHIL	903	725
20	MR. NALIN CHIMANLAL SHAH	1002	450
21	MRS. ALKA V. DESHPANDE	1003	725
22	MR. NATHURAM PHOOLARAM KUMAVAT	1102	450
23	MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE	1103	725
24	MRS. MEGHA NARENDRA RANE	1203	725
TOTAL			16,240

ANNEXURE - M: List of Hardship Compensation, Shifting Charges and TAA Rent

2023
 2023
 2023

Sr.	EXISTING FLAT NO	MEMBER'S NAME	EXISTING CARPET AREA IN SQFT	HARDSHIP COMPENSATION	SHIFTING CHARGES	BROKERAGE	TAA RENT FOR 1ST 10 MONTHS	TAA RENT FROM 11TH TO 35TH MONTH	TAA RENT FROM 36TH MONTH
1	A-1	MR. RAJESH IYER	533	5,33,000	20,000	37,310	37,310	38,909	40,504
2	A-2	MR. ANANTH MAHADEV IYER	725	7,25,000	20,000	50,750	50,750	52,925	55,100
3	A-3	MR. VIKRANT HARAYAN GHODKE	322	3,22,000	20,000	22,540	22,540	23,506	24,472
4	A-4	MRS. RENUDEVI DVADASAN	533	5,33,000	20,000	37,310	37,310	38,909	40,504
5	A-5	MR. DHAVAL D. SHETH & MRS. BHAVANA JONESH SHETH	725	7,25,000	20,000	50,750	50,750	52,925	55,100
6	A-6	MR. SACHIN MAHESH KADAKA	322	3,22,000	20,000	22,540	22,540	23,506	24,472
7	A-7	MRS. DEVKA GAJANAN KAMAT	533	5,33,000	20,000	37,310	37,310	38,909	40,504
8	A-8	MRS. SWATI PRAKASH BADAMWALA & MR. PRAKASH HARIDAS BADAMWALA	725	7,25,000	20,000	50,750	50,750	52,925	55,100
9	A-9	MRS. NINA SACHIN KADAKA & MR. SACHIN MAHESH KADAKA	322	3,22,000	20,000	22,540	22,540	23,506	24,472
10	A-10	MRS. ANNA V. DEBIPANDE	533	5,33,000	20,000	37,310	37,310	38,909	40,504
11	A-11	MRS. R. VASANTHA	725	7,25,000	20,000	50,750	50,750	52,925	55,100
12	A-12	MR. NALIN CHAMANLAL DASHI	322	3,22,000	20,000	22,540	22,540	23,506	24,472
13	B-1	MR. MANDAR HARAYAN GHODKE	334	3,34,000	20,000	23,380	23,380	24,382	25,384
14	B-2	MRS. SULOCHANA R. MAMANI	545	5,45,000	20,000	38,150	38,150	39,785	41,420
15	B-3	MRS. SONAL BHARATKUMAR SANGHVI	533	5,33,000	20,000	37,310	37,310	38,909	40,504
16	B-4	MRS. MEENA LADHARAM RATESAR	334	3,34,000	20,000	23,380	23,380	24,382	25,384
17	B-5	MRS. TRUPTI ATUL ZATAWA	545	5,45,000	20,000	38,150	38,150	39,785	41,420
18	B-6	MR. KETUL A. JHATAGA	533	5,33,000	20,000	37,310	37,310	38,909	40,504
19	B-7	MR. VIKAS HARISHAN CHALHAN	334	3,34,000	20,000	23,380	23,380	24,382	25,384
20	B-8	MRS. VIDAVATHI J. SUVARNA	545	5,45,000	20,000	38,150	38,150	39,785	41,420
21	B-9	MR. SUNDAR AUCHIL	533	5,33,000	20,000	37,310	37,310	38,909	40,504
22	B-10	MR. HATHURAM PHOOLARAM KHAMAVAT	334	3,34,000	20,000	23,380	23,380	24,382	25,384
23	B-11	MR. PRADEEP DATTARAM SHINDE & MRS. JANHARI JANARDAN SHINDE	545	5,45,000	20,000	38,150	38,150	39,785	41,420
24	B-12	MRS. MEGHA NARENDRA RANE	533	5,33,000	20,000	37,310	37,310	38,909	40,504
TOTAL			11,113	1,11,11,300	4,20,000	8,37,760	8,37,760	8,73,844	9,09,868



करल - ५
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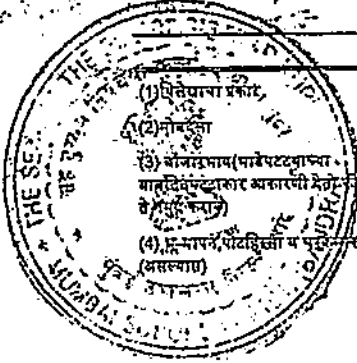
Index-II



सूची क्र.2

दुप्यन निबंधक : सह पु.नि.पुर्ना 5
दफ्त क्रमांक : 6481/2023
नोदणी :
Regn:63m

घाटाचे नाव : घाटकोपर



(5) क्षेत्रकळ

(6) नकाराची किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करव देणा-या/निवृत्त केवना-या घटकाचाचे नाव किंवा दिवानी न्यायालयाना हुकूमनामा किंवा अदेश अहत्यात,प्रतिवादिचे नाव व पत्ता.

विकसनकरालामा
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1) पतिकेचे नाव:Mumbai Ma.na.pa. इतर पर्यंत ; इतर माहिती: विकसन करालामा,अमीन व सिव्हिन,ओले घाटकोपर, सी.डी.एच.नं. 195/191,प्लॉट नं. 193,या वरील इमारत प्लॉट नं. 193,बीन वरंग को.ओप.हो.सो.सिमिटेड,गरोडिया नगर,घाटकोपर पूर्व,मुंबई 400077,अभिनिर्गित क्रमांक.एवीसी/1100901/87/2023/197/2023 अन्वये बालारभाय च.68362000,विश्वरुटी प्लॉट नं. 24842000/- मोबदला नं.127168500/- खाबर मरनेने सुत्रांक तुलक नं.6482635/-दिनांक 08/03/2023 सुमार दस्ताव नमूद केल्याप्रमाणे((C.T.S. Number : 195/191 ;))

1) 837.00 चौ.मीटर

- 1): नाव:-बीन वरंग को.ओप.हो.सो.सिमिटेड वरं मेभरन सचिन कडकिना वय-68; पत्ता:-प्लॉट नं: प्लॉट नं 193, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAJ4188M
- 2): नाव:-बीन वरंग को.ओप.हो.सो.सिमिटेड वरं रोडविसी अर विनवरापवन वय-57; पत्ता:-प्लॉट नं: प्लॉट नं 193, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAJ4188M
- 3): नाव:-मान्यता देणारे उजेरा . अवर वय-54; पत्ता:-प्लॉट नं: ए-1, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AAEP10651H
- 4): नाव:-मान्यता देणारे अरंठ महादेव मय्यर वय-76; पत्ता:-प्लॉट नं: ए-2, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AALP11435N
- 5): नाव:-मान्यता देणारे मिहिर नाचपण पोडके वरं मुखलारगौरी केदार देववेकर वय-53; पत्ता:-प्लॉट नं: ए 3, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-ADGP3327R
- 6): नाव:-रंदादेवी शिवदासन वय-75; पत्ता:-प्लॉट नं: ए 4, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-ARBPS5616A
- 7): नाव:-मान्यता देणारे धनंत सी. शेंठ वय-37; पत्ता:-प्लॉट नं: ए-5, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-BBUFS3274E
- 8): नाव:-मान्यता देणारे सारना विघेरा शेंठ वय-58; पत्ता:-प्लॉट नं: ए 5, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AAPD8787R
- 9): नाव:-मान्यता देणारे सचिन मणिसाल कडकिना वय-68; पत्ता:-प्लॉट नं: ए 5, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-ACBPK7810P
- 10): नाव:-मान्यता देणारे देविना राजन कागत वय-82; पत्ता:-प्लॉट नं: ए 7, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-BJSFK5125Q
- 11): नाव:-मान्यता देणारे स्वाशी प्रकाश बरामभाता वय-55; पत्ता:-प्लॉट नं: ए 8, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPS5711K
- 12): नाव:-मान्यता देणारे प्रकाश हृदिदास मदाभाता वय-58; पत्ता:-प्लॉट नं: ए 8, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AENPB2009P
- 13): नाव:-मान्यता देणारे नीना सचिन कडकिना वय-65; पत्ता:-प्लॉट नं: ए 9, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-ARZPK3175C
- 14): नाव:-मान्यता देणारे सचिन मणिसाल कडकिना वय-68; पत्ता:-प्लॉट नं: ए 9, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-ACBPK7810P
- 15): नाव:-मान्यता देणारे अरुणा सुती देवराडे वय-82; पत्ता:-प्लॉट नं: ए 10, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AACPD6230B
- 16): नाव:-मान्यता देणारे अर . वरंता वय-81; पत्ता:-प्लॉट नं: ए 11, माळा नं: .. इमारतीचे नाव: बीन वरंग को.ओप.हो.सो.सिमिटेड, प्लॉट नं: 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महापट्ट, MUMBAI. पिन कोड:-400077 पॅन नं:-AFPPV2715P



- 17): नावः-मान्यता देणारे जलिन विमलदास शाह तर्फे मुखत्यार अमेश अनंतराय देहता वयः-60; पत्ताः-प्लॉट नं. ए-12, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-CJPS1238M
- 18): नावः-मान्यता देणारे भंडार नारायण पोटके वयः-54; पत्ताः-प्लॉट नं. बी 1, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AFTPG5581Q
- 19): नावः-मान्यता देणारे सुलोचना आर. मणियन वयः-85; पत्ताः-प्लॉट नं. बी 2, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AOKPR5844M
- 20): नावः-मान्यता देणारे सोनल भरतकुमार संपवी वयः-55; पत्ताः-प्लॉट नं. बी 3, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AIKPS2435B
- 21): नावः-मान्यता देणारे मीना सधाराम खेसर वयः-82; पत्ताः-प्लॉट नं. बी 4, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AHKPR9356D
- 22): नावः-मान्यता देणारे सुमी अतुल शाटकिया वयः-58; पत्ताः-प्लॉट नं. बी 5, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AAAPZ2612B
- 23): नावः-मान्यता देणारे केतुल ए शाटकिया वयः-54; पत्ताः-प्लॉट नं. बी 6, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AAAPZ0655N
- 24): नावः-विकास हुरकिसान चौहान तर्फे मुखत्यार केतन प्रफुल्लजुमार भन्साली वयः-50; पत्ताः-प्लॉट नं. बी 7, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-ACWPC7155Q
- 25): नावः-मान्यता देणारे धेदावामी जे सुवर्णा वयः-79; पत्ताः-प्लॉट नं. बी 8, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-BXXPS4761F
- 26): नावः-मान्यता देणारे सुंदर ए. उचिल वयः-91; पत्ताः-प्लॉट नं. बी 9, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AHJPS9247F
- 27): नावः-मान्यता देणारे नयुराम फुलाराम कुमावत वयः-61; पत्ताः-प्लॉट नं. बी 10, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AJMPK3526C
- 28): नावः-मान्यता देणारे प्रदीप दत्ताराम शिंदे वयः-67; पत्ताः-प्लॉट नं. बी 11, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-BFXPS1092H
- 29): नावः-मान्यता देणारे जान्हवी जनार्दन शिंदे वयः-75; पत्ताः-प्लॉट नं. बी 11, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-BYIPS2469E
- 30): नावः-मान्यता देणारे मेघा नरेंद्र राणे वयः-55; पत्ताः-प्लॉट नं. बी 12, माळा नं. , इमारतीचे नावः जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं. प्लॉट नं. 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-AHIPR9072J

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	03/04/2023
(11)भतुकामांक,बंड व पृष्ठ	6481/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	6482700
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

- 1): नावः-मेसर्स आर डी के फन्टूशशन्स तर्फे भागीदार निश्चिन कामदार वयः-67; पत्ताः-प्लॉट नं. युनिट नं. 1, प्लॉट नं. 32-33, टीपीएस 1, माळा नं. तळ मजला, इमारतीचे नावः वेतजी शिवजी बाडी, ब्लॉक नं. हिंगवाला सेन, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-ABEFR0584P
- 2): नावः-मेसर्स आर डी के फन्टूशशन्स तर्फे भागीदार राकेश कानानी वयः-54; पत्ताः-प्लॉट नं. युनिट नं. 1, प्लॉट नं. 32-33, टीपीएस 1, माळा नं. तळ मजला, इमारतीचे नावः वेतजी शिवजी बाडी, ब्लॉक नं. हिंगवाला सेन, पाटकोपर पूर्व, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोडः-400077 पॅन नं:-ABEFR0584P

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

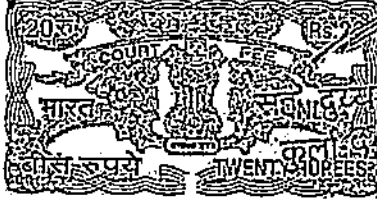
Payment Details

sr.	Purchase	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/87/23/K/197	1100901	6482700	SD		
2		DHC		2803202300946	2000	RF	2803202300946D	28/03/2023
3	कर	eChallan		MH017519126202223E	30000	RF	0008664974202223	28/03/2023

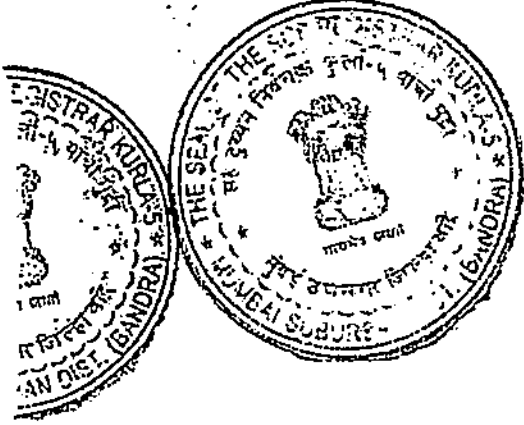
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

23392

2023



निबंधक
(वर्ग-२)



सह. दुर्यम निबंधक
कुर्ला-५ (वर्ग-२)

करल - ५
233Y2 62 24
2023



1. म. स. १९५४, १९५७, १९६०, १९६२, १९६३, १९६४, १९६५, १९६६, १९६७, १९६८, १९६९, १९७०, १९७१, १९७२, १९७३, १९७४, १९७५, १९७६, १९७७, १९७८, १९७९, १९८०, १९८१, १९८२, १९८३, १९८४, १९८५, १९८६, १९८७, १९८८, १९८९, १९९०, १९९१, १९९२, १९९३, १९९४, १९९५, १९९६, १९९७, १९९८, १९९९, २०००, २००१, २००२, २००३, २००४, २००५, २००६, २००७, २००८, २००९, २०१०, २०११, २०१२, २०१३, २०१४, २०१५, २०१६, २०१७, २०१८, २०१९, २०२०, २०२१, २०२२, २०२३

एच. डी. नं. 10228-11

आरक्षक (नं. 3437/23)

कुरिया-५, बंदरा
मुंबई उपनगर

पृष्ठ ११ व. ६
Page 03 of 6

1. मालकाचे नाव (संपत्तीचा मालक) (Name of the owner/holder of the property)	2. प्लॉट नं. (Plot No.)	3. क्षेत्र (Area)	4. मालकी दावा (Title) (Nature of title)	5. मालकी दावा (Title) (Nature of title)	6. मालकी दावा (Title) (Nature of title)	7. मालकी दावा (Title) (Nature of title)	8. मालकी दावा (Title) (Nature of title)	9. मालकी दावा (Title) (Nature of title)	10. मालकी दावा (Title) (Nature of title)	11. मालकी दावा (Title) (Nature of title)	12. मालकी दावा (Title) (Nature of title)
रमेशदास	१२५	१२५	मालकी	श्री. उमा. परमेश्वरीदेवी	श्री. जिवन नरंग को	३४	२५८	१३६०			
रमेशदास	१२५	१२५	मालकी	श्री. गोपीनाथ	श्री. ओपरेटिव्ह ऍजन्सि	२६	२६				
रमेशदास	१२५	१२५	मालकी	श्री. मधुसूदन गिरधाराबा	श्री. सोसायटी						
रमेशदास	१२५	१२५	मालकी	श्री. कैलास मधुसूदन	श्री. सोसायटी						
रमेशदास	१२५	१२५	मालकी	श्री. योगेश पिप्रावद	श्री. सोसायटी						
रमेशदास	१२५	१२५	मालकी	श्री. परमेश्वर मेहन	श्री. सोसायटी						
रमेशदास	१२५	१२५	मालकी	श्री. जिवनाथ हरिमण मेल्ला	श्री. सोसायटी						
रमेशदास	१२५	१२५	मालकी	श्री. जयधराम बाळासाहेब मोडी	श्री. सोसायटी						
रमेशदास	१२५	१२५	मालकी	श्री. जिवन नरंग को	श्री. सोसायटी						
रमेशदास	१२५	१२५	मालकी	श्री. ओपरेटिव्ह ऍजन्सि	श्री. सोसायटी						
रमेशदास	१२५	१२५	मालकी	श्री. सोसायटी	श्री. सोसायटी						



श्री. जिवन नरंग को
श्री. ओपरेटिव्ह ऍजन्सि
श्री. सोसायटी

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

वसुधैव कुटुम्बकम्	23/02/23	13/02/23
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Maharashtra State Co-op Societies Act 1960-Regn no Bombay/HSG/1318 of 1967)

No 193, Garodia Nagar, Ghatkopar East, Mumbai - 400 077

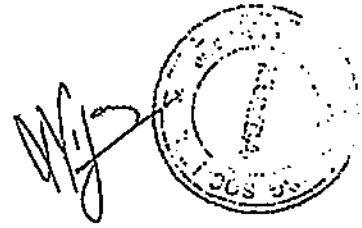
Extract of the Minutes of the Special General Body Meeting passed by Jeevan Tarang Co-operative Housing Society Limited (Reg no Bombay/HSG/1318 of 1967) in the Special General Body at society office on the 12th February 2023 at 11.30 AM

The meeting was called by the Chairman Mr Sachin Kadakia when the following members were present:

	RAGHAVAN	A-11
	SACHIN KADAKIA	A-6
	RAKESH BADAMWALA /SWATI	A-8
	ADAMWALA	
	JESH	A-1
	ER	A-2
	VI SIVADASAN	A-4
	AND BHAVANA SHETH	A-5
	KA KAMAT	A-7
	KA DESHPANDE	A-10
10	MANDAR GHODKE	B-1
11	SONAL SANGHAVI	B-3
	SULACHANA MANIAN	B-2
13	VEDAVATHI SUVARNA	B-8
14	SUNDAR UCHIL	B-9
15	MEGHA RANE	B-12
16	MANDAR GHODKE	B-1
17	MRS NINA KADAKIA	A-9
18	MR KUMAVAT	B-10
19	MR PRADEEP SHINDE	B-11
20	MRS MEENA RATESAR	B-4

Out of total of 24 members, 20 members were present at the time of meeting. The other members who were not present were appraised of this minutes of the meeting through mail and a consent from them is awaited through mail.

Chairman informed the members purpose of the meeting and informed the members that new revised draft of development agreement (DA) and Power of Attorney which was circulated to all the members on 03.02.2023 calling upon all the members to give their comments/ suggestions, if any on the said draft of DA. At the time of meeting, the draft of DA was discussed at length which was approved by our Advocate and also by our PMC Mr Sagar Sanghavi. The revised offer letter given to us by M/s RDK constructions vide their letter dated



**ANNEXURE - H: Copy of the Special General Body Meeting
Dated 12th February 2023
JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.**

(Registered under Maharashtra State Co-op Societies Act 1960-Reg n no Bom bay/1 ISG/1318 of 1967)

Plot No 193, Garodia Nagar, Chhatkopar East, Mumbai - 400077

01/01/2023 was also discussed and all members were informed of the proposed terms and conditions and the Rent.

Thereafter, the Chairman asked the quorum if the members had any query or suggestions/comments on DA draft. All the members present at the meeting raised their queries and approved the execution and registration of DA.

Accordingly the following resolution was passed by majority of members:

"RESOLVED THAT the draft of Development Agreement between the Society and the Existing Members of the Society and the Power of Attorney that be and is hereby approved"

"FURTHER RESOLVED THAT authority be and is hereby given to the members of the Managing Committee, jointly and severally, to effect suitable corrections in the said Development Agreement and Power of Attorney that may be required and mutually agreed upon between the Society and Developers"

The Hon. Secretary then explained the need to authorize at least 2 (Two) committee members out of the 3 (Three) who can jointly sign, execute and register Development Agreement, Power of Attorney, Rectification deed, Supplementary Development Agreement etc. and to sign/submit plans, documents, all correspondence, proposals and to receive approvals, plans etc., necessary to get our Redevelopment proposal approved by MCGM and any and all other authorities.

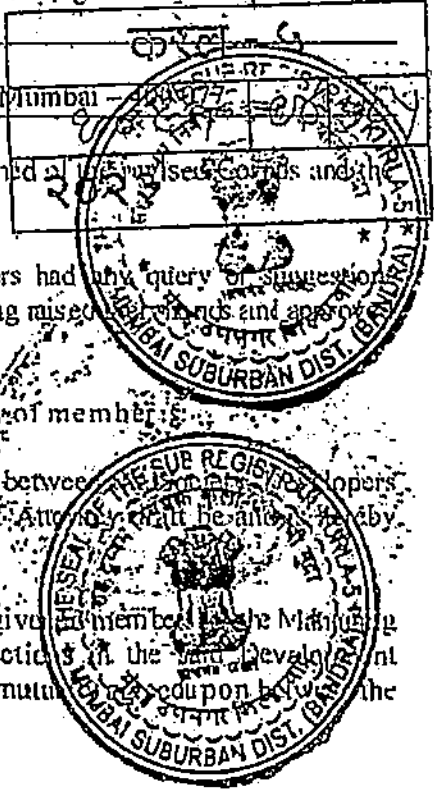
After a brief discussion the following resolution was unanimously passed:

RESOLVED THAT the out of the 3 members authorized any Two members be and are hereby authorized to jointly issue Letter of Intent, sign MOU, Development Agreement, Power of Attorney, Rectification deed, Supplementary Development Agreement etc. and to sign/submit plans, documents, all correspondence, proposals and to receive approvals, plans etc., necessary to get our Redevelopment proposal approved by MCGM and any and all other authorities.

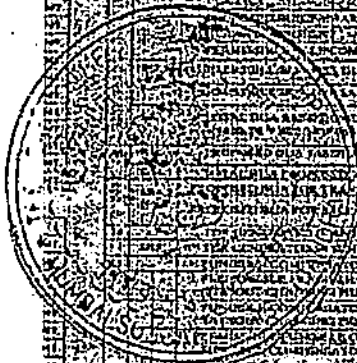
- R Vijayaraghavan - Secretary
- Sachin M.Kadakia - Chairman
- Prakash Badamwala - Committee Member

Proposed by Alka Deshpande and Seconded by Devika Kamat. All the members present voted unanimously in favour of the above resolution.

Meeting ended with a vote of thanks by Chairman.



2303
2023



1	STATEMENT	
2	NAME OF PLOT	
3	AREA OF ROAD CUT BACK	
4	AREA OF ROAD CUT BACK	
5	FUNCTIONS FOR WHICH THE PLOT IS TO BE USED	
6	CONSTRUCTION OF BUILDING	
7	CONSTRUCTION OF BUILDING	
8	CONSTRUCTION OF BUILDING	
9	CONSTRUCTION OF BUILDING	
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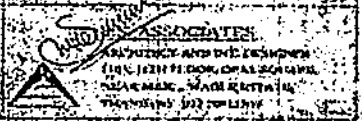
FORM II

1. GENERAL INFORMATION
 2. CERTIFICATE OF AREA
 3. ARCHITECTURAL DESCRIPTION OF PROPOSAL & PROPERTY

NAME & SIGNATURE OF OWNER
 M/S. RINK CONSTRUCTION

STAMP OF DATE OF RECEIPT OF PLANS
 STAMP OF APPROVAL OF PLANS
 Approved and submitted to the Government
 for the purpose of the provisions of the
 Town and Country Planning Act, 1964
 dated 14 AUG 2023
 Deputy Commissioner
 Urban Planning Authority

REVISION	DATE	DESCRIPTION	SIGNATURE
DESIGN			
DRAWING			
CHECKED			
SCALE			
MONTH			



43 A 3

DUPLICATE IN LIEU OF ORIGINAL CERTIFICATE
SHARE CERTIFICATE No. 027

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

CAPITAL Rs. 1,00,000/-

divided into shares of Rs. 50/- each

Member's Register No. 4

Share Certificate No. 000

23324/10
2023

THIS IS TO CERTIFY that Mr. S. HANNAH

MEHTA

is the Registered Holder of (147)

Shares of Rupees 147/-

inclusive in THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that

upon each of such Shares the sum of Rupees 147/-

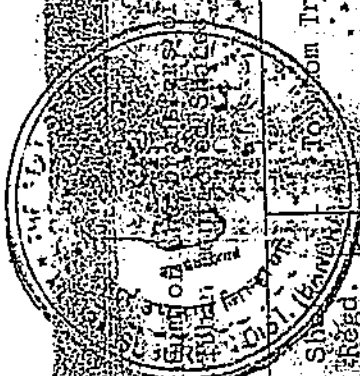
has been paid.

GIVEN under the Common Seal of the said Society at Bombay

this 30th day of June 1968.



[Signature]
Chairman
Hon. Secretary
Member of the
Committee



Memorandum

क्र.सं.

Date of Transfer	Transfer No.	From	To
12/12/54		SHRI USTA	SHIVMATH
15/04/50		DR. DHANU. D. SHASTRI	SHARMA TIGUNJI
			SHETH

CHIEF SECRETARY

SECRETARY

CHIEF SECRETARY

SECRETARY

SHARE CERTIFICATE

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD

2023

CAPITAL Rs. 1,00,000/-

Divided into Shares of Rs. 50/- each

Member's Register No. 4

Share Certificate No. 0489

THIS IS TO CERTIFY that Mr.

Prakash

is a Registered Holder of ()

Shares of Rupees (50) each

Inclusive in THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD

subject to the By-laws of the said Society, and that

upon each of such Shares the sum of Rupees (50)

has been paid.

GIVEN under the Common Seal of the said Society at

this 15th day of December 1967



Sd/- E. D. Kale Chairman

Sd/- R. K. Somantra Hon. Secretary

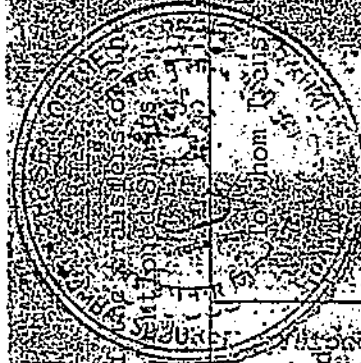
Sd/- G. A. ... Member of the Committee

Secretary 15-11-72

P.T.C.

2

<p>Memorandum of Transfer</p>	<p>Date of Transfer:</p>	<p>Transfer No.:</p>	<p>Name of Beneficiary:</p>	<p>Signature</p>
<p>1952</p>	<p>1952</p>	<p>1952</p>	<p>SHYAM SHIVNATH MUNSHI</p>	<p>Signature</p>
<p>1952</p>	<p>1952</p>	<p>1952</p>	<p>SHYAM SHIVNATH MUNSHI</p>	<p>Signature</p>
<p>1952</p>	<p>1952</p>	<p>1952</p>	<p>SHYAM SHIVNATH MUNSHI</p>	<p>Signature</p>
<p>1952</p>	<p>1952</p>	<p>1952</p>	<p>SHYAM SHIVNATH MUNSHI</p>	<p>Signature</p>
<p>1952</p>	<p>1952</p>	<p>1952</p>	<p>SHYAM SHIVNATH MUNSHI</p>	<p>Signature</p>



SHYAM SHIVNATH
MUNSHI

Signature

SHARE CERTIFICATE

कल - 9
2023

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY

CAPITAL Rs. 1,00,000/-

divided into Shares

Members Register No. 9

Share Certificate



THIS IS TO CERTIFY that Mr. N. Narayan Ghodke

Registered Holder of (5) Five

Shares of Rupees Fifty each

inclusive in THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.,

Bombay subject to the Bye-laws of the said Society, and that

upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay

this 21 day of December 1967

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.
BOMBAY

Chairman

Hon. Secretary

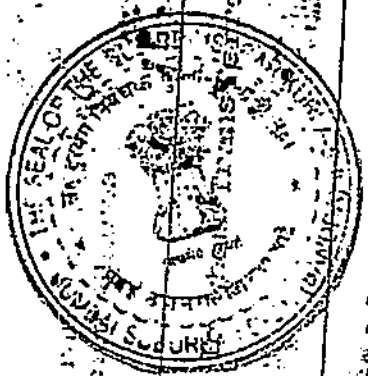
Member of the Committee

P.T.O.

Society

2023
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Date of Issuance	Transfer No.	Share Nos. No. Old	Name of Member
1-1-21		MR. ANURAG SONDASIED	ANURAG SONDASIED
1-6-2000		MR. HANSEN HEETA	HANSEN HEETA
1-7-2003		MR. RAJESH BHAUNRAJ	RAJESH BHAUNRAJ

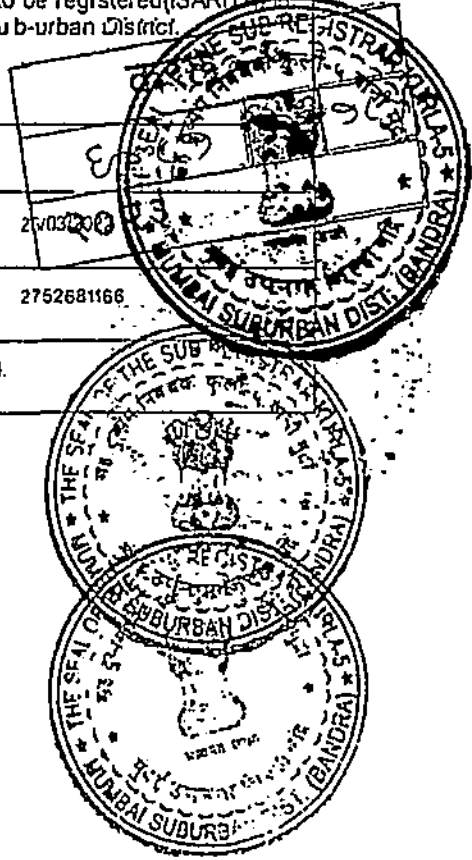
CHAIRMAN


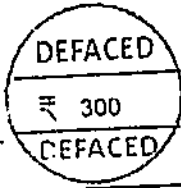
HON. SECRETARY

COMMITTEE MEMBER

करल - ५
 23392 ७४ ९५
 २०२३ करल - ५

Department of Stamp & Registration, Maharashtra		६५०६	९५
Receipt of Document Handling Charges		२०२३	
PRN	2603202207591	Date	26/03/2022
Received from MIHIR NARAYAN GHODKE, Mobile number 9821573636, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered (SARITA) at the Sub Registrar office Joint S.R. Kurli 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	26/03/2022
Bank CIN	10004152022032605843	REF No.	2752681166
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	2603202207591	Receipt Date	30/03/2022
Received from MIHIR NARAYAN GHODKE, Mobile number 9821573636, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 6507 dated 30/03/2022 at the Sub Registrar office Joint S.R. Kurli 5 of the District Mumbai Sub-urban District.			
			
Payment Details			
Bank Name	IBKL	Payment Date	26/03/2022
Bank CIN	10004152022032605843	REF No.	2752681166
Deface No	2603202207591D	Deface Date	30/03/2022
This is computer generated receipt, hence no signature is required			

करल - ५
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करल - ५
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2022

CHALLAN
MTR Form Number-6

GRN	MH015432232202122E	BARCODE	Date		26/03/2022-14:14:09	Form ID	AB(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID/ TAN (If Any)	6069 992514				
Office Name	KRLS_JT SUB REGISTRAR KURLA NO 5	PAN No.(If Applicable)	2022				
Location	MUMBAI	Full Name	MIHIR NARAYAN				
Year	2021-2022 On-line	Flat/Block No.	Flat No.	Ground Floor (Living, Jeovan) The Ang			
Account Head Details	Amount in Rs.	Premises/Building	GHS Ltd.				
0030045501	Stamp Duty	193, Garodia Nag	500.00				
003006330	Registration Fee	Mumbai	100.00				
		Town/City/District	Mumbai				
		PIN	4 000 0 7				
		Remarks (if Any)	SecondPartyName=GAURI KEDAR DE				
		Amount in	Six Hundred Rupees Only				
Total		600.00	Words				

600.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332022032618074	2737131076	
Cheque/DD No	Bank Date	RBI Date	26/03/2022-14:15:15	26/03/2022	
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No., Date	101, 28/03/2022			

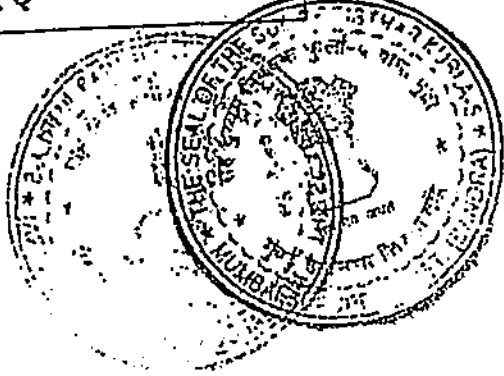
Department ID: Signature Not Verified
NOTE: This challan is valid only to be registered in Sub Registrar office only. Not valid for unregistered document.
Digitally signed by IS VIRTUAL TREASURY
MUMBAI 03
Date: 2022.03.30 09:37:23 IST
Reason: Secure Document
Location: India
Mobile No.: 9821573636

Sr. No. I	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-520-6507	0007490901202122	30/03/2022-09:35:49	IGR561	100.00

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करल - ५
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 २०२३

GRN: MH015482232202122E	Amount : 600.00	Bank: IDBI BANK	Date: 26/03/2022-14.14.09
2 (IS)-520-6507	6007490901202122	30/03/2022-09:35:49	IGR561
६०८९ ९९३ ९८५	Total Defacement Amount		500.00
२०२३			600.00



Signature Not
 Verified
 Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2022.03.30
 09:37:23 IST
 Reason: Secure
 Document
 Location: India



CHALLAN
MTR Form Number-6



GRN	MH015732022E	BARCODE	Date		26/03/2022-14:15:15	FlaNo	48
Department	Inspector General of Registration		2023				
Type of Payment	Registration Fee		TAX ID/ TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	MIHIR NARAYAN GHODKE			
Location	MUMBAI		Fla/Block No.	FlaNo.A-3			
Year	2021-2022_One Time		Premises/Building	CHSLId			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)	
0030045901 - Stamp Duty	500.00	193, Gardia	Mumbai				
0030053301 - Registration Fee	100.00						
Total		Amount In	Words				
		Six Hundred					
Payment Details		IOBI BANK					
Cheque/DD Details		Bank CIN	Ref. No.	6910310200010076			
Cheque/DD No.		Bank Date	RBI Date	26/03/2022-14:15:15 Not Verified with RBI			
Name of Bank		Bank-Branch	IOBI BANK				
Name of Branch		Scroll No., Date	Not Verified with Scroll				

Department ID: Mobile No.: 9821573636
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दृश्यन नियंत्रक कार्यालयत नोंदणी फरावाच्या दस्तासाठी लागू आहे. नोंदणी न फरावाच्या दस्तासाठी सदर चालन लागू नही.

करल - ५		
23312	04	04
2023		

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: I, MIHIR NARAYAN GHODKE, age 46 years having address at Flat No A-3, Ground Floor, Plot No 193, Garodia Nagar, Ghatkopar (East), Mumbai 400 077 SEND GREETINGS

करल - ५		
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WHEREAS:

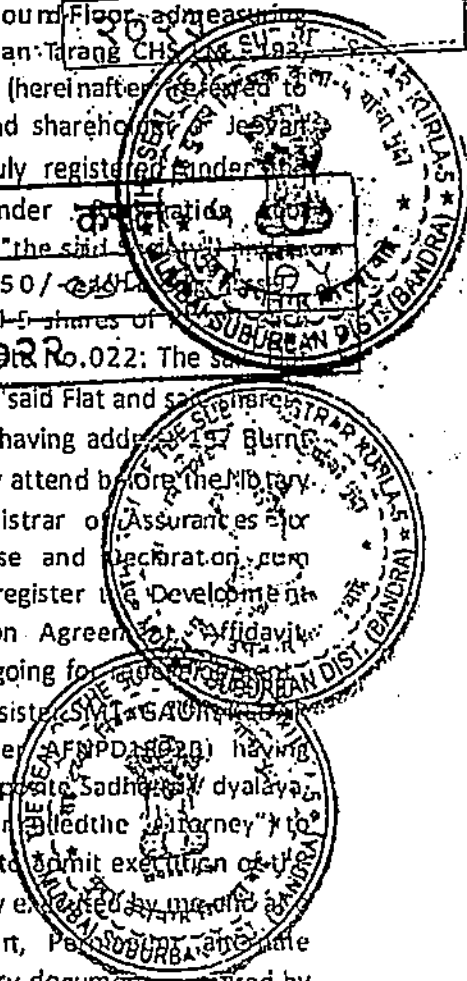
(A) I am the owner, and entitled to the Flat No.A-3, Ground Floor, admeasuring 322 sq. ft. of carpet area situate on A-wing, Jeeyan Tarang CHS (located to Garodia Nagar, Ghatkopar East), Mumbai-400 077 (hereinafter referred to as the "said Flat") and am registered member and shareholder of "Jeeyan Tarang Cooperative Housing Society Limited" duly registered under the Maharashtra Co-operative Societies Act, under कर्मचारी BOM/HSG/1318 of 1967 (hereinafter referred to as "the said Society") as such member holding 24 shares of the Society of Rs. 50/- each and 5 shares of Rs. 100/- each bearing Nos. 106to 110 covered under share certificate No.048 and 5 shares of Rs. 100/- bearing Nos. 106to 110 covered under share certificate No.022: The said flat and shares hereinafter collectively referred to as the "said Flat and shares"

(B) As I am based and residing in the United Kingdom having address at 157 Burnt Ash Hill, London SE120QB, I am unable to personally attend before the Notary Public for notarising and/or before the Sub-Registrar of Assurances for admitting execution of the said Deed of Release and Declaration cum Indemnity, and also unable to sign, execute and register the said Deed of Release and Declaration, Permanent Alternate Accommodation Agreement, Affidavit, Declaration, Indemnity etc. if the "said society" is going for the development therefore I am desirous of appointing my real elder sister SMT. GAURI KEDAR DEGWEEKAR aged 52 years bearing (PAN number AFNPD1802B) having address at Flat 602, VIJAYA SADAN, Road No 24, Opposite Sadhana, dyalaya, Above AXIS Bank, Sion, Mumbai 400022 (hereinafter called the "Attorney") to attend the office of the Sub-registrar to lodge and to admit execution of the said Deed of Release and Declaration cum Indemnity executed by me and for registering the said Development agreement, Permanent Alternate Accommodation agreement, and any other necessary documents required by the Registrar on my behalf.

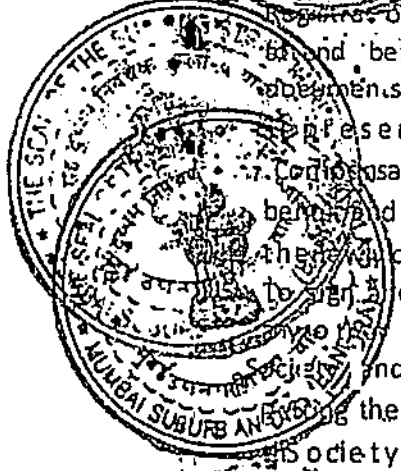
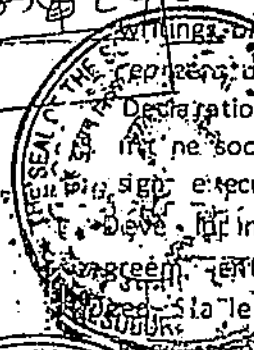
NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I Mr. MIHIR NARAYAN GHODKE do hereby nominate, constitute, and appoint said SMT. GAURI KEDAR DEGWEEKAR to do the acts, deeds, matters and things in my name and on my behalf for lodgement and registering and/or notarising the said Deed of Release and declaration cum indemnity signed and executed by me and admitting the execution on my behalf which the Attorneys have consented to do

Mihir Narayan Ghodke

Deewekar



2023
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 2023
 2023



To appear before the Notary Public for Notarising and/or before Sub-Registrar of Assurances for lodgement and registering and admitting of the said Deed of Release and Declaration cum Development Agreement, Permanent Alternate Accommodation Agreement, Release Deed, Cancellation Deed, Rectification Deed, Purchase Deed, Sale Deed and any other necessary documents required by the Registrar on my behalf.

To sign all forms, document/s, paper/s, or declaration applications, Letters, writings, or any type of affidavit with other relevant documents and represent before the Notary Public for getting said Deed of Release and Declaration cum Indemnity registered in the records of rights.

In the society, being for redevelopment of its property, in that case, to sign, execute and register the Deed of Release and Declaration cum Development Agreement, Permanent Alternate Accommodation Agreement, Release Deed, Cancellation Deed, Rectification Deed, Purchase Deed, Sale Deed and any other necessary documents required by the developer and / or society and to appear before the Registrar of Assurances for registering the said documents and also to admit my signature for resignation on my behalf.

To present before the Developer / Society and to receive the Rental Concession / Corpus / Brokerage / Logistic from the Developer on my behalf and to issue the receipt for the same and to accept the New Flat in the newly constructed building.

To sign and execute all transfer forms, Application for Membership and affidavits, declaration, letters, writing etc. as required by the Society and represent before the Society for completing the formalities for the Said Flat and Shares transferred in my name in the records of the Society as the sole member of the Society in respect of the Said Flat.

6. I hereby state and declare that I appoint my attorney (SMT. GAURI KEDAR DEGWEEKAR) to sign the necessary papers for lodgement and for admitting in execution of the Said Deed of Release and Declaration cum Indemnity, such as Affidavit/s, Form/s, Application/s, Letter/s, Writing/s, or any other relevant documents in respect of my share in the said Flat and Shares before the sub-Registrar of Assurances for Registration, Lodgement and admitting execution of the documents duly signed by me and /or before the Notary Public for Notarization. The said Attorney is also authorized to sign and execute the Deed of Release and Declaration cum Development Agreement, Permanent Alternate Accommodation Agreement, Release Deed, Cancellation Deed, Rectification Deed, Purchase Deed. Sale Deed and any other necessary documents required by the Registrar on my behalf Consent Affidavits etc and appear before the sub-Registrar of

[Handwritten signature]

[Handwritten signature]

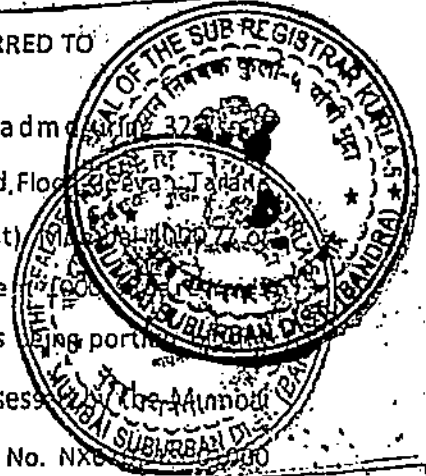
करल - ५		
233Y2	U	ey
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Assurances for Registration, Lodgement and admittin Execution of the documents in respect of the said flat and shares and appear before Sub-Registrar, Registration Office, Mumbai and/or Notary Public on my behalf only

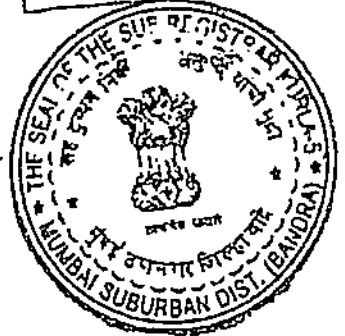
करल - ५		
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२०२२		

SCHEDULE OF THE FLAT ABOVE REFERRED TO:

Release of share in flat bearing A-3 Jeevan Tarang, a dme of the carpet area situated in the A-Wing, Ground Floor of the Jeevan Tarang CHS, Plot No 193, of Garodia Nagar Ghatkopar (East) Garodia Nagar Scheme containing by admeasureme equivalent to 836.01 Square Meters or there abouts being portion bearing Survey No. 2, Hissa No 1 (part) which is assessed by the Municipal Corporation under the Assessment with No. NXE along 24 shares of the society of Rs50/- each bearing Nos 872 to 920 covered under share certificate No 048 and 5 shares each bearing Nos. 108 to 110 covered under share certificate no. 22



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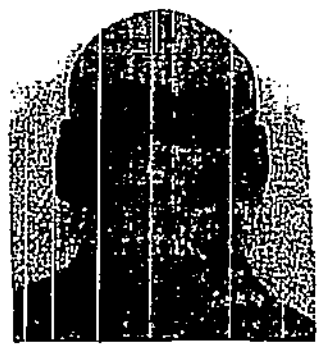


Thiriyhalku

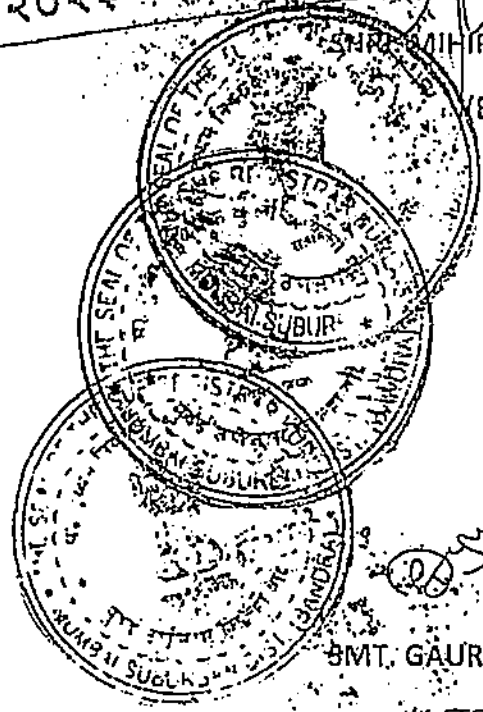
D. Jambor

IN WITNESS WHERE OF this deed is signed by me at CHEMBUR on this 30th day of 10 h 2022

क्र. सं. - ३०१०	L १५
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२०२३	२०२३
२०२३	२०२३



MIHIR NARAYAN GHODKE
(EXECUTANT)



Gauri Kedar

BMT. GAURI KEDAR DEGWEKAR
(ATTORNEY HOLDER)



WITNESSES

1. Name: MANDAR NARAYAN GHODKE *Mandar Ghodke*
 Address: B-1, JEEVAN TARANG, 193, GARODIA NAGAR,
 GHATKOPAR EAST, MUMBAI 40077

2. Name: APARNA ANAND SAPRE *Aparna Sapre*
 Address: D-5, ANMOL RESIDENCY, KASPATE WASTI,
 WAKAD, PUNE 57.



MAHANAGAR GAS LIMITED

Website: www.mahanagargas.com
AN ISO 9001, 14001 and 45001 Certified Company

करल - ५

223 RECORD No. 1111 1009

2022

Bill Date

Bill Period: 12/01/2022 to 12/01/2022

Due Amount: 1105.00

Amount After: 1105.00

Due Date: 12/05/2022

Mr. MIHIR NARAYAN GHODKE
Flat No : A3, Wing: B, Floor No: Gr
JEEVAN TARANG, GARODIA NAGAR, 1ST ROAD,
MUMBAI - 400077
BP No > 1100714675
Mob: XXXXX4226, Email: M*****E@GMAIL.COM


MVAT Invoice No	DOM/02/21-22/15363660
PART A (Sale Of Natural Gas)	
Gas Consumption SCM	-58
Gas Consumption Charges @ Rate Per SCM 31.30	-1720.55
TAX @ 13.36%	-233.07
Arrears	3163.44
Work Balance / Discount / Rebate	0.00
TOTAL CHARGES A	1223.82
SST Invoice No	201012267651
Other Charges	0.00
Minimum Charges	-100.27
SGST @9%	-9.02
CSS @9%	-9.02
TOTAL CHARGES B	-118.31
TOTAL PAYABLE (A+B)	1105.51

Important Information

* w.e.f. 27th November 2021 Single Slab tax

We have raised the current bill based on the reading of the meter provided by you via Support ID of MGL.

Delayed Payment Charges and Late payment against your past bills and to has been included under the Arrears



Gas Consumption Security Deposit ₹ 750.00

Your interest free, refundable Security deposit towards Last MGL Connectivity with us as on date is ₹5000

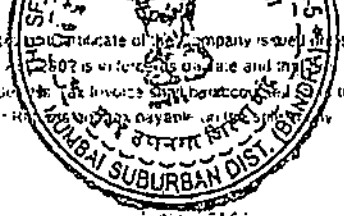
Previous Reading	493 Assessed	Closing Reading	425 Actual
Date	12/12/2021	Date	25/01/2022

Sl. No.	Period	SCM	Type Of Reading	Amount
1	13/10/2021 - 12/12/2021	0	Assessed	118
2	13/08/2021 - 12/10/2021	27	Assessed	630
3	13/06/2021 - 12/08/2021	27	Assessed	814
4	13/04/2021 - 12/06/2021	27	Assessed	806
5	13/02/2021 - 12/04/2021	26	Assessed	776
6	13/12/2020 - 12/02/2021	83	Actual	2548

Declaration

It is hereby certified that Reg. No. 201012267651 of the company issued under Maharashtra Value Added Tax Act, 1954 is in force and the transaction of sale covered under the said invoice shall be treated as the turnover of Sales when the bill is raised and the tax liability has been paid or shall be paid.

For Mahanagar Gas Ltd




Chief manager - Revenue & Taxation

Dear Consumer,
To protect your privacy If you desire to get your Bill at actuals, please provide us your Meter Reading along with a clear image of the meter for us to raise your Bill as per actual Reading. For this purpose, you will receive an SMS from MGL with a link. Please use the link between 31/05/2022 and 03/06/2022 to submit the reading.


- 1. Click on the link in the SMS received from MGL on your registered Mobile number. Click on the link in the SMS. Photo of the After Sales Supervisor will be displayed.
- 2. Select Meter Reading -> Select Know your Meter Reader -> Enter ID number received in SMS in the Registered Mobile Number -> Click Get Details and photo of the Meter Reader will be displayed.
- 3. Enter the credentials of MGL Reader.
- 4. Click on the link in the SMS received from MGL on your registered Mobile number. Click on the link in the SMS. Photo of the After Sales Supervisor will be displayed.

cheque No: 2100 0071 6110
Bank Name/branch: Jeevan Tarang, Garodia Nagar, 1st Road, Mumbai - 400077
Amount Paid: 1105.00
Please pay by cheque in favour of "Mahanagar Gas Ltd"
A No. 2100 0071 6110

UPI



PAYTM



M. Ghodke

D. Desai

करल - ५

१५०७ ११ १५

२०२करल - ५

२३३५१ ८४ १५

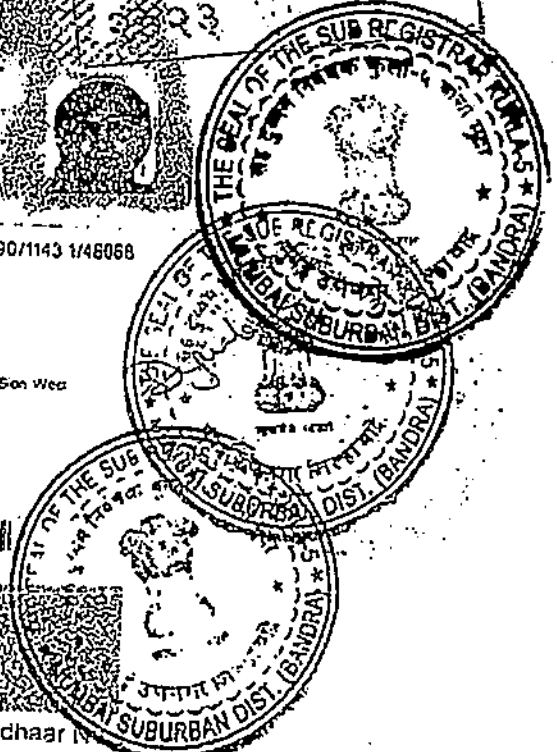


नोंदविण्याचा क्रमांक / Enrollment No 1190/1143 1/48068

To,
श्री.के.ए. डेग्वेकर
Gauri Kedar Degvekar
W/O Kedar Degvekar
Flat No 7, Flat No. 601, Vajra Sadan
Road No 24
Opp. Saubhara Vajralaya High School San West
Mumbai
Maharashtra 400022
9820042392

Ref: 120 /05F / 218135 /219263/P

UB48659530IN



आपला आधार क्रमांक / Your Aadhaar

9826 7454 2485

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

श्री.के.ए. डेग्वेकर
Gauri Kedar Degvekar
जन्म वर्ष: Year of Bth: 1970
लिंग: Female

9826 7454 2485

आधार - सामान्य माणसाचा अधिकार

Dgambur

Dgambur Self Attestation

आधार - सामान्य माणसाचा अधिकार

Dgambur

करल - ५
 २०२३
 कल - ५
 २०२३
 23345
 २०२३
 ओळखपत्र
 MT/07/050/175617

Address/पता

G-Li van Tarang (B) 193
 Garodiya Nagar
 Ghatkop ar.(E) Bombay

त-1 विधान तरंग (ब) 193

गरोडिया नगर

घाटकोपर (ए) बम्बई

Elector

मतेदाराने गा

Father's

Husband

वडील/आई/पतिचे

Scx

195

19

050 Ghatkopar

Assembly Constituency

घाटकोपर

विधानसभामंडळाचे क्षेत्र

Place/ स्थळ Ghatkopar

Date/दिनांक 21/11/1994

This card may be used as an identity card under different Government Schemes

हे पत्र शासनाच्या विविध योजनांसाठी (उदा. आरोग्य योजना) उपयोगात आणता येईल

M. Ghodke

Self Attested

PERMANENT (अस्थायी नसलेल्या)

ADGPG3927R

सह नाम

MIHIR NARAYAN GHODKE

सह नाम (पैतृक नाम)

NARAYAN SHREEDHAR GHODKE

जन्म दिनांक (DATE OF BIRTH)

02-11-1975

सह नाम / SIGNATURE

M. Ghodke

आयकर अधिकारी (आयकर विभाग)

Commissioner of Income-tax (Income Operations)

करल - ५
 23392 | ६६ | ९५
 २०२३

करल - ५
 ६४०७ | ९३ | ९५
 २०२२

भारत सरकार
 Unique Identification Authority of India

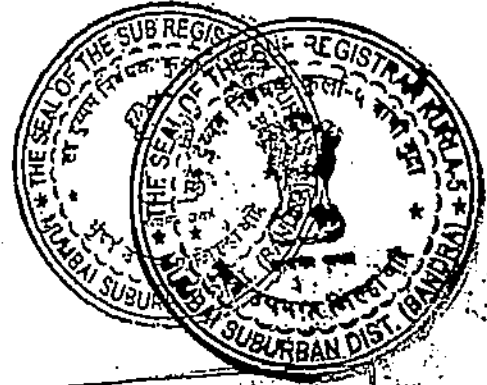
आधार Enrolment No.: 1104/20566/82025

To
 Mr. Harayan Ghosh
 22, Harayan Ghosh
 G.Leevan Tarang Co-Op Hsg Society
 17, Gopda Marg
 Chhatrapati Esli
 Near Panchaj Hospital
 Mumbai
 Maharashtra - 400077
 1037164226

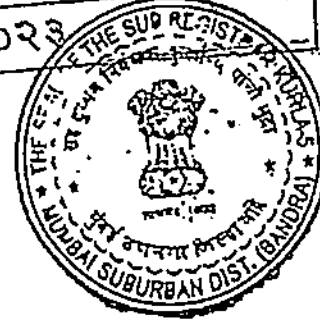
आपका आधार क्रमांक / Your Aadhaar No
 7868 4190 6750
 मो. : 9103 4932 2949 4319

माझे आधार, माझी ओळख

7868 4190 6750



करल - ५
 ६४०७ | ९३ | ९५
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भारत सरकार
 Unique Identification Authority of India

शिवजी विश्वनाथ सुर्यावन्शी
 Shivaji Vishwanath Suryavanshi
 नाम / Name Year of Birth : 1978
 पुरुष / Male

6749 9769 8339

आधार - सामान्य माणसाचा अधिकार

520/6507	करल - ५
सूचना क्र. 30 मार्च 2022 9:36 म.प.	
2830	6507/2022
2023	01/-
मूल्य शुल्क: रु.500/-	

दस्त गोश्वरा भाग - 1

करल 5		
दस्त क्रमांक: 6507/2022		
करल - ५		
६५०७	३४	३५
२०२२		

दू. नि. मह. दू. नि. करल 5 यांचे कार्यालयाने
 प्र. क्र. 6507 वर दि.30-03-2022
 रोजी 9:34 म.प. या. हजर केला.

पावणी: 6830

पावणी दिनांक: 30/03/2022

मह. स्व. शासनाचे नाव: मिही: नारायणराव

नोंदणी की

दस्त दाखलकर्त्या की

पृष्ठांची संख्या: 15

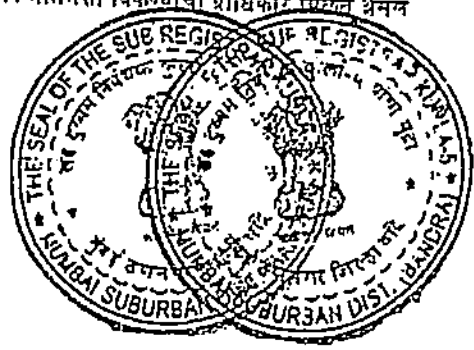
करल - ५		
100.00		
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मूल्य: 400.00



सहायक उप-निर्वाहक
 कुरला-५ (वर्ग-२)

मूद्रांक शुल्क अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही त्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल
 दिनांक 130/03/2022 09:34:10 AM ची वेळ: (मह. रीकरण)
 दिनांक 230/03/2022 09:35:00 AM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्तादी सत्यता, वैधता कागदपत्रांची वरील खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / को. नं. यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही."

लिहून घेणारे
 १) [Signature]
 २)
 ३)

लिहून घेणारे
 १) [Signature]
 २)
 ३)



दस्तू गोमयारा भाग-2

करल 5
दस्तू क्रमांक: 6507/2022

30/03/2022 9 40:41 AM

दस्तू क्रमांक : करल 5/6507/2022
दस्ताचा प्रकार :- पांवर ऑफ बॅटर्नी

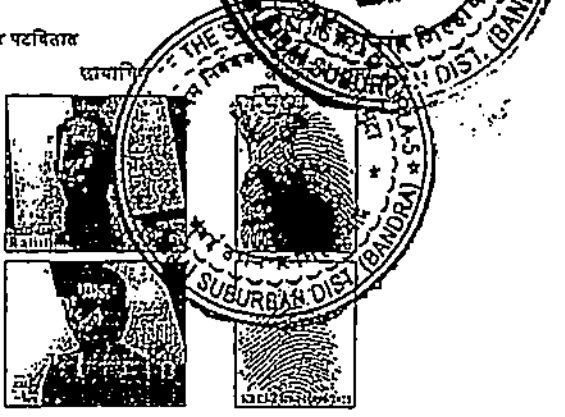
अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार
1 नाव: मिहिर नारायण घोडके. पत्ता: प्लॉट नं: १०२, माळा नं: तळ मजला, इमालीचे नाव: जीवन तरंग सि.एच.एस सी., प्लॉट नं: प्लॉट नं १९३, गरोडिया नगर, रोड नं: पाटकोपर पूर्व, महाराष्ट्र, MUMBAI. पॅन नंबर
2 नाव: गौरी केदार वेगडेकर. पत्ता: प्लॉट नं: प्लॉट ६०२, माळा नं:., इमालीचे नाव: विजया सदन, प्लॉट नं: रोड नं २४, ओम्पेसीवे साधना विद्यालय, रोड नं: ऐनिसस बँकचा बरती, शिव, महाराष्ट्र, MUMBAI. पॅन नंबर



वरील दस्तऐवज करून देणार तपासणीत पांवर ऑफ बॅटर्नी चा दस्त ऐवज करून दिल्याचे कदुल करतात.
शिक्का क्र.3 ची वेळ: 30/03/2022 09 : 37: 52 AM

ओळख:- घासीन इमान असे निवेदीत करतात की हे दस्तऐवज करून देणाऱ्यांना व्यक्तीचा ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: शिवाजी सुर्यवंशी. पत्ता: पाटकोपर पश्चिम, मुम्बई पिन कोड: 400086
2 नाव: मंदाह नारायण घोडके. पत्ता: सी-१, जीवन तरंग, १९३, गरोडिया नगर, पाटकोपर पूर्व, मुम्बई पिन कोड: 400077



शिक्का क्र.4 ची वेळ: 30/03/2022 09 : 38 : 30 AM

शिक्का क्र.5 ची वेळ: 30/03/2022 09 : 38 : 48 AM नोंदणी पुस्तक 4 मध्ये

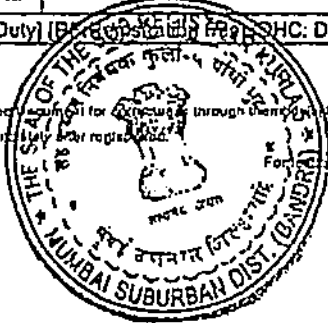
Joint S. 17(2) सह. मुख्य निबंधक (Suburban District)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MIHIR NARAYAN GHODKE	eChallan	69103332022032618074	MH015432232202122E	500.00	SD	0007480901202122	30/03/2022
2		DHC		2603202207581	300	RF	26032022075810	30/03/2022
3	MIHIR NARAYAN GHODKE	eChallan		MH015432232202122E	100	RF	00074909012022	30/03/2022

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charge] क्रमांक १ रुग्णाकर

नोंदणी क्रमांक : 30 103/ 2022
6507 /2022

सह. मुख्य निबंधक, कुर्ला - ५
मुंबई उपनगर जिल्हा



करल - ५		
23892	Le	ey
२०२३		



करल - ५		
23342	eo	ey
२०२३		

घोषणापत्र

मी. Gauri Degumber याद्वारे घोषित करतो की, दुय्यम निबंधक KRL-5

यांचे कार्यालयात PAAA या शिक्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री Mihir Chodke व इ. यांनी दि. 30/3/22 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीसाठी सादर केला आहे.

करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरत

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

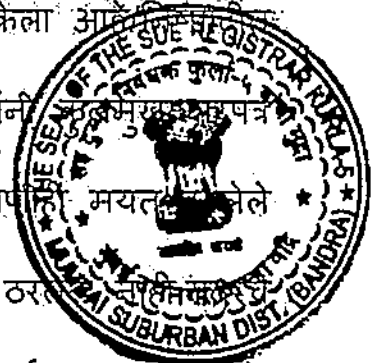
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये

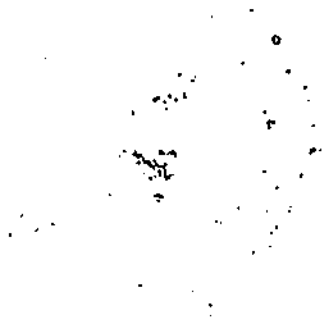
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

Degumber

दिनांक 31-10-2023

कुलमुखत्यारपत्रधारकाचे नाव
व सही






111

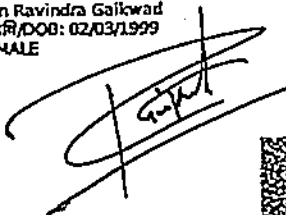
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करल - ५		
23372	ey	ey
2023		


 भारत सरकार
 Government of India

रोहन रविंद्र गवळकार
 Rohan Ravindra Galkwad
 पन् नं. / DOB: 02/03/1999
 पुरुष / MALE






4463 3642 4733
पिन: 4127 0226 8883 7260

मेरा आधार, मेरी पहचान

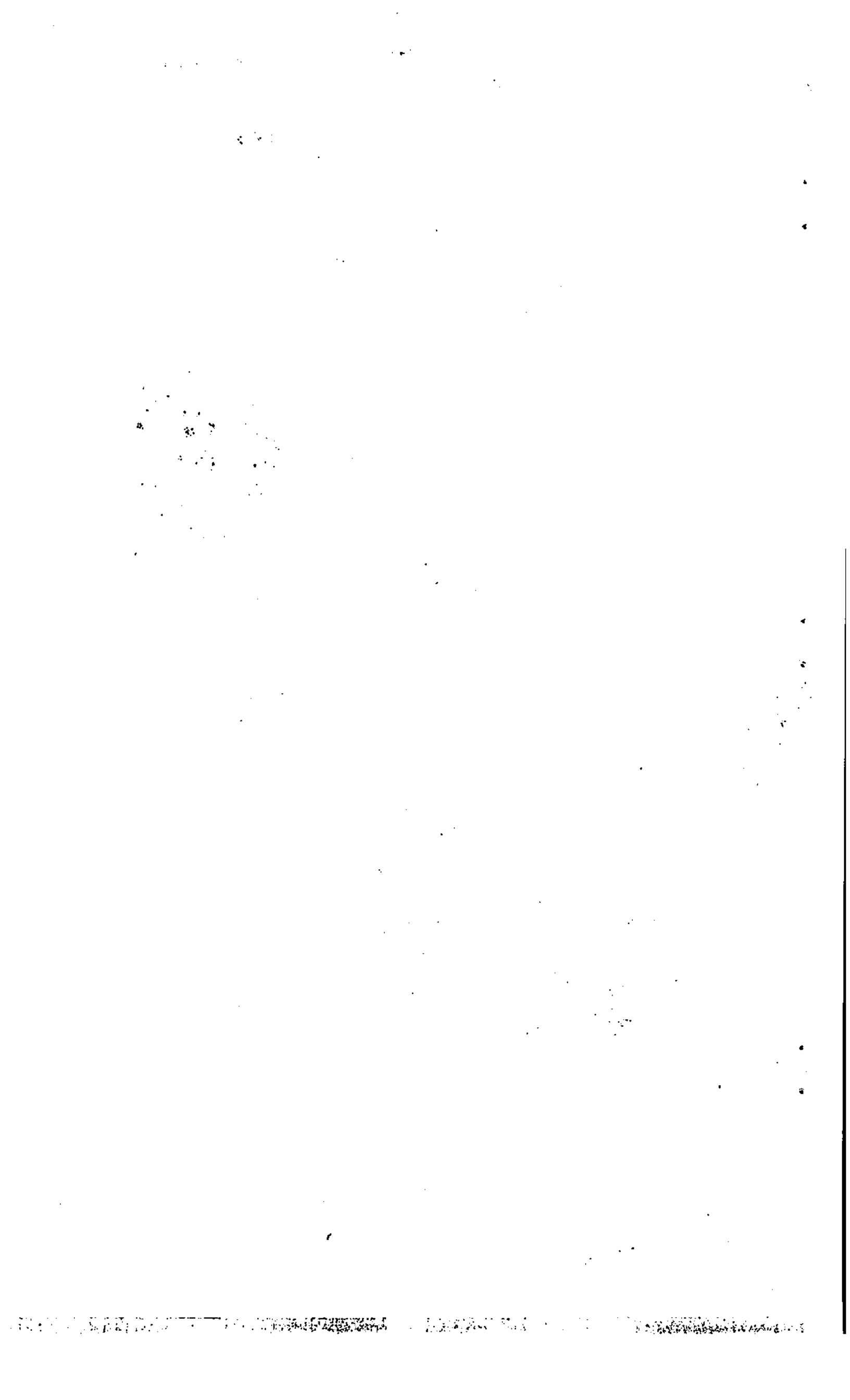


आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVERNMENT OF INDIA



4463 3642 4733

Param



520/23352

मंगळवार, 31 ऑक्टोबर 2023 10:28 म.पू.

दस्त गोपवारा भाग-1

करल5

दस्त क्रमांक: 23352/2023

दस्त क्रमांक: करल5 /23352/2023

वाजार मुल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 100/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

करल - ५		
23352	er	ey
2023		

दु. नि. सह. दु. नि. करल5 यांचे कार्यालय

अ. क्र. 23352 वर दि.31-10-2023

गेजी 10:25 म.पू. वा. हजर केला.

पावती:24700

पावती दिनांक: 31/10/2023

सादरकरणाराचे नाव: मिहिर नारायण घोडके तर्फे मुखत्यार गौरी केदार देगवेकर

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

दस्त हजर करणाऱ्याची सही:

एकूण: 2900.00

सह. दुय्यम निबंधक

Joint S.R. Kalia-5

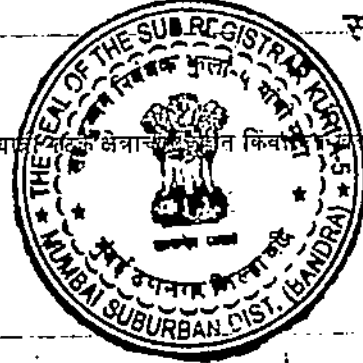
कुर्ला-५ (वर्ग-२)

दस्ताचा प्रकार: पर्यायी जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीन किंवा स्थालगत असलेल्या कोणत्याही प्रदेशातील किंवा कोणत्याही नागरी क्षेत्रात (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 31 / 10 / 2023 10 : 25 : 54 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 31 / 10 / 2023 10 : 27 : 53 AM ची वेळ: (फी)



प्रातज्ञापत्र

“सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या, तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, पेशला कागदपत्रांची बाबीसाठी खालील दस्त निष्पादक व साक्षीदार हे संपूर्णपणे जबाबदार राहतील. तसेच, उत्तरास राज्य शासन/केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

लिहून घेणारे

१) J. N. K. K.

१).

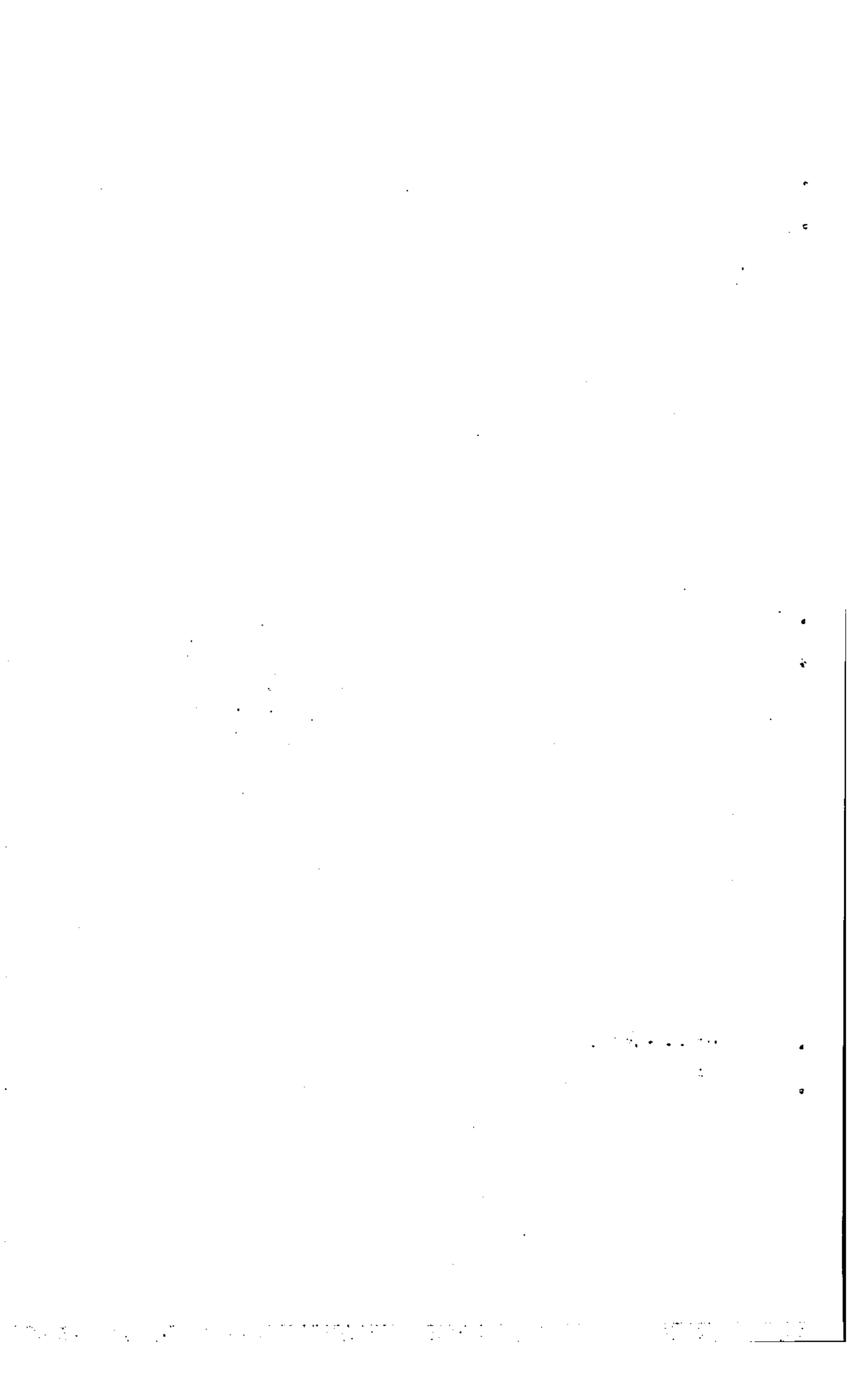
२)

२)

३) R.R. Kanani

३)

D. N. Kamdar





दस्तावेज भाग-2

करल 5
दस्तावेज क्रमांक: 23352/2023

31/10/2023 10:31:21 AM

दस्तावेज क्रमांक: करल 5/23352/2023

दस्तावेज प्रकार: पर्यायी जागेचा कर

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायचित्र	टप्पा प्रमाणित
1	नाव:मान्यता देणारे जीवन तंत्र को. ऑप. ही. मोनायटी लिमिटेड तर्फे वेअरमन मविन मणिलाल कडकिया पत्ता:प्लॉट नं. प्लॉट नं. 193, माळा नं. ., इमारतीचे नाव: जीवन तंत्र को. ऑप. ही. मोनायटी लिमिटेड, ब्लॉक नं: गंगेरिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M	मान्यता देणार वय :-68 व्याखणी:-		
2	नाव:मान्यता देणारे जीवन तंत्र को. ऑप. ही. मोनायटी लिमिटेड तर्फे मॅट्रोटनी भार विजयगणवन पत्ता:प्लॉट नं. प्लॉट नं. 193, माळा नं. ., इमारतीचे नाव: जीवन तंत्र को. ऑप. ही. मोनायटी लिमिटेड, ब्लॉक नं: गंगेरिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M	मान्यता देणार वय :-57 व्याखणी:-		
3	नाव:मिहिर नागयण घोडके तर्फे मुखत्याग मीमी केंदर उगवकर पत्ता:प्लॉट नं: ७/3, माळा नं: ., इमारतीचे नाव: जीवन तंत्र को. ऑप. ही. मोनायटी लिमिटेड, ब्लॉक नं: नाथ प नगर, प्लॉट नं. 193, गंगेरिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन नंबर:ADGFG3927R	लिहून देणार वय :-53 व्याखणी:-		

धर्मीय दस्तावेज करून देणार तथाकथीत पर्यायी जागेचा कर या दस्तऐवज करून दिल्याचे पटवून देतात.

ओळख:-

घातील इनम अने निवेदीत करतात की ते दस्तावेज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायचित्र	टप्पा प्रमाणित
1	नाव:परम पोलाडिया वय:24 पत्ता:21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड:400086		
2	नाव:गिहन . गायरबाड वय:25 पत्ता:चेंबूर, मुंबई पिन कोड:400071		

घातील पक्षकाराची कसली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायचित्र	टप्पा प्रमाणित
1	मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार :देवांग एन कामदार प्लॉट नं: युनिट नं. 1, माळा नं: तळ भजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1, ब्लॉक नं: वेल्जी रिवर्ची बळी, हीमवता लेन, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. ABEFR0584P		
2	मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार :शकेश आर कनानी प्लॉट नं: युनिट नं. 1, माळा नं: तळ भजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1, ब्लॉक नं: वेल्जी रिवर्ची बळी, हीमवता लेन, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. ABEFR0584P		

करल - ५
23352/23/23
2023

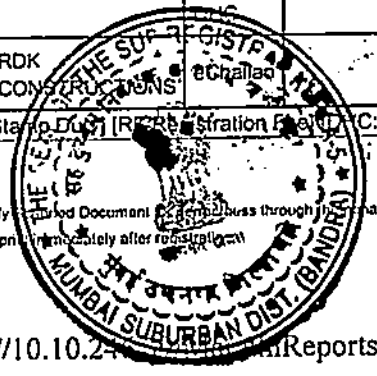
Joint S.A. Office
सह दाय्यम निर्बंधक
Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	00040572023103061532	MH010287883202324E	100.00	SD	0005384565202324	31/10/2023
2				1023307713990	1900	RF	1023307713990D	31/10/2023
3	RDK CONSTRUCTIONS	eChallan		MH010287883202324E	1000	RF	0005384565202324	31/10/2023

[SD:Stamp Duty] [RR:Registration Fee] [C: Document Handling Charges]

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01/11/2023 11:02:38 AM		करल 2 भाग-2		कलम 5	
दस्तावेज क्रमांक: कलम 5/23352/2023		2022		दस्तावेज क्रमांक: 23352/2023	
दस्तावेजा प्रकार :- पर्यायी जागेचा करार		Esley			
अनु क्र.	पक्षकाराचे नाव व पत्ता	2023	पक्षकाराचा प्रकार	ध्यायाचित्र	दस्ता प्रमाणित
1	नाम: मंगम आर डी के कन्स्ट्रक्शन तर्फे पर्यायी जागेचा करार पत्ता: प्लॉट नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, पाटकोपर पूर्व, गेट नं: .. महाराष्ट्र, MUMBAI. पॅन नंबर: ABEFR0584P	R.R.Kanani	लिहून देणारा वय :-54 स्वाक्षरी:-		
2	नाम: मंगम आर डी के कन्स्ट्रक्शन तर्फे भागीदार देवांग मंग कामर पत्ता: प्लॉट नं: युनिट नं. 1, माळा नं: शळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, पाटकोपर पूर्व, गेट नं: .. महाराष्ट्र, MUMBAI, पॅन नंबर: ABEFR0584P	D.N.Kamdar	लिहून देणारा वय :-43 स्वाक्षरी:-		
3	नाम: मान्यता देणारे जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड तर्फे चेअरमन मचिन मणिलाल कडकिया पत्ता: प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं: गणेशिया नगर, पाटकोपर पूर्व, गेट नं: .. महाराष्ट्र, MUMBAI. पॅन नंबर: AAIAJ4188M		मान्यता देणारा वय :-68 स्वाक्षरी:-		
4	नाम: मान्यता देणारे जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड तर्फे मॅनेजरी आर बिजयराघवन पत्ता: प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन को. ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं: गणेशिया नगर, पाटकोपर पूर्व, गेट नं: .. महाराष्ट्र, MUMBAI. पॅन नंबर: AAIAJ4188M		मान्यता देणारा वय :-57 स्वाक्षरी:-		
5	नाम: मिहिर नागराज घोडके तर्फे मुखत्यार गौरी कदार डेगवेकर पत्ता: प्लॉट नं: 7/3, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं: माथ प नगर, प्लॉट नं. 193, गणेशिया नगर, पाटकोपर पूर्व, गेट नं: .. महाराष्ट्र, MUMBAI. पॅन नंबर: ADGPG3927R		लिहून देणारा वय :-53 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त मेवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ: 01 / 11 / 2023 11 : 00 : 04 AM

शेअर:-
मानिल सम असे निवेदीत करतात की ते दस्तावेज करून देणा-यांना अस्तीश: ओ खतात, व त्यांची शेअर पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	दस्ता प्रमाणित
1	नाम: परम पोलाडिया वय: 24 पत्ता: 21/5, दिव्य दर्शन, पाटकोपर पश्चिम, मुंबई पिन कोड: 400086		
2	नाम: गहन . गायकवाड वय: 25 पत्ता: चेंबूर, मुंबई पिन कोड: 400071		

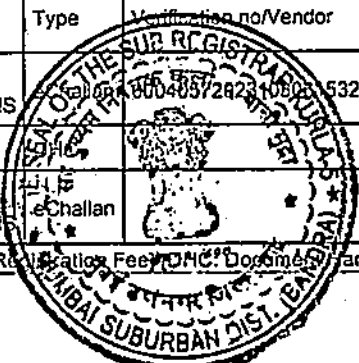
शिक्का क्र.4 ची वेळ: 01 / 11 / 2023 11 : 00 : 34 AM

शिक्का क्र.5 ची वेळ: 01 / 11 / 2023 11 : 01 : 26 AM नोंदणी पुस्तक 1 मध्ये

सह. मुख्य अधिकारी
कुली (दस्ता-2)

sr.	Purchaser	Type	Verification no/Vendor	R/N/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS		10004857282340890	MH010287883202324E	100.00	SD	0005384565202324	31/10/2023
2				1023307713990	1900	RF	1023307713990D	31/10/2023
3	RDK CONSTRUCTION	Challan		MH010287883202324E	1000	RF	0005384565202324	31/10/2023

(SD:Stamp Duty) [RF:Registration Fee] [CH:Challan Fee] [MC:Document Handling Charges]



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करल - ५		
२७७५१	९५	९५
२०२३		

प्रमाणित करण्यात येते कि या दस्तामध्ये
 एरर (.....९५.....) पाने आहेत.
 करल-५/२७७५२/२०२३
 पुस्तक क्रमांक १ क्रमांकावर नोंदला
 दिनांक: ०९/११/२०२३



ई. डी. देवशी
 सह. दुय्यम निबंधक, कुर्ला-५
 मुंबई उपनगर जिल्हा



01/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

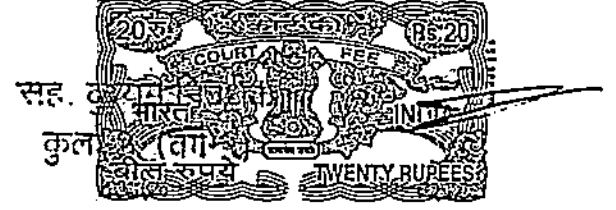
दस्त क्रमांक : 23352/2023

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0
(3) बालारभाव(भाडेपट्ट्याच्या वावठितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) मू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbal Ma.na.pa. इतर वर्णन : इतर माहिती: पर्यायी जागेचा करारनामा, सोजे घाटकोपर, सी. टी. एस. नं. 195/191, जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व मुंबई 400077 जुना प्लॉट नं. ए-3 मॅवर पूर्वी वापरत असलेले जुने क्षेत्रफळ 322 चौ. फुट कारपेट त्या बदल्यात विकासका कडून विनामूल्य मिळालेले नवीन क्षेत्रफळ 116 चौ. फुट मोफा कारपेट म्हणून एकूण क्षेत्रफळ 438 चौ. फुट मोफा कारपेट, नवीन इमारतीत नवीन सदनिका नं. 302,3 रा मजला, आरडीके विवांवा, जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व मुंबई 400077 व सोबत एक कार पार्किंग स्पेस सहित ((C.T.S. Number : 195/191 ;))
(5) क्षेत्रफळ	1) 438 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार राकेश आर कनानी वय:-54; पत्ता:-प्लॉट नं. 1, माळा नं. तळ मजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1 , ब्लॉक नं: वेलजी शिवजी बाडी, हींगवाला लेन, घाटकोपर पूर्व , रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P 2): नाव:-मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार देवांग एन कामदार वय:-43; पत्ता:-प्लॉट नं. युनिट नं. 1, माळा नं: तळ मजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1 , ब्लॉक नं: वेलजी शिवजी बाडी, हींगवाला लेन, घाटकोपर पूर्व , रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P 3): नाव:-मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड तर्फे चेबरमन सचिन मणिलाल फडकिया वय:-68; पत्ता:-प्लॉट नं: प्लॉट नं. 193, माळा नं: ,, इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M 4): नाव:-मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड तर्फे सेक्रेटरी वार विजयराव वय:-57; पत्ता:-प्लॉट नं: प्लॉट नं. 193, माळा नं: ,, इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मिहिर नारायण घोडके तर्फे मुखत्यार गौरी केदार डेगवेकर वय:-53; पत्ता:-प्लॉट नं: ए/3, माळा नं: ,, इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: माथे नगर, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADGPG3927R
(9) दस्तऐवज करून दिल्याचा दिनांक	31/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/11/2023
(11) अनुक्रमांक, वंड व पृष्ठ	23352/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारतामा निबरलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक
कुर्ला-4 (वर्ग-२)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	00040572023103061532	MH010287883202324E	100.00	SD	0005384565202324	31/10/2023
2		DHC		1023307713990	1900	RF	1023307713990D	31/10/2023
3	RDK CONSTRUCTIONS	eChallan		MH010287883202324E	1000	RF	0005384565202324	31/10/2023

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