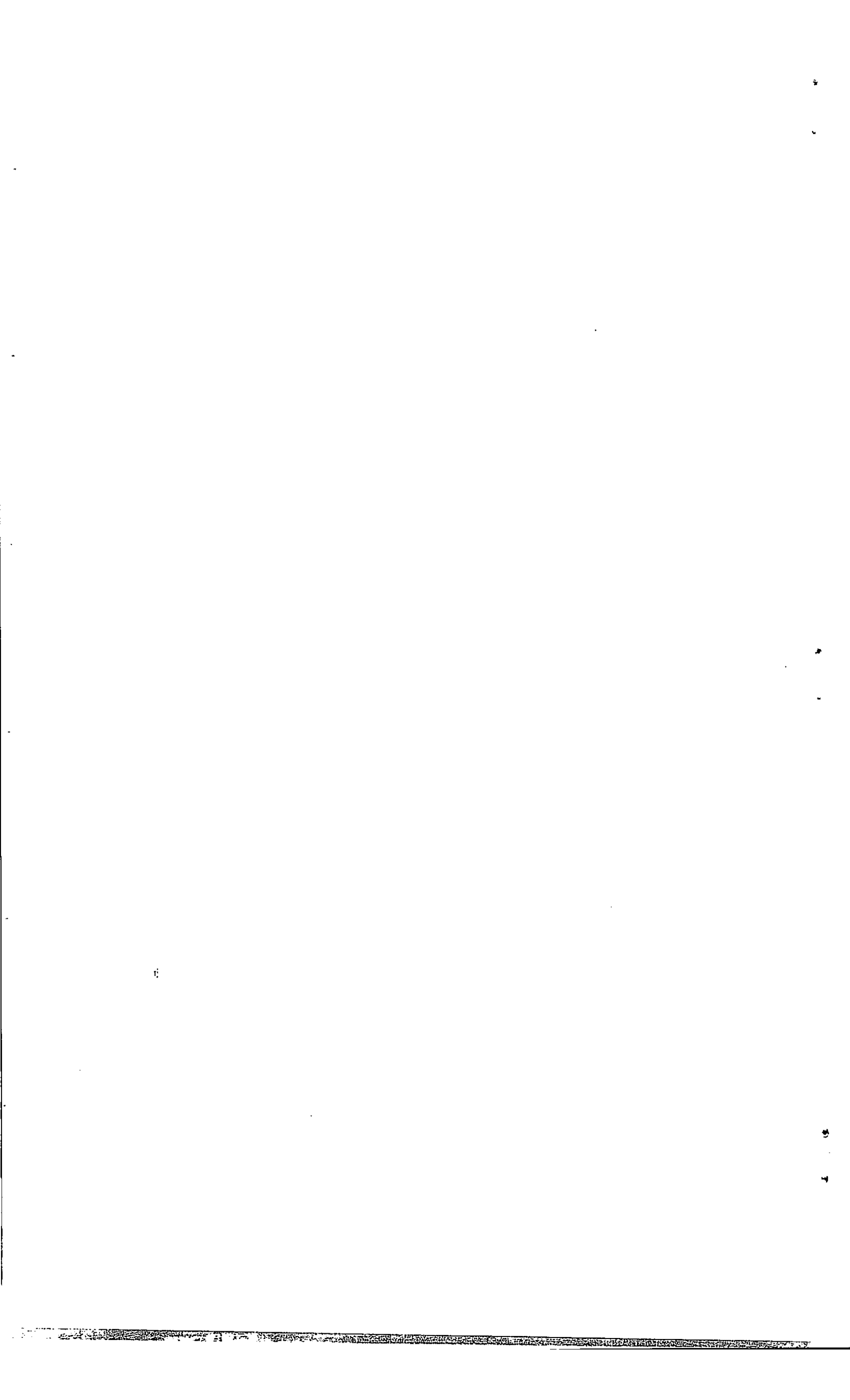


A/4  
403

MRS. REMADEVI SIVADASAN

OLD FLAT NO. A/4

NEW FLAT NO. 403



520/20275

पावनी

Original/Duplicate

Wednesday, September 20, 2023

नोंदणी क्र.: 39M

3:38 PM

Regn.: 39M

पावनी क्र.: 21453 दिनांक: 20/09/2023

गावाचे नाव: चाटकोपर

दस्तऐवजाचा अनुक्रमांक: करण5-20275-2023

दस्तऐवजाचा प्रकार: पर्यायी जागेचा करण

मादर करणाच्याचे नाव: रेमादेवी, शिवदामन

नोंदणी फी

₹. 1000.00

दस्त हानाळणी फी

₹. 1560.00

पृष्ठांची संख्या: 78

**DELIVERED**

एकूण:

₹. 2560.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाज  
3:58 PM ह्या वेळेस मिळाल.

Joint S.R. Kurla-5

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

वाजार मूल्य: ₹. 1/-

मोवदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 100/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1560/-

ईडी/धनादेश/प ऑर्डर क्रमांक: 0923185014483 दिनांक: 20/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChailan रकम: ₹. 1000/-

ईडी/धनादेश/प ऑर्डर क्रमांक: MH008267348202324E दिनांक: 20/09/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास नपशिल -

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

*Donal das*



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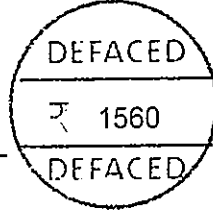


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0923185014483 Receipt Date 20/09/2023

Received from self, Mobile number 0000000000, an amount of Rs.1560/-, towards Document Handling Charges for the Document to be registered on Document No. 20275 dated 20/09/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

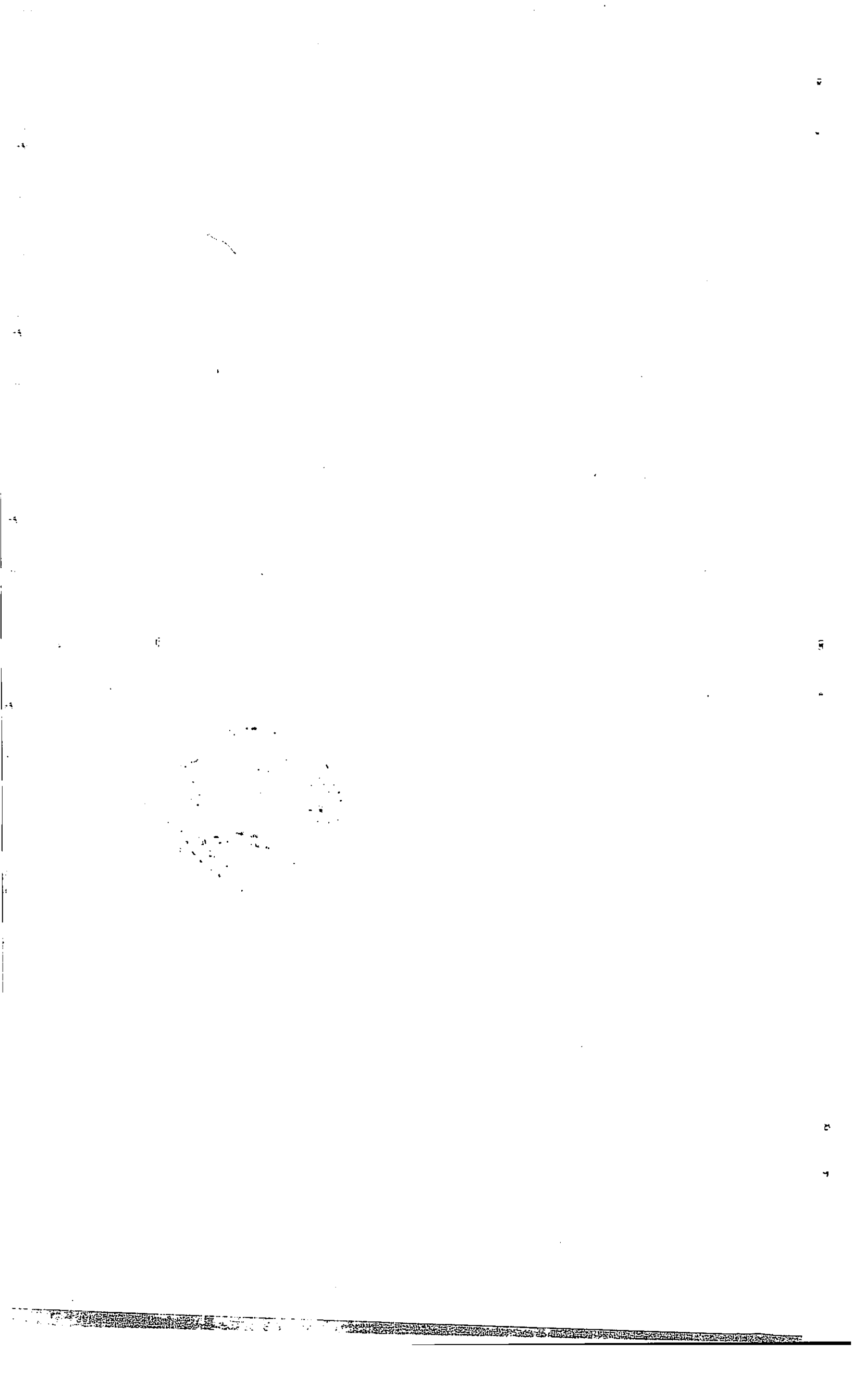


**Payment Details**

Bank Name SBIN Payment Date 18/09/2023  
Bank CIN 10004152023091813578 REF No. CHN7167338  
Deface No 0923185014483D Deface Date 20/09/2023

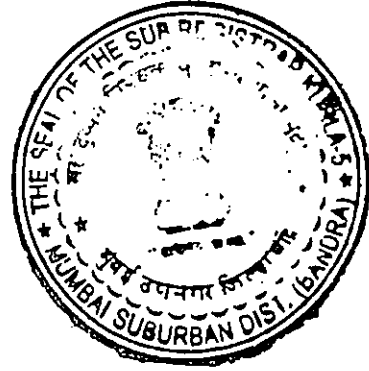
This is computer generated receipt, hence no signature is required.





Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0923185014483	Date	18/09/2023
Received from self, Mobile number 0000000000, an amount of Rs.1560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	18/09/2023
Bank CIN	10004152023091813578	REF No.	CHN7167338
This is computer generated receipt, hence no signature is required.			

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MTR Form Number-6



GRN MH008267348202324E	BARCODE	Date 18/09/2023-11:18:09	Form ID 25.2
Department Inspector General Of Registration	Payer Details कर्म - 4		
Stamp Duty	TAX ID / TAN (If Any)	2020Y	366
Type of Payment Registration Fee	PAN No.(If Applicable)	2023	
Office Name KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	RDK CONSTRUCTIONS	
Location MUMBAI	Flat/Block No.	FLAT NO 403, 4TH FLOOR, RDK VIVANTA,	
Year 2023-2024 One Time	Premises/Building	JEEVAN TARANG CHS LTD	

Account Head Details	Amount In Rs.	Road/Street	PLOT NO 193, GARODIA NAGAR GHATKOPAR EAST
0030045501 Stamp Duty	100.00	Area/Locality	MUMBAI
0030063301 Registration Fee	1000.00	Town/City/District	
		PIN	407077
		Remarks (If Any)	
		SecondPartyName=REMADEVI SIVADASAN-	
		Amount In	One Thousand One Hundred Rupees Only
		Words	
Total	1,100.00		

Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref No.	00040572023091850704 CKY0210979
Cheque/DD No.	Bank Date	RBI Date	18/09/2023-11:18:55 Not Verified with RBI
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. . Date	262 . 20/09/2023	

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.

यह चालान केवल दस्तावेज़ के पंजीकरण के लिए ही वैध है। यह अनपंजीकृत दस्तावेज़ों के पंजीकरण के लिए वैध नहीं है।

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-520-20275	0004381995202324	20/09/2023-15:38:00	IGR561	100.00

GRN : MH008267348202324E Amount : 1,100.00

Bank : STATE BANK OF INDIA

Date : 18/09/2023-11:13:09

2	(IS)-520-20275	C00438199E202324	20/09/2023-15:38:00	IGR561	1000.00
Total Defacement Amount					1,100.00

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CHALLAN  
MTR Form Number-6



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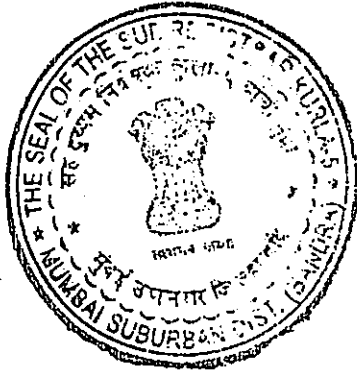
GRN	MH008267348202324E	BARCODE	[Barcode]		Date	18/09/2023-11:18:09	Form D	28.2
Department	Inspector General Of Registration			TAX ID / TAN (If Any)				
Type of Payment	Stamp Duty Registration Fee			PAN No.(If Applicable)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5			Full Name	RDK CONSTRUCTIONS			
Location	MUMBAI			Flat/Block No.	FLAT NO 403, 4TH FLOOR, RDK VIVANTA,			
Year	2023-2024 One Time			Premises/Building	JEEVAN TARANG CHS LTD			

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

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	00040572023091850704	CKY0210979	
Cheque/DD No.	Bank Date	RBI Date	18/09/2023-11:24:19	Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.  
Mobile No. : 0000000000

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**PERMANENT ALTERNATE ACCOMMODATION AGREEMENT**

THIS PERMANENT ALTERNATE ACCOMMODATION AGREEMENT ("Agreement") is made and entered into at Mumbai on this 20<sup>th</sup> day of Sept, 2023

DNK  
RPK  
Jeevan  
20/9/23  
[Signature]

**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's 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**,

**AND**

RPK		[Signature]
DNK	[Signature]	[Signature]
Developer	Member	Society

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M/S ~~RDK CONSTRUCTIONS~~, a partnership firm registered under Indian Partnership Act, 1932 and having its registered office at Unit No.1, Ground Floor, Plot No.32-33, TPS-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**

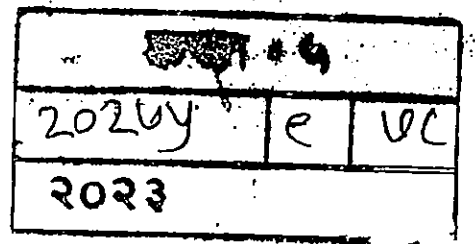
AND

MRS. ~~REKHA DEVI SIVADASAN~~ of Mumbai Indian inhabitant holding Aadhaar Card bearing No. 2690 3205 9736 and PAN Card bearing No. ARBPS5616A having her address at A/67 Jeevan Tarang, Garodia Nagar, Plot No. 193, Ghatkopar (E), SUBURBAN DIST. 400077, hereinafter referred to as the "The Member" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

WHEREAS:

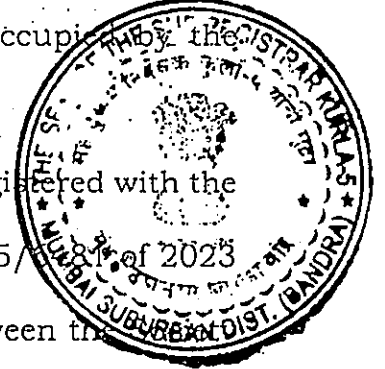
A. The Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East), 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 3<sup>rd</sup> 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

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



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".

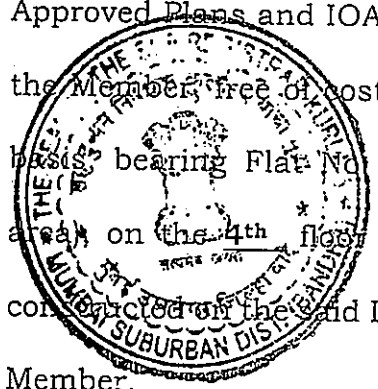
- B. The said Old Building "Jeevan Tarang" consists of ground plus three floors having 24 residential flats/premises. The said flats are occupied by the members of the Society as owners thereof.
- C. By a Development Agreement dated 28<sup>th</sup> March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5/6485 of 2023 (hereinafter referred to as 'the said Agreement') made between the Developer 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 have granted 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 also executed Power of Attorney dated 28<sup>th</sup> March 2023 duly registered with the Sub-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 21<sup>st</sup> August 2023 from SRA/MCGM/BMC and has also procured approved plans ("Approved Plans") in respect of the new building to be



<u>RRK</u>		<u>[Signature]</u>
DNK	<u>[Signature]</u>	<u>[Signature]</u>
Developer	Member	Society

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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 and based on the Approved Plans and IOA, 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 403 admeasuring 725 square feet (MOFA carpet area) on the 4th 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.
- G. 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.
- H. 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 were and incorporated herein verbatim and to be interpreted, construed 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 vice versa and 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:

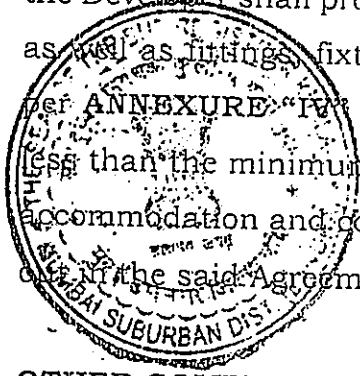
### 2.1 PERMANENT ALTERNATE ACCOMMODATION:

The Developer hereby agrees to construct the New Building and allot to the Member, free of cost, on ownership basis and free of all encumbrances, a new self-contained residential flat, bearing Flat No. 403 admeasuring 725 square feet (MOFA carpet area), on the 4<sup>th</sup> floor of the New Building named "RDK Vivanta" ("Member's New Flat") delineated on the sanctioned floor plan annexed hereto as ANNEXURE - "III" 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 right to use 1(one) car parking space to be constructed on the said Land ("Member's Parking") as and by way of permanent alternate accommodation in lieu of the Existing Premises occupied by

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Developer	Member	Society

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the Member. The Member's New Flat shall hereinafter collectively referred to as the "Member's New Premises" and more particularly described in **SECOND SCHEDULE** hereunder written. It is agreed by and between the Parties that the Member's New Premises to be allotted and the New Building shall be in a good and tenantable condition and the Developer shall provide common area amenities in the New Building, as well as fittings, fixtures attached to the Member's New Premises as per ANNEXURE 'IV' annexed hereto, which in any event shall not be less than the minimum fixtures and fittings in the permanent alternate accommodation and common area amenities in the New Building as set out in the said Agreement.



## 2.2 OTHER COMPENSATIONS:

The Developer shall also pay the Monthly Displacement Compensation, Hardship Compensation, Shifting Charges, Brokerage 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:

### 2.2.1 Monthly Compensation for Temporary Alternate Accommodation:

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

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

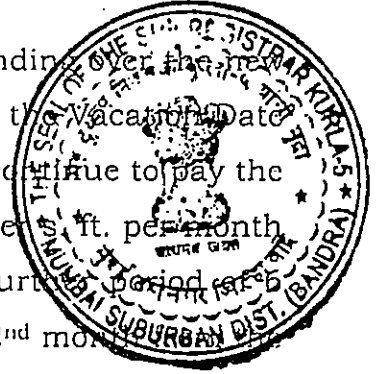
- a) Rs. 70/- (Rupees Seventy Only) per sq. ft. per month on the carpet area of the said existing flat area for the first 12 months from the Vacation Date;
- b) Rs. 73/- (Rupees Seventy-Three Only) per sq. ft. per month on the carpet area of the said existing flat for the next 12 months i.e., from the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

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Developer	Member	Society

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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;

- e) 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 sq. 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 36<sup>th</sup> month to 42<sup>nd</sup> 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 shall not be considered/ calculated during Force Majeure period (defined herecinabove).
- 2.3 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)



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Developer	Member	Society

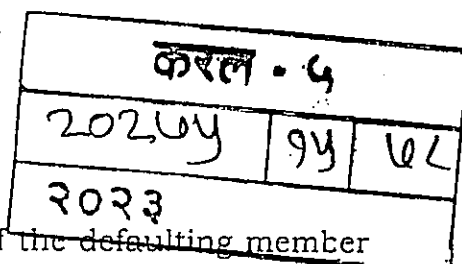
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months of Liquidated Damages period as defined hereinabove from the Vacation Date (as defined in Development Agreement).

2.4 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 fact 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 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.

2.5 The Society's 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 quiet, vacant and peaceful possession of her 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 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 in 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

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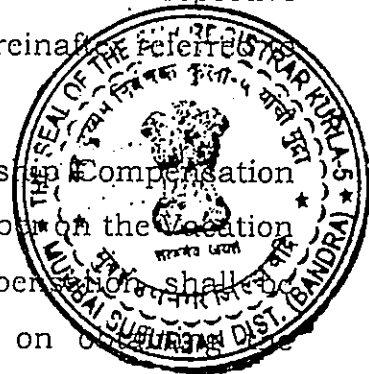


Developer shall have a right to sell such flat of the defaulting member and appropriate the said outstanding amount from the proceeds of the sale of the flat, as they may deem fit.

## 2.6 Hardship Compensation:

2.6.1 The Developers shall in addition to the above, pay to each of the 24 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").

2.6.2 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 the date of Occupation Certificate or offering/ providing possession of the new flat to the Member in the new building, whichever is earlier.



## 2.7 Brokerage:

The Developer has agreed to pay brokerage equivalent to one month's temporary displacement compensation, i.e., Rs. 37,310/- (Rupees Thirty-Seven Thousand Three Hundred and Ten only) to the Member (at the time of vacating the Members' Existing Flat).

## 2.8 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.

## 2.9 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

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

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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 spaces in the stilt in form of stack or surface or in any other format at 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 Developers car parking to their Sale Flat or Sale Shop Purchasers in such manner as the 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.

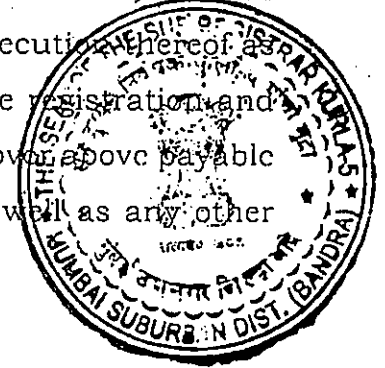
**2.10 STAMP DUTY, REGISTRATION CHARGES, TAXES AND OTHER EXPENSES:**

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 on the said Agreement, relating to the Members' New Premises including the free additional area agreed to be provided by the Developer in terms of this Agreement i.e. the permanent alternate accommodation agreement shall be borne and paid by the Developer. It is hereby clarified that statutory taxes dues, duties or payments (including

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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 and 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 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 and above payable under Section 4 of the Maharashtra Stamp Act, as well as any other incidental expenses.



**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 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

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paying consideration for 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 otherwise well 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 her rights in the Existing Premises and/or any part thereof and the Existing Premises as 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 her co-operation to the Developer for any lawful purpose under this Agreement and/ or the said Agreement.

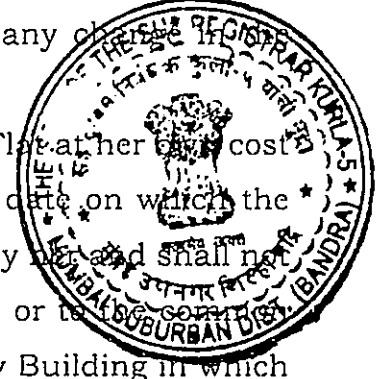
4.7 The Member hereby agrees and confirms that the terms and conditions of the said Agreement/Power of Attorney are binding on her.

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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 Member's New Premises.
- 4.10 The Members shall maintain the Members New Flat at her own cost and in good and tenantable condition from the date on which the possession of the Members New Flat was taken by her and shall not do or allow or suffer to be done anything in and or to the 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 her 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 anything in the Members New Flat or to the New Building in which



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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 hereinafove, if within a period of 5 (five) years from the date of occupation certificate or handing over possession of the Member's New 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 her 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:

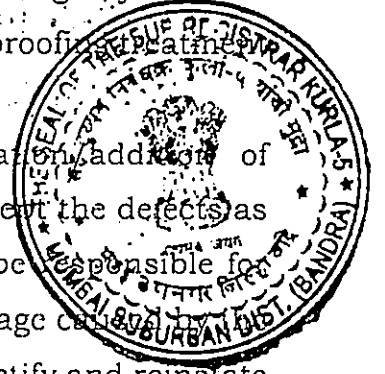
- due to carrying out any structural additions or alterations or internal changes by the Member in and over the Member's New Premises and/or;
- due to causing of any damage to the fixtures/services provided to the Member's New Premises by the acts and/or omissions on the

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part of the Member and/or anybody claiming through or under her 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 her respective apartment and thereby causing any damage by them to the said New Building or any part thereof or water proofing given by them as the case may be.
- e. Any damage due to wear and tear or alteration or 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 her 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 tenantable 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 parts 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.
- 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

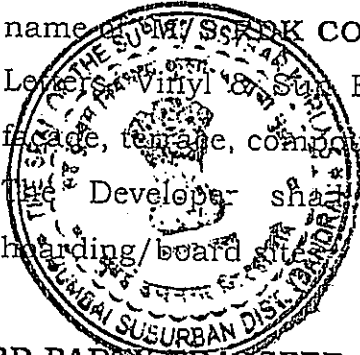
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other public authorities on account of change of user of the Members New Flat by the Member.

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 absolute 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 "DVK CONSTRUCTIONS" in the form of Neon Signs, MS Letters, Vinyl & Sign Boards on the Real Estate Project and on the facade, terrace, compound wall or other part of the Real Estate Project. The Developer shall also be entitled to place, select, decide hoarding/board



**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 Member's New Premises is received then the Member shall at their own cost, charges and expenses and risk remove and clear such objection and/

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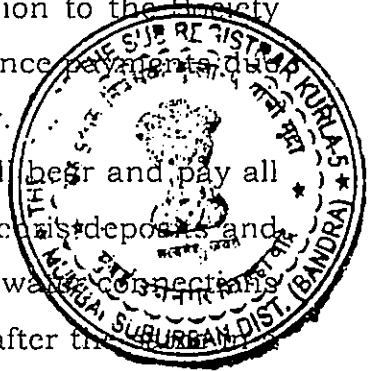
or claims at their own costs and shall clear all outstanding estates, all title defects, all such claims arising by way of sale, exchange, mortgage, gift trust, inheritance, possession, lien or lease or otherwise and deduce a clear marketable title of the same to the Society / Developer.

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 refundable or otherwise deposits such as IOA and deposit and also payment towards temporary electric meters and water connections and Developer shall be entitled to recover the same after the manner stated hereinabove.

5.7 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, accpts 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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### 7. ~~REDEMPTION~~ REDEMPTION OF EXISTING FLAT

The Member shall vacate and hand over the keys of her Existing Premises to the Managing Committee on or before 22<sup>nd</sup> 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 in terms of 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, Society has 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.

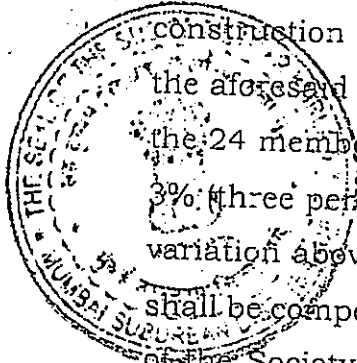
- 8.4 Upon receipt of Occupation Certificate, the Developer shall intimate to the Society/ Member with a 30 (Thirty) days' notice in writing to take possession of the Member's New Premises and within 30 days from the date of receipt of notice from the Developer, the Member shall take possession of the 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 30<sup>th</sup> day of receipt of such notice irrespective of whether they have

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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, and/or 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 overall limit of 3%, 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-Seven Thousand and Nine Hundred) per sq. feet. 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 her by the Developer will be paid to such legal heir of the deceased Member or nominee / legal heir namely, Ms. Shanti Venugopal who is 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 name of such legal heir/nominee of the deceased Member/ first nominee will be intimated by the Society in writing to the Developer.

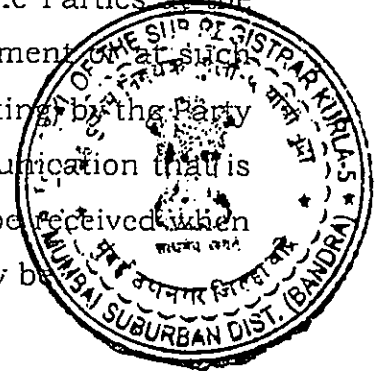
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**11. NOTICE AND COMMUNICATION**

All notices and other communications to be given under this 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. PAN CARD**

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

- (a) The Member's Permanent Account Number is ARBPS5616A, and a copy of her PAN Card is annexed hereto and marked Annexure "V";
- (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's 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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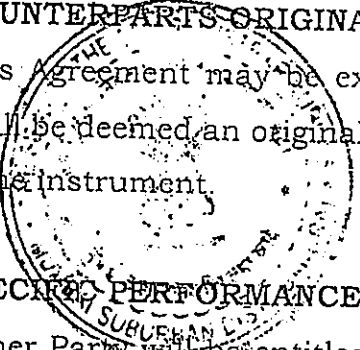
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**15. FURTHER ASSURANCES**

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, each of 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.

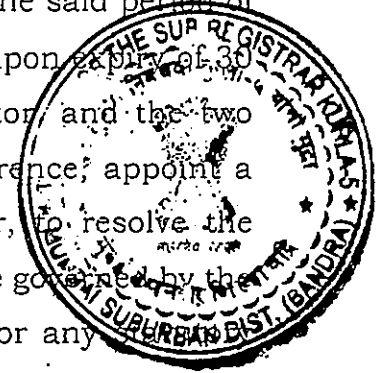
**19. DISPUTE RESOLUTION, APPLICABLE LAW AND JURISDICTION.**

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 related or incidental

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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 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 time to time. 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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**FIRST SCHEDULE HEREINABOVE REFERRED TO:**

(Description of the said Property)

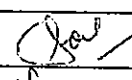

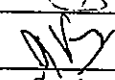
All that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay being Plot No. 193 of Garodia Nagar, Ghatkopar (East), Mumbai-400 077 of Village Ghatkopar bearing CTS No. 195/191, Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or thereabouts 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 Marg
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. 403 admeasuring 725 square feet (MOFA carpet area), on the 4<sup>th</sup> floor of the New Building to be constructed on the said Land.

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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  
 hereinabove written

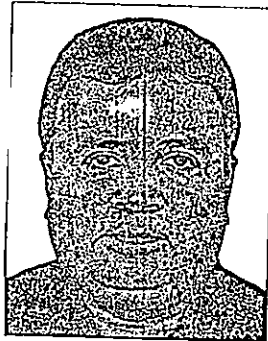
SIGNED SEALED AND DELIVERED )

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 ..... )

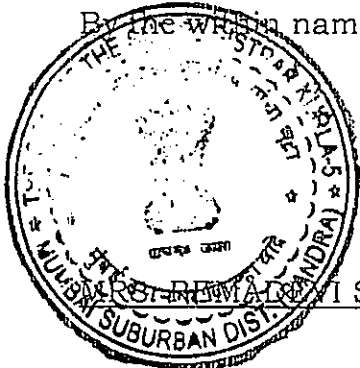
1. Rohan Garkwad
2. Manil Potladi



RRK		Dev
DNK	Dev	Manil
Developer	Member	Society

2026y 32 61  
 SIGNED AND DELIVERED

By the within named "MEMBER"



*Dona Soder*

REMADEVI SIVADASAN



in the presence of .....

1. *[Signature]*
2. Manil

SIGNED AND DELIVERED

By the within named "THE SOCIETY"

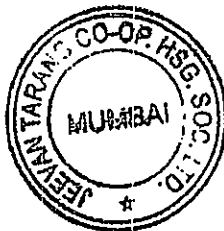
JEEVAN TARANG CO-OPERATIVE HOUSING  
 SOCIETY LIMITED,

*Sachin Kadakia*



(i) Mr. Sachin Manilal Kadakia, Chairman

*[Signature]*



(ii) Mr. R. Vijayraghavan, Secretary

in the presence of .....

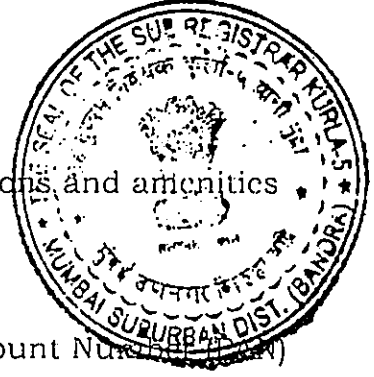
1. *[Signature]*
2. Manil

<i>PRK</i>		<i>[Signature]</i>
DNK	<i>[Signature]</i>	<i>[Signature]</i>
Developer	Member	Society

करल - ५		
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List of Annexures

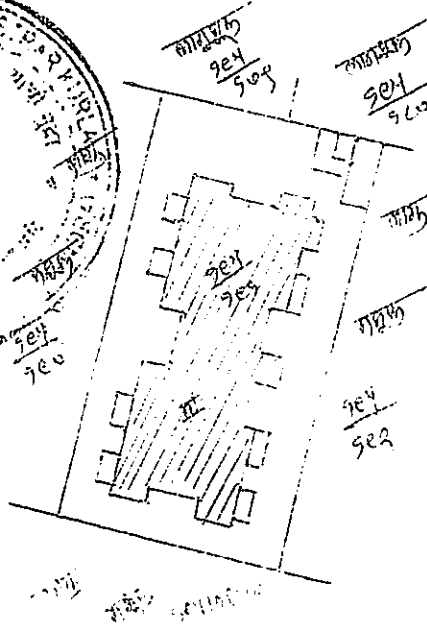
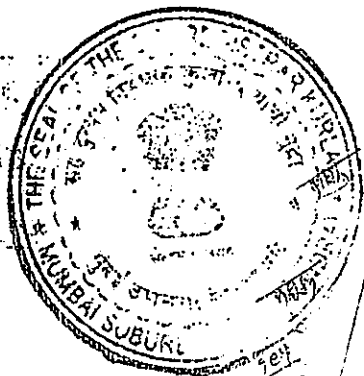
- ANNEXURE - I - Copy of CTS Plan
- ANNEXURE - II - Copy of the IOA
- ANNEXURE - III - Copy of Floor plan
- ANNEXURE - IV - List of fixtures, fittings, specifications and amenities in common area
- ANNEXURE - V - Copy of Member's Permanent Account Number (PAN)
- ANNEXURE - VI - Copy of Society's Permanent Account Number (PAN)
- ANNEXURE - VII - Copy of Developer's Permanent Account Number (PAN)



PRK		Jaw
DNK	A	Mh
Developer	Member	Society

Annexure - I - CTS Plan

हाडाकार श्री. विनायक मणिकर सापंग मॉडेल विनांक २०/१०/२०२१ रोजी  
 जेणेकरून प्रामाण्य झाले. मंडळ कार्यालय, ना. कुर्ली येथील  
 पुनर्विलोकन आदेश क्रमांक ६६ पराग  
 न्याय वेळी असे.

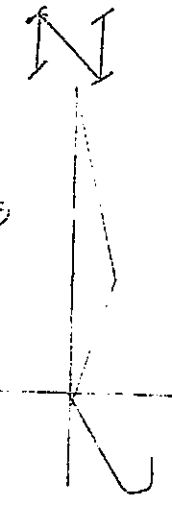


- सदरची नक्कल पुनर्विलोकन आदेशाबाबतच देण्यात आली आहे.
- सदरची नक्कल पुनर्विलोकनाचा वेळी फारच आढळून आलेली त्रुटी व त्रुटिचे (पुनर्विलोकन यंत्रणेने काढले वरील) दर्शवत आहे. त्यांचे उद्धार करून देणे आवश्यक आहे.

अट क्रमांक ..... २६७ ..... वस आदेशाचा दिनांक २०/१०/२०२१  
 मंडळाचे नाव ..... पुनर्विलोकन न्याय मार्गदर्शक २१/११/२०२१  
 नकाशासंबंधी मंडळ (मंडळ कार्यालय) मंडळ कार्यालय  
 कायदा क्रमांक ..... १०/११/२०२१ .....  
 एकूण शब्द ..... ६०१ .....

*Ymadage*  
 प्रमुख लिपीकार  
 नगर भूमापन अधिकारी  
 पाटवकोट.

*U*  
 नगर भूमापन अधिकारी  
 पाटवकोट.



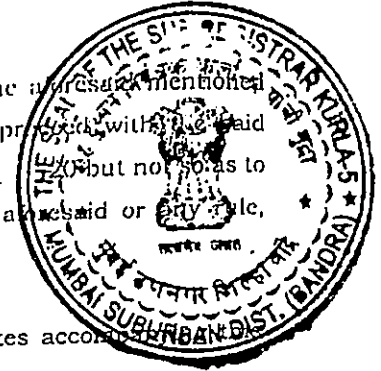
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*Ans*



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Subject to your so modifying your intention as to comply the a present 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 \_\_\_\_\_ but not so as to contravene any of the provisions of the said Act as amended as a said 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

*[Handwritten Signature]*

Executive Engineer, (S.R.A.)

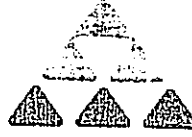
#### SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES 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

*[Handwritten Signature]*

उत्तर - ५		
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२०२३	SLUM REHABILITATION AUTHORITY	



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

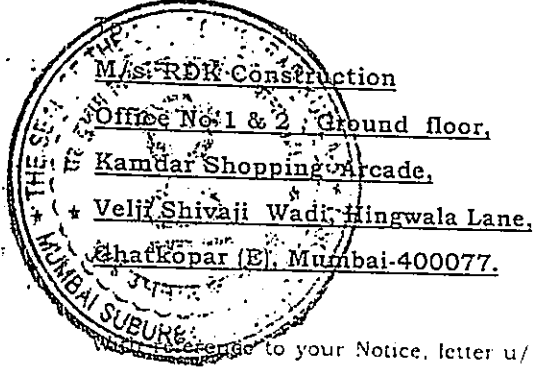
Intimation of Approval under Sub regulation of Regulation 33(11) Development Control and Promotion Regulations - 2034 For Grater Mumbai

No. N/PVT/0116/20230606/AP

( Sale Building )

Dated:-

29 AUG 2023



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, 1956 as amended up-to-date subject to the following conditions :

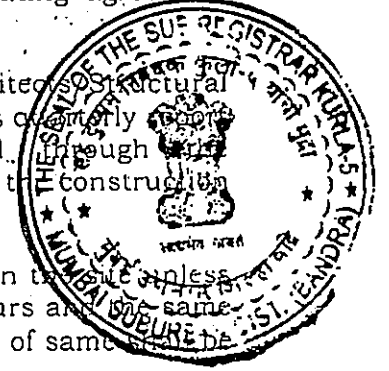
A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- 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 lum.
- 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.

*Ans*

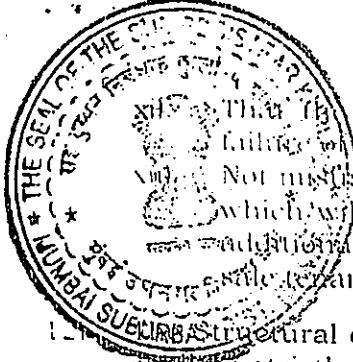
करल - ५	
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- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up 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.
- 9) That the Registered site supervisor through Architect/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted. Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour 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 made 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.



*[Handwritten signature]*

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That the buyers / member will not be held liable to SRA for failure of mechanical parking system in future.

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 residents of Sale building u/ref.

Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 49 of DCPR 2034.

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

Sr. No.	NOC's	Stage of Compliance
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.

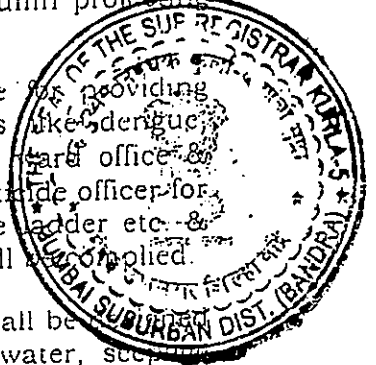
- 14) That the design and construction of proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.

- 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.

*(Signature)*

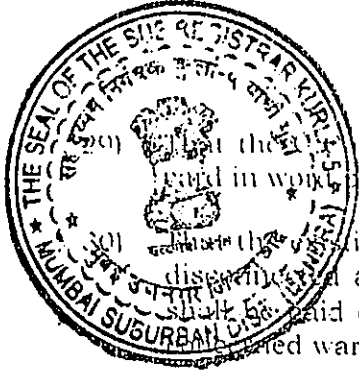
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- 16) That the regular /sanctioned /proposed lines & reservation will be agreed demarcated at site & addition copy of plan shall be submitted. agreeing to handover the set back land free of compensation & set back handing & that the setback handing 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 SRA 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 considering the effect of chlorinated water, sulphur water, sea 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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shall be released as per co-relation Rehab BUA & P.R. policy as may be decided by SRA.

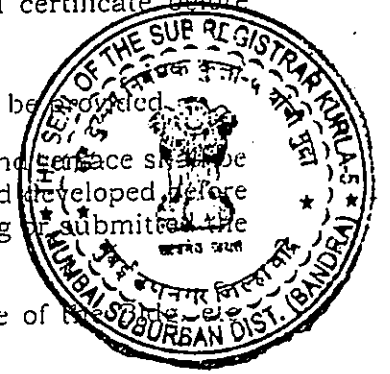
ing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AEW of the ward.

- 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.10/03/2005 and the same shall be maintained in good working conditions all the time, failing 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 PTC 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.

*[Signature]*

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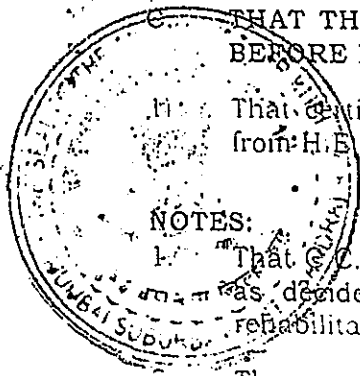
- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) 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 submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the building 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



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 O.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No.192
2. That no occupation permission of any of the sale wing/sale 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 some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

  
Executive Engineer  
Slum Rehabilitation Authority

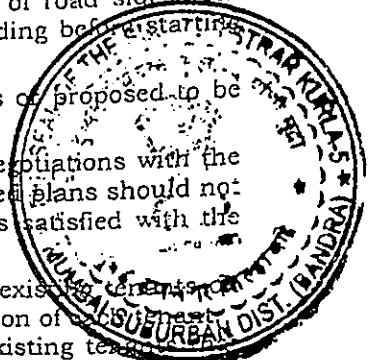


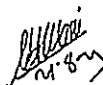


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concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 sq.mt below pavement.

- (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 of 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 of your plot stating their number and the area in occupation of the plot.
  - (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 at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure promotion.
- (21) In case of additional floor no work should be started during monsoon 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 1.50meter.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, wherever necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down 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.)



करल - 4	
2024	The work should not be started unless objections _____ are complied with.
2023	(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.

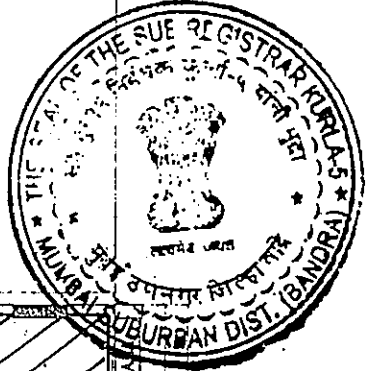
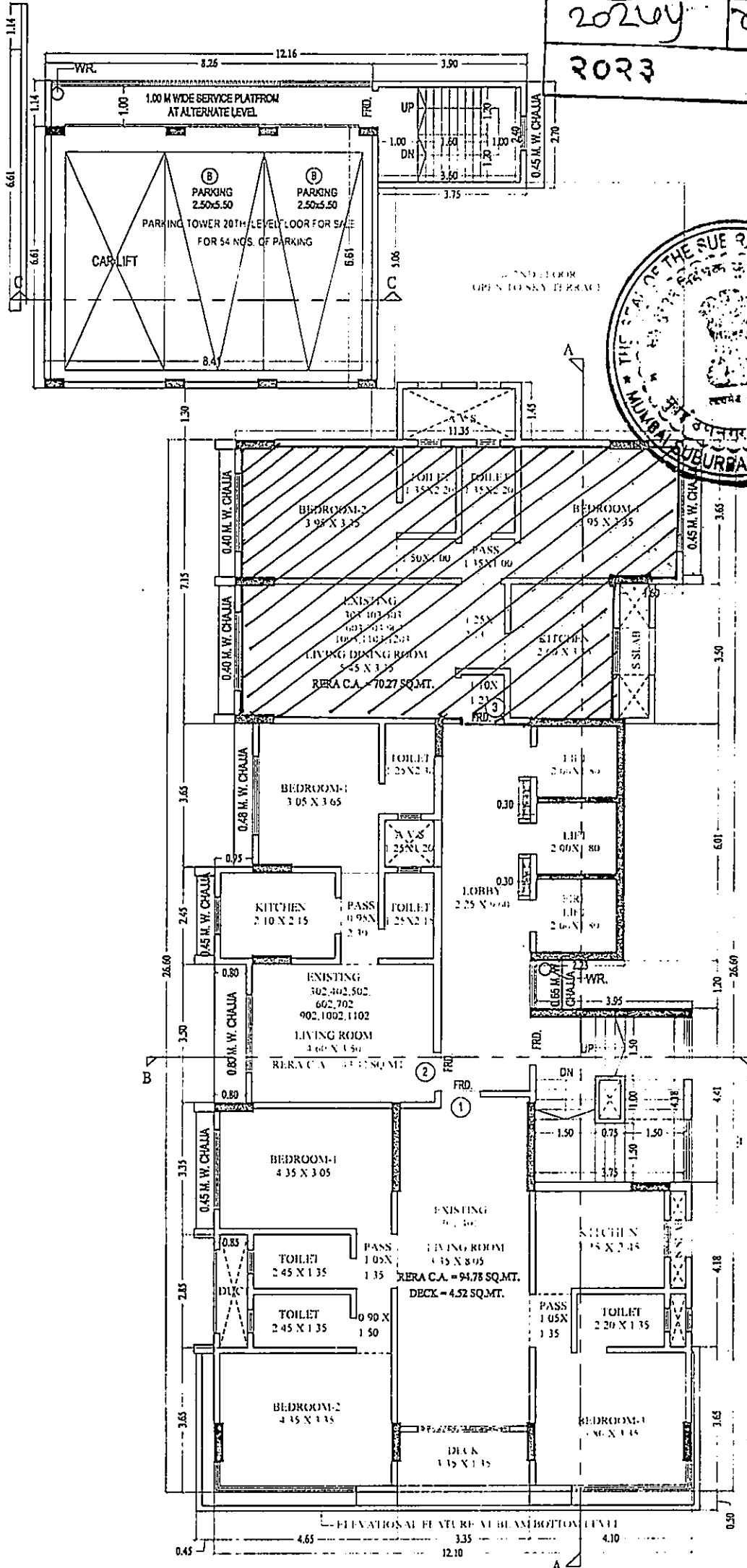
## NOTES

- (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.
- 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 asphaltung, 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

*De*

# Annexure - III - copy of FLOOR PLAN

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TYPICAL FLOOR PLAN (3RD TO 7TH & 9TH TO 12TH)  
SCALE 1:100

D.N. Komdau  
R.R. Kanani

*Handwritten signatures and initials.*

*Handwritten mark.*

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

CONSTRUCTION SPECIFICATION

2024/02/02  
1. External Walls - External Walls of 6" thick brick work

2023  
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. Site pavement / Paver blocks / Chequered tiles for open ground

10. Fire-fighting system along with fire alarm, automatic sprinkler as per CFO's requirement as specified

11. Core 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

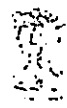
1. Lifts of Schindler and/or Otis and/or Mitsubishi and/or Kone and/or Eros as per availability. (With Power back Jp of cable from separate Sub-station or DG Set as approved by the authorities)

*Dr.*

Annexure - VI - Society's PAN

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आयकर विभाग  
INCOME TAX DEPARTMENT

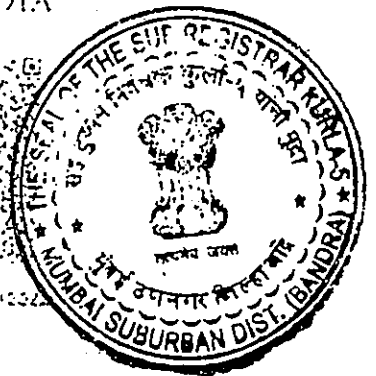


भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAIAJ4188M

जिवन तारंग  
JEEVAN TARANG CO OP HSG SCC  
LIMITED

निगम - मंडल की तारीख  
Date of Incorporation / Formation  
11/02/1987



*Jay-Kadak*

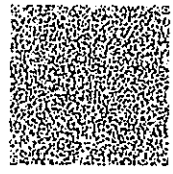
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Annexure V - copy of member's PAN

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स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**ARBPS5616A**



नाम / Name  
**REMADEVI SIVADASAN**

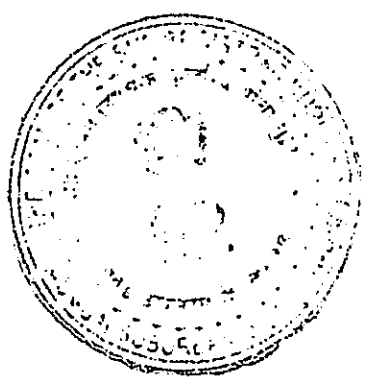
पिता का नाम / Father's Name  
**VASUDEVAN KOTTANTHERAYIL**

जन्म की तिथि / Date of Birth  
**01/06/1947**

*[Signature]*  
 अधिकारी / Officer

19102C22

*[Signature]*      *[Signature]*



Annexure - VII - Developer's PAN

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABEFR0584P



नाम/ Name  
RDK CONSTRUCTIONS

निगमन / Incorporation / Formation  
Date of Incorporation / Formation  
01/11/2021

D.N. Kamdar  
R.R. Kanan



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

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1.1.18 "Free Sale Area" shall mean the total carpet area for both Residential Flats and Commercial Units/Shops under RERA by 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 New Building/s forming a part of the Free Sale Area available with the Developers for sale.

(ii) "Sale Shop/s" shall mean self-contained Commercial 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.

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 Members in any car parking tower of the New Building.

1.1.21 "Developers Car Parkings" shall mean the all parking 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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 S.B. M T.A.S. ✓  
 SB AB NIK ✓  
 J.S. ✓



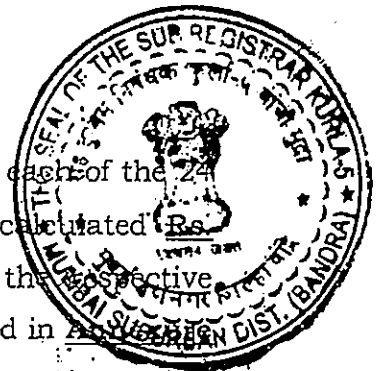
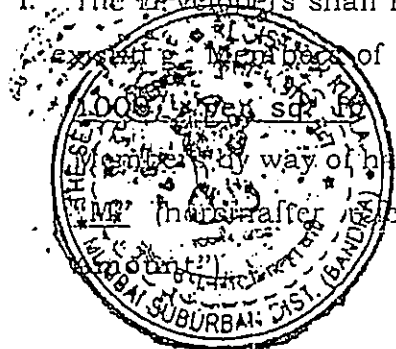
v. The society office with toilet to be provided by the Developers and may be approved by the competent authority. Further, the proposed space for the fitness center shall be as approved by the competent authority and all the Members, including the existing Members of the said Society shall be entitled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

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**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 @ Rs. 1000/- per sq. ft. of the Existing Flat Area of the respective flat by way of hardship compensation as detailed in Annexure - "M" (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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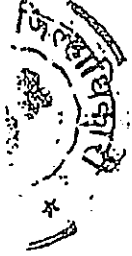
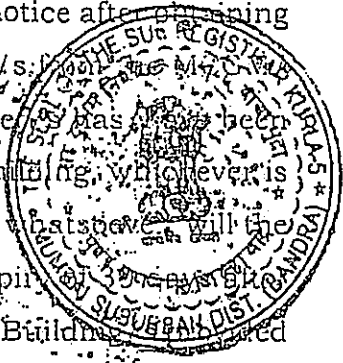
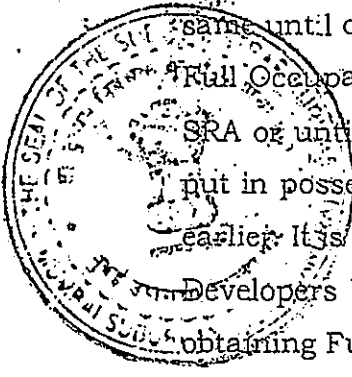
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**B. MONTHLY COMPENSATION FOR TEMPORARY ALTERNATE**

ACCOMMODATION (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 or until 30 days after the respective Member is put in possession of the New Flat in the New Building, whichever is earlier. It is agreed that under no circumstances 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 13<sup>th</sup> month to the 24<sup>th</sup> month from the Vacation Date;

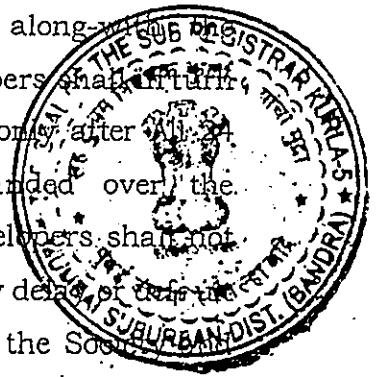
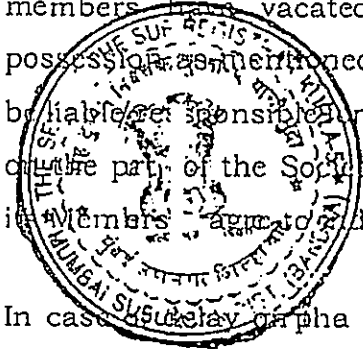
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 A-13 A-14 A-15 A-16 A-17 A-18 A-19 A-20 A-21 A-22 A-23 A-24  
 A-25 A-26 A-27 A-28 A-29 A-30 A-31 A-32 A-33 A-34 A-35 A-36  
 A-37 A-38 A-39 A-40 A-41 A-42 A-43 A-44 A-45 A-46 A-47 A-48  
 A-49 A-50 A-51 A-52 A-53 A-54 A-55 A-56 A-57 A-58 A-59 A-60  
 A-61 A-62 A-63 A-64 A-65 A-66 A-67 A-68 A-69 A-70 A-71 A-72  
 A-73 A-74 A-75 A-76 A-77 A-78 A-79 A-80 A-81 A-82 A-83 A-84  
 A-85 A-86 A-87 A-88 A-89 A-90 A-91 A-92 A-93 A-94 A-95 A-96  
 A-97 A-98 A-99 A-100

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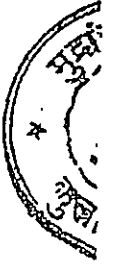
c) Rs. 76/- (Rupees Seventy-Six Only) per sq. ft. per month on the carpet area of the said Existing Flat Area for the next 12 months i.e., from the 25<sup>th</sup> month to the 36<sup>th</sup> month from the Vacation Date;

vi. 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 distribute the said cheques amongst its Members only, after the members have vacated their premises and handed over the possession as mentioned hereinabove and the Developers shall not be liable or responsible for such distribution or for any delay on the part of the Society in such distribution and the Society Members shall indemnify the Developers in respect thereof.



vii. In case of delay on 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 36<sup>th</sup> month to 42<sup>nd</sup> month from the Vacation Date).

viii. 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 rent 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

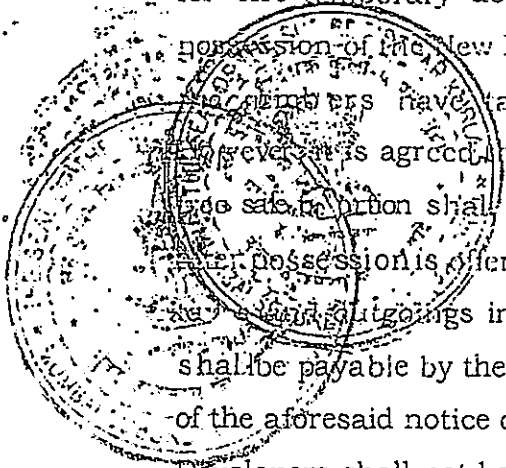


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14. The Developers shall give 30 days' advance notice in writing to the Managing Committee members of the Society about the New Flats

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being ready for occupation after the Part/Full Occupation Certificate is procured. All the 24 members shall take possession of their respective flats as per PAA on the Developers issuing the aforesaid notice to the Society subject to the said members having paid in accordance with the terms of this Agreement. After procuring Part/ full Occupation Certificate, the Developers shall stop paying the monthly TAA rent compensation for the temporary accommodation after 30 days upon offering possession of the New Flats to the members, irrespective of whether the members have taken possession of the New Flats or not. However it is agreed that the Developers' new flat purchasers of the same site, location shall be offered possession of their new flats only if possession is offered to the existing Members of the Society. All outgoings in respect of the new flats and new building shall be payable by the Society and its members from date of expiry of the aforesaid notice or date of possession, whichever is earlier the Developers shall not be liable to pay the same thereafter.



15. It is agreed that on account of planning constraints, and/or 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 overall limit of 3%, 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-Seven Thousand and Nine Hundred) per sq. feet of carpet area for such variation.



16. In the event any existing member/s desire/s to sell and transfer the flat along with shares of the said Society held by him/them during the construction period, he/they can do so subject to the norms and NOC of the said Society and the said Developers, provided such purchaser/transferee confirms in writing to be bound by this

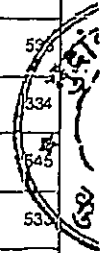
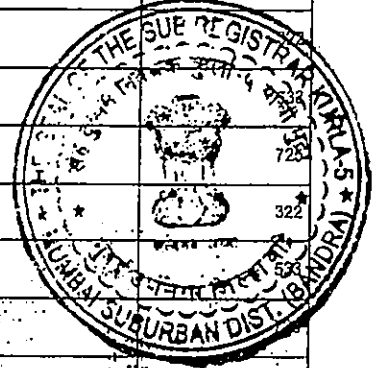
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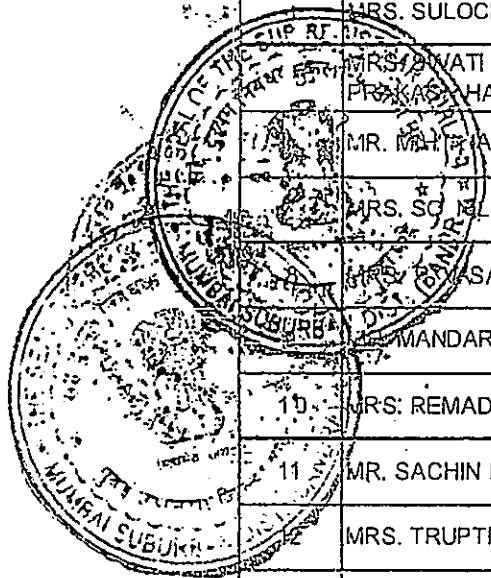
ANNEXURE - B: Existing Members Names & Carpet Areas

SN.	EXISTING FLAT	MEMBER'S NAME	EXISTING CARPET AREA IN SQFT
1	A-1	MR. RAJESH IYER	533
2	A-2	MR. ANANTH MAHASEV IYER	725
3	A-3	MR. MIHIR NARAYAN GHODKE	
4	A-4	MRS. REMADEVI SIVADASAN ✓	
5	A-5	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	
6	A-6	MR. SONAL MANILAL KADAKIA	322
7	A-7	MRS. DEWKAGAJA NANKAMAT	
8	A-8	MRS. SWATI PRAKASH DAMWALA & MR. PRAKASH HARIDAS BADAMWALA	
9	A-9	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANILAL KADAKIA	322
10	A-10	MRS. VILKA V. DESHPANDE	533
11	A-11	MRS. R. VASANTH	725
12	A-12	MR. NALIN CHIMANLAL SHAH	322
13	B-1	MR. MANDAR NARAYAN GHODKE	334
14	B-2	MRS. SULOCHANA R MANIAN	545
15	B-3	MRS. SONAL BHARATKUMAR SANGHVI	533
16	B-4	MRS. MEENA LADHARAM RATESAR	334
17	B-5	MRS. TRUPTI ATUL ZATAKIA	545
18	B-6	MR. KETUL A JHATAKIA	533
19	B-7	MR. VIKAS HARKISHAN CHAUHAN	334
20	B-8	MRS. VEDAVATHI J SUVARNA	545
21	B-9	MR. SUNDAR A UCHIL	533
22	B-10	MR. NATHURAM PHOOLARAM KUMAVAT	334
23	B-11	MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE	545
24	B-12	MRS. MEGHA NARENDRA RANE	533
TOTAL			11,968



**ANNEXURE - I: List of Permanent Alternate Accommodation (PAA) 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. DWATI PRAKASH BADAMWALA & MR. PRAKASH HARIDAS BADAMWALA	301	985
6	MR. MADHARAYAN GHODKE	302	450
7	MRS. SOHEL BHARATKUMAR SANGHVI	303	725
8	MRS. B. S. SANTHA	401	985
9	MR. MANDAR 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
<b>TOTAL</b>			<b>16,240</b>





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

2023

SN.	EXISTING FLAT NO	MEMBER'S NAME	EXISTING CARPET AREA IN SQFT	HARDSHIP COMPENSATION	SHIFTING CHARGES	BROKERAGE	TAA RENT	TAA RENT	TAA RENT
							FOR 1ST TO 12TH MONTH	FOR 13TH TO 24TH MONTH	FOR 25TH TO 36TH MONTH
1	A-1	MR. RAJESH IYER	533	5,33,000	20,000	37,310	37,310	38,925	40,508
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. MIHIR NARAYAN GHODKE	322	3,22,000	20,000	22,540	22,540	23,508	24,472
4	A-4	MRS. REMADEVI SIVADASAN	533	5,33,000	20,000	37,310	37,310	38,909	40,508
5	A-5	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	725	7,25,000	20,000	50,750	50,750	52,925	55,100
6	A-6	MR. SACHIN MANMAL KADAKIA	322	3,22,000	20,000	22,540	22,540	23,508	24,472
7	A-7	MRS. DEVIKA GAJANAN KAMAT	533	5,33,000	20,000	37,310	37,310	38,909	40,508
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 KADAKIA & MR. SACHIN MANLAL KADAKIA	322	3,22,000	20,000	22,540	22,540	23,508	24,472
10	A-10	MRS. ALIKA V. DESHPANDE	533	5,33,000	20,000	37,310	37,310	38,909	40,508
11	A-11	MRS. R. VASANTHA	725	7,25,000	20,000	50,750	50,750	52,925	55,100
12	A-12	MR. MALIN CHIMANLAL SHAH	322	3,22,000	20,000	22,540	22,540	23,508	24,472
13	B-1	MR. MANDAR NARAYAN GHODKE	334	3,34,000	20,000	23,380	23,380	24,382	25,384
14	B-2	MRS. SULOCHANA R MANIAN	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	40,508
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 ZATAKA	545	5,45,000	20,000	38,150	38,150	39,785	41,420
18	B-6	MR. KETUL A JHATAKA	533	5,33,000	20,000	37,310	37,310	38,909	40,508
19	B-7	MR. VIKAS HARKISHAN CHAUHAN	334	3,34,000	20,000	23,380	23,380	24,382	25,384
20	B-8	MRS. VEDAVATHI J SUVARNA	545	5,45,000	20,000	38,150	38,150	39,785	41,420
21	B-9	MR. SUNDAR A UCHIL	533	5,33,000	20,000	37,310	37,310	38,909	40,508
22	B-10	MR. NATHURAM PHOOLARAM KUMAVAT	334	3,34,000	20,000	23,380	23,380	24,382	25,384
23	B-11	MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI 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	40,508
TOTAL			11,968	1,19,68,000	4,80,000	8,37,760	8,37,760	8,73,664	9,09,568



03/04/2023	करल - ५
2023	६० ७८
(1) निवेदन प्रकार	विकसन करारनामा
(2) मोबदला	127168500

गावाचे नाव : घाटकोपर

(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

58362000

(4) भू-मापन, नोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: विकसन करारनामा,जमीन व विल्डिंग,मौजे घाटकोपर ,सी.टी.एस.नं. 195/191,प्लॉट नं. 193,या वरील इमारत प्लॉट नं. 193,जीवन तरंग को.ऑप.हो.सो.लिमिटेड,गरोडिया नगर,घाटकोपर पूर्व,मुंबई 400077,अभिनियंत क्रमांक.एडीजे/1100901/87/2023/नं/197/2023 बन्वये वाजारभाव रु.58362000/-,सिक्युरिटी फ्लॉट व्हॅल्यू रु. 24842000/- मोबदला रु.127168500/- त्यावर भरलेले मुद्रांक शुल्क रु.64826354-दिनांक 08/03/2023 उत्तर दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 195/191 ; ) )

(5) क्षेत्रफळ 837.00 चौ.मीटर

(6) अकरणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तावेज कालं देणा-या/विह्वल ठेवणा-या पक्षकारांनी मुंबई न्यायालयाचा हुकुमनामा किंवा अदालत विसर्यास,प्रतिवादिचे नाव व पत्ता.

नाव:-जीवन तरंग को.ऑप.हो.सो.लिमिटेड तर्फे चेअरमन सचिन कडकिया वय:-68; पत्ता:-प्लॉट नं: प्लॉट नं: 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M

2): नाव:-जीवन तरंग को.ऑप.हो.सो.लिमिटेड तर्फे सेक्रेटरी आर विजयराघवन वय:-57; पत्ता:-प्लॉट नं: प्लॉट नं: 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M

3): नाव:-मान्यता देणारे राजेश अय्यर वय:-54; पत्ता:-प्लॉट नं: ए-1, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAEPI6651H

4): नाव:-मान्यता देणारे अनंत महादेव अय्यर वय:-76; पत्ता:-प्लॉट नं: ए-2, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AALPI1435N

5): नाव:-मान्यता देणारे मिहिर नारायण घोडके तर्फे मुखत्यार गौरी केदार डेगवेकर वय:-53; पत्ता:-प्लॉट नं: ए 3, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADGPG3927R

6): नाव:-रेमादेवी शिवदासन वय:-75; पत्ता:-प्लॉट नं: ए 4, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ARBPS5616A

7): नाव:-मान्यता देणारे धवल डी. शेठ वय:-37; पत्ता:-प्लॉट नं: ए-5, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BBUPS3274E

8): नाव:-मान्यता देणारे भावना जिज्ञेश शेठ वय:-58; पत्ता:-प्लॉट नं: ए 5, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPD8797R

9): नाव:-मान्यता देणारे सचिन मणिलाल कडकिया वय:-68; पत्ता:-प्लॉट नं: ए 6, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACBPK7810P

10): नाव:-मान्यता देणारे देविका गजानन कामत वय:-82; पत्ता:-प्लॉट नं: ए 7, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BJSPK5125Q

11): नाव:-मान्यता देणारे स्वाती प्रकाश बदामवाला वय:-55; पत्ता:-प्लॉट नं: ए 8, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPS5711K

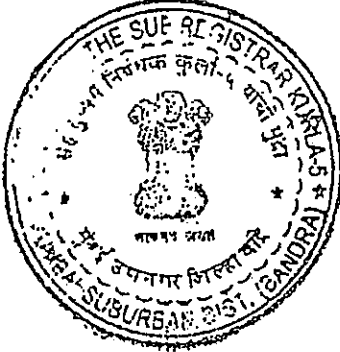
12): नाव:-मान्यता देणारे प्रकाश हरिदास बदामवाला वय:-56; पत्ता:-प्लॉट नं: ए 8, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AENPB2009P

13): नाव:-मान्यता देणारे नीगा सचिन कडकिया वय:-65; पत्ता:-प्लॉट नं: ए 9, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ARZPK3175C

14): नाव:-मान्यता देणारे सचिन मणिलाल कडकिया वय:-68; पत्ता:-प्लॉट नं: ए 9, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACBPK7810P

15): नाव:-मान्यता देणारे अल्का व्ही देशपांडे वय:-82; पत्ता:-प्लॉट नं: ए 10, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AACPD6230B

16): नाव:-मान्यता देणारे आर. वसंता वय:-81; पत्ता:-प्लॉट नं: ए 11, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFPPV2715P



- 17): नाव:-मान्यता देणारे नलिन चिमनलाल शाह तर्फे मुखत्यार अमेश अनंतराय मेहता वय:-60; पत्ता:-प्लॉट नं: ए-12, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-CJNPS1238M
- 18): नाव:-मान्यता देणारे मंदार नारायण पोडके वय:-54; पत्ता:-प्लॉट नं: बी 1, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFTPG5581Q
- 19): नाव:-मान्यता देणारे सुलोचना आर. मणियन वय:-85; पत्ता:-प्लॉट नं: बी 2, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AOKPR5844M
- 20): नाव:-मान्यता देणारे सोनल भरतकुमार संघवी वय:-55; पत्ता:-प्लॉट नं: बी 1, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AIKPS2435B
- 21): नाव:-मान्यता देणारे मीना लधाराम रतेसर वय:-82; पत्ता:-प्लॉट नं: बी 1, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHKPR9356D
- 22): नाव:-मान्यता देणारे वृषी अतुल झाटकिया वय:-58; पत्ता:-प्लॉट नं: बी 5, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPZ2612B
- 23): नाव:-मान्यता देणारे केतुल ए झाटकिया वय:-54; पत्ता:-प्लॉट नं: बी 1, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPZ0655N
- 24): नाव:-विकास हरकिशन चौहान तर्फे मुखत्यार केतन प्रकलकुमार भन्साली वय:-50; पत्ता:-प्लॉट नं: बी 1, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACWPC7155Q
- 25): नाव:-मान्यता देणारे वेदावाडी जे सुवर्णा वय:-79; पत्ता:-प्लॉट नं: बी 8, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BXXPS4761F
- 26): नाव:-मान्यता देणारे सुंदर ए. उचिल वय:-91; पत्ता:-प्लॉट नं: बी 9, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHJPS9247F
- 27): नाव:-मान्यता देणारे नयुराम फुलाराम कुमावत वय:-61; पत्ता:-प्लॉट नं: बी 10, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AJMPK3526C
- 28): नाव:-मान्यता देणारे प्रदीप दत्ताराम शिंदे वय:-67; पत्ता:-प्लॉट नं: बी 11, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BFXPS1092H
- 29): नाव:-मान्यता देणारे जानूवी जनार्दन शिंदे वय:-75; पत्ता:-प्लॉट नं: बी 11, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BYIPS2469E
- 30): नाव:-मान्यता देणारे मेधा नरेंद्र राणे वय:-55; पत्ता:-प्लॉट नं: बी 12, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHI9072J

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

- (9) दस्तऐवज करून दिल्याचा दिनांक  
(10) दस्त नोंदणी केल्याचा दिनांक  
(11) अनुक्रमांक, खंड व पृष्ठ  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क  
(14) शेरा

- 1): नाव:-मेसर्स आर डी के कन्स्ट्रक्शन्स तर्फे भागीदार नितिन कामदार वय:-67; पत्ता:-प्लॉट नं: युनिट नं. 1, प्लॉट नं. 32-33, टीपीएस 1, माळा नं: तळ मजला, इमारतीचे नाव: वेलजी शिवजी वाडी, ब्लॉक नं: हिंगवाला लेन, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P
- 2): नाव:-मेसर्स आर डी के कन्स्ट्रक्शन्स तर्फे भागीदार राफेश कनानी वय:-54; पत्ता:-प्लॉट नं: युनिट नं. 1, प्लॉट नं. 32-33, टीपीएस 1, माळा नं: तळ मजला, इमारतीचे नाव: वेलजी शिवजी वाडी, ब्लॉक नं: हिंगवाला लेन, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

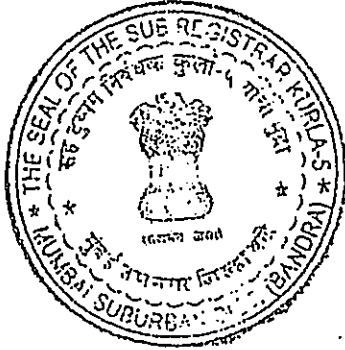
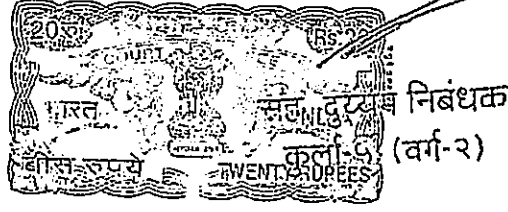
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(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	AD/1100901/87/23/K/197		1100901	6482700	SD		
2	DHC			2803202300946	2000	RF	2803202300946D	28/03/2023
3	eChallan			MH017519126202223E	30000	RF	0008664974202223	28/03/2023

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



सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

20204 EB VL  
2023



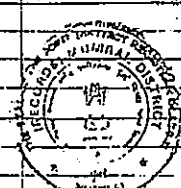
1. म. प्र. अ. 19/1957 (12/50)  
2. म. प्र. अ. 11/1957, 12/1957, 13/1957, 14/1957, 15/1957, 16/1957, 17/1957, 18/1957, 19/1957, 20/1957, 21/1957, 22/1957, 23/1957, 24/1957, 25/1957, 26/1957, 27/1957, 28/1957, 29/1957, 30/1957, 31/1957, 32/1957, 33/1957, 34/1957, 35/1957, 36/1957, 37/1957, 38/1957, 39/1957, 40/1957, 41/1957, 42/1957, 43/1957, 44/1957, 45/1957, 46/1957, 47/1957, 48/1957, 49/1957, 50/1957, 51/1957, 52/1957, 53/1957, 54/1957, 55/1957, 56/1957, 57/1957, 58/1957, 59/1957, 60/1957, 61/1957, 62/1957, 63/1957, 64/1957, 65/1957, 66/1957, 67/1957, 68/1957, 69/1957, 70/1957, 71/1957, 72/1957, 73/1957, 74/1957, 75/1957, 76/1957, 77/1957, 78/1957, 79/1957, 80/1957, 81/1957, 82/1957, 83/1957, 84/1957, 85/1957, 86/1957, 87/1957, 88/1957, 89/1957, 90/1957, 91/1957, 92/1957, 93/1957, 94/1957, 95/1957, 96/1957, 97/1957, 98/1957, 99/1957, 100/1957

एपी अ. टोन INDEX No. II

महाराष्ट्र अधिनियम 11 अ. 5  
Regn. 03 in. c.

हायकोपर (जु: 34 नं. 34)

1	2	3	4	5	6	7	8	9	10	11	12
विवरण (अथवा हायकोपरचे नाव व क्षेत्राचे विवरण (अथवा हायकोपरचे क्षेत्राचे विवरण)) Name of deal, consideration and market value (in case of lease, state whether lessor or lessee (says assessor))	प्लॉट नं. (अथवा) Survey, Sub-Division and House No (if any)	क्षेत्राचे विवरण (अथवा) Area	आयकराची किंमत (अथवा) Assessment or Jodi when given	दावेदार किंवा दावेदारीचे नाव व पत्ता (अथवा) Name of the claiming party or in case of a Decree or Order of Civil Court, of Defendant and Detailed address	दावेदार किंवा दावेदारीचे नाव व पत्ता (अथवा) Name of the claiming party or in case of a Decree or Order of Civil Court, of Plaintiff and Detailed address	कालावधी (अथवा) Duration	नोंदणी (अथवा) Registration	संख्या, खंड व पृष्ठ (अथवा) Serial No., Volume and Page	मार्केट मूल्य (अथवा) Market Value	नोंदणी फी (अथवा) Registration Fee paid on Market Value	टिप (अथवा) Remarks
खरेदी करणे	प्लॉट नं. 983	जमीनी	१/२५	१) डॉ. परमेश्वरी देवी गोमनाथ	२) जीवन तरंग को. ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड	3Y	241C	9320			
	प्लॉट नं. 238	जमीनी	१/२५	३) अश्विनी गिरधरराव देसाई							
	प्लॉट नं. 238-07	जमीनी	१/२५	४) कल्याण मोहन देसाई ज्योतिबा पिट्ठारत परमेश्वर मेहन							
				५) जीवन तरंग को. ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड							



मी नक्का खर्च  
मी कापती  
मी कागदाती  
1884/2022  
म. प्र. अ. 11/1957, 12/1957, 13/1957, 14/1957, 15/1957, 16/1957, 17/1957, 18/1957, 19/1957, 20/1957, 21/1957, 22/1957, 23/1957, 24/1957, 25/1957, 26/1957, 27/1957, 28/1957, 29/1957, 30/1957, 31/1957, 32/1957, 33/1957, 34/1957, 35/1957, 36/1957, 37/1957, 38/1957, 39/1957, 40/1957, 41/1957, 42/1957, 43/1957, 44/1957, 45/1957, 46/1957, 47/1957, 48/1957, 49/1957, 50/1957, 51/1957, 52/1957, 53/1957, 54/1957, 55/1957, 56/1957, 57/1957, 58/1957, 59/1957, 60/1957, 61/1957, 62/1957, 63/1957, 64/1957, 65/1957, 66/1957, 67/1957, 68/1957, 69/1957, 70/1957, 71/1957, 72/1957, 73/1957, 74/1957, 75/1957, 76/1957, 77/1957, 78/1957, 79/1957, 80/1957, 81/1957, 82/1957, 83/1957, 84/1957, 85/1957, 86/1957, 87/1957, 88/1957, 89/1957, 90/1957, 91/1957, 92/1957, 93/1957, 94/1957, 95/1957, 96/1957, 97/1957, 98/1957, 99/1957, 100/1957



करल - ५  
20209 ६५ ७८  
२०२३

मालमत्ता पत्रक

विभाग/मोजे -- घाटकोपर गालुकर न.भू.भा.का. -- न.भू.अ.घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या मुदतीत मालमत्ता देण्याची किंवा पाईमिन्ट नगरीय आणि त्याच्या फेर तपसणीची नियत वेळ

शुद्धी नं. १२५/२२१ १२५/२२१

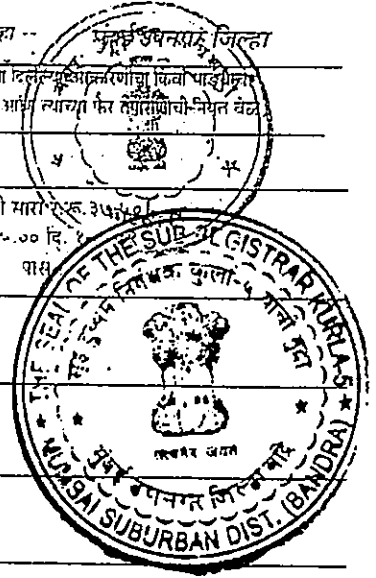
विनयले मारा र.क्र. ३५५/२०१७ ७.६.७५-०० दि. १७/७/२०१७

मालमत्ता कर --

हक्काचा मूळ धारक नं. १२५/२२१ परमेश्वरदेवी गोवर्धनदास पोटाहिस्सा मोजणी प्रमाण

पट्टा नं. --

प्लॉट नं. --



क्र.सं.	व्याख्या	खंड क्रमांक	नविन धारक (भा) पट्टा नं. (पा) किंवा भा. (भा)	साक्षारकन
१२५/२२१/२२	या प्रमाणामध्ये अंतिमरी मुदत उपनगर यॉर्किंग्डम म.ल.न.ड. २२१ दि. ३०/१२/२०१७ प्रमाणे मुदतीत विनयले अंतिमरीय नवे प्रती आकार र. ७५-०० दि. १-८-७९ पासून			मरा २२/१२/२०१७ न.भू.अ. घाटकोपर
१२५/२२१/२००३	शासन निर्णय महसूल व वन विभाग क्र एन.अं.अं./२०१७, ३५७० प.क्र.५३/सि-५ दि. २७/११/०९ चे आदेशाप्रमाणे सु.द.वि.अं. अकारणीची नोंद घेतली मुदत १/८/०९ ते ३१/७/२००६			मरा- १७/३/२००३ न.भू.अ. घाटकोपर

नवा मालमत्ता कर करी नकासत न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

२०२३/०३/२००३ मरा वात्वाचा वारा २००१/१२/२००३  
 वस्तुधारा कर ७२५१२००३  
 वस्तुधारा कर करार ५१११५००३  
 वसासणी मूलक करार करणाय २००३/०३/२००३  
 वस्तुधारा विल्हाची वारीस २०५६२५०३  
 वस्तुधारा विल्याची वारीस २०५६२५०३

वदर सुधापन विल्याची  
घाटकोपर.

**ANNEXURE - H: Copy of the Special General Body Meeting  
Dated 12th February 2023**

**JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.**

2016	
2017	
2018	
2019	
2020	
2021	
2022	
2023	

Registered under 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 12<sup>th</sup> February 2023 at 11.30 AM

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

	CHAIRMAN	MR. SACHIN KADAKIA	A-11
		MR. SACHIN KADAKIA	A-6
		MR. SACHIN KADAKIA	A-8
		MR. SACHIN KADAKIA	A-1
		MR. SACHIN KADAKIA	A-2
		MR. SACHIN KADAKIA	A-4
		MR. SACHIN KADAKIA	A-5
		MR. SACHIN KADAKIA	A-7
		MR. SACHIN KADAKIA	A-10
		MR. SACHIN KADAKIA	B-1
		MR. SACHIN KADAKIA	B-3
		MR. SACHIN KADAKIA	B-2
13		MR. SACHIN KADAKIA	B-8
14		MR. SACHIN KADAKIA	B-9
15		MR. SACHIN KADAKIA	B-12
16		MR. SACHIN KADAKIA	B-1
17		MR. SACHIN KADAKIA	A-9
18		MR. SACHIN KADAKIA	B-10
19		MR. SACHIN KADAKIA	B-11
20		MR. SACHIN KADAKIA	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

*(Handwritten signature)*  
*(Circular stamp)*



ADJ/1100901/ 87 / 2023/K

Pages 83 95

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**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/ISC/1318  
of 1967)

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

01/01/2023 was also discussed and all members were informed of the rent of the building.  
Rent.

Thereafter, the Chairman asked the quorum if the members had any query or suggestion, comments on DA draft. All the members present at the meeting raised their hands 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 be and is hereby approved"

"FURTHER RESOLVED THAT authority be and is hereby given to 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.

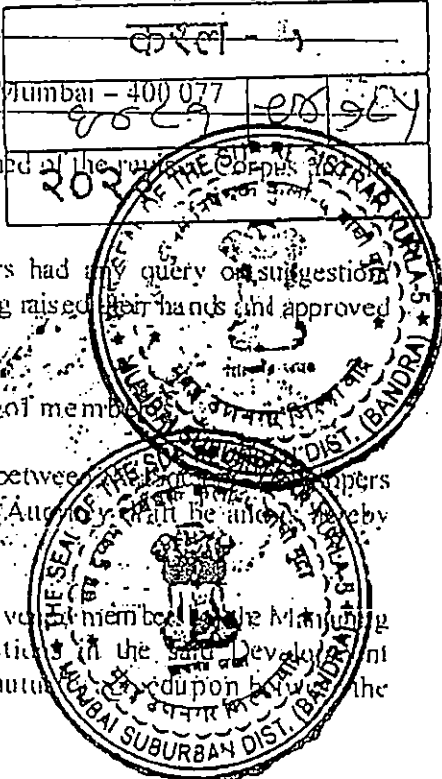
After a brief discussion the following resolution was unanimously passed:

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.





24 4-4

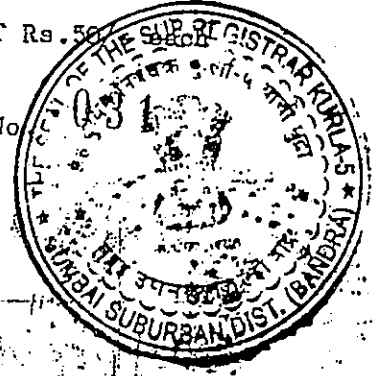
करल - ५	
2004	६६ १६६
2003	

# SHARE CERTIFICATE

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

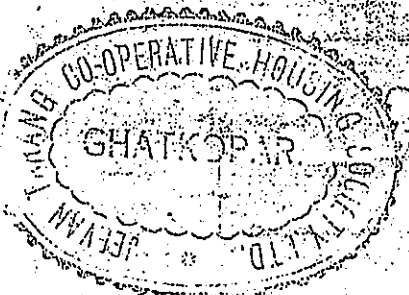
CAPITAL Rs.1,00,000/- divided into Shares of Rs.50

Member's Register No. 3 Share Certificate No.



THIS IS TO CERTIFY that Mr. Kazhipu  
Kumaran Sivasadasan  
Konray is the Registered Holder of ( 35 )  
 Shares of Rupees fifty each number 379 to 413  
 inclusive in THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.,  
bandra 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  
this 20th day of June 1968.



Lushale  
Chairman

[Signature]  
Hon. Secretary

[Signature]  
Member of the Committee

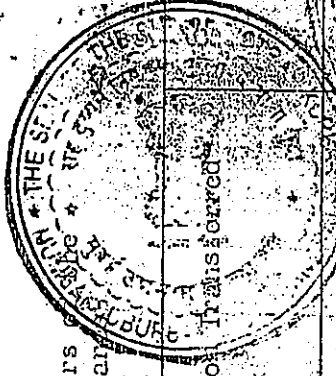
P.T.O.

करम - ५

2026y

VO 62

२०२३



Memorandum of the transfers of shares of the registered company mentioned in the Schedule to the Memorandum of Association of the company.

Date of transfer:	Transfer No.	Share Regd. No.	To whom transferred	Share Regd. No.
12-2-2006	12-2006		ST. REMA STADIUM	

Handwritten signature and notes, including 'NON IN' and 'ST. REMA STADIUM'.

CHAIRMAN

SECRETARY

COMMITTEE MEMBER

20200 109 VK

# SHARE CERTIFICATE

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

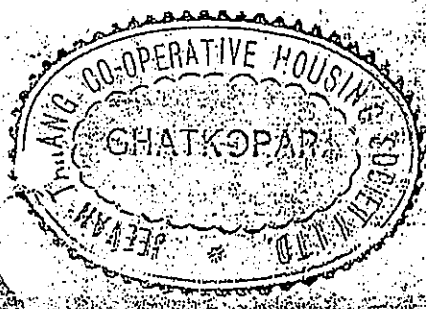
CAPITAL Rs.1,00,000/- divided into Shares of Rs. 200/- each

Member's Register No. 3 Share Certificate No. 013



THIS IS TO CERTIFY that Mr. Kozhipan  
Kumaran Sivadasan  
Bombay is the Registered Holder of ( 5 ) five  
Shares of Rupees fifty each numbered 11 to 15  
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 31<sup>st</sup> day of December 1967.



L. K. Kulkarni Chairman

P. K. Ramani Hon. Secretary

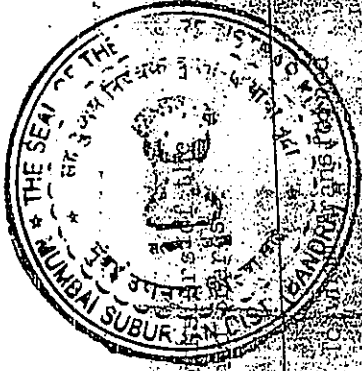
A. S. Shetty Member of the Committee.

F.T.O.

करल - ५

20269

२०२३



Memorandum of Transfer with this stamp

Date of Transfer	Transfer No.	Share held No (Old)	Share Page No. New
21.11.2004	1 of 200	[Blank]	[Blank]

*Handwritten signature:* H. Prasad - Chairman

*Handwritten signature:* [Signature]

*Handwritten text:* H. Prasad - Chairman

COMPTROLLER GENERAL

JOINT SECRETARY

CHAIRMAN

करल - ५  
2024y | 03 | 06

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग कार्यालय  
Permanent Account Number Card  
EJHPP5839J  
BEARAWASANTH BOLADIA  
BEARAWASANTH BOLADIA

*Panam*



भारत सरकार  
GOVERNMENT OF INDIA  
भारत सरकार  
Bharat Nauchal  
जन्म वर्ष / Year of Birth - 1960  
पुरुष / Male  
*Bharat Nauchal*  
7915 6333 3661  
आधार - सामान्य माणसाचा अधिकार





20/20275

धवार, 20 सप्टेंबर 2023 4:47 म.नं.

दस्त गोषवारा भाग-1

करल 5

दस्त क्रमांक: 20275/2023

दस्त क्रमांक: करल 5 / 20275/2023

वाजार मुल्य: रु. 01/-

मोवदला: रु. 00/-

परलेले मुद्रांक शुल्क: रु. 100/-

नोंदणी फी माफी असल्यास तपशिल :-

करल - ५		
20209	08	06
2023		

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

ड. नि. सह. दु. नि. करल 5 यांचे कार्यालयात

पावती: 21453

पावती दिनांक: 20/09/2023

श. क्र. 20275 वर दि. 20-09-2023

सादर करणाराचे नाव: रेमादेवी . शिवदासन

वेळी 3:36 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

*Done Saha*

दस्त हजर करणाऱ्याची सही:

एकूण: 2560.00

Joint S.R. Kurla-5

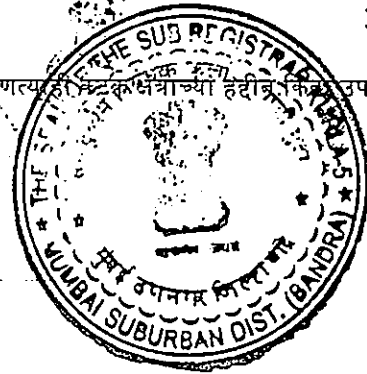
सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-३) जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालगत असलेल्या कोणत्याही क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद केलेल्या कोणत्याही नागरी क्षेत्रात

शेका क्र. 1 20 / 09 / 2023 03 : 36 : 55 PM ची वेळ: (सादरीकरण)

शेका क्र. 2 20 / 09 / 2023 03 : 38 : 04 PM ची वेळ: (फी)



Joint S.R. Kurla-5

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-३)

### प्रातज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०६ अंतर्गत असलेल्या तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. याबाबत संपूर्ण नजकूर, निरपवाद आहे. याबाबत कोणत्याही प्रकारची अडथळे येऊ नये. याबाबत कोणत्याही प्रकारची अडथळे येऊ नये. याबाबत कोणत्याही प्रकारची अडथळे येऊ नये.

लिहून देणे

१) *Joint Kurla-5*

२) *M/S*

३) *R.R. Kanani*

*D.N. Candar*

*Rema Devi*

२)

३)





09/09/2023 3 51:29 PM

दस्त गोपवारा भाग-2

करल5

दस्त क्रमांक:20275/2023

दस्त क्रमांक :करल5/20275/2023

दस्ताचा प्रकार :-पर्यायी जागेचा करार

करल-5  
20264 64/66  
2023 पक्षकाराचा प्रकार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	ठसा प्रमाणित
1	नाव:मान्यता देणारे जीवन तरंग को. ऑप. ह्री. सोसायटी लिमिटेड तर्फे चेअरमन सचिन मणिलाल कडकिया पत्ता:प्लॉट नं: प्लॉट नं. 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. ह्री. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M	मान्यता देणार वय :-68 स्वाधरी:-		
2	नाव:मान्यता देणारे जीवन तरंग को. ऑप. ह्री. सोसायटी लिमिटेड तर्फे मेक्रेटरी आर विजयराघवन पत्ता:प्लॉट नं: प्लॉट नं. 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. ह्री. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M	मान्यता देणार वय :-57 स्वाधरी:-		
3	नाव:रेमादेवी . शिखरदासन पत्ता:प्लॉट नं: 4, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. ह्री. सोसायटी लिमिटेड, ब्लॉक नं: नाथ पै नगर, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन नंबर:ARBPS5616A	विहून देणार वय :-75 स्वाधरी:-		

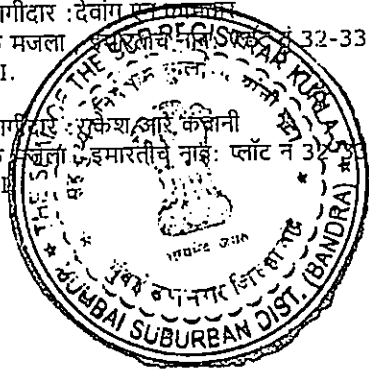
दस्त ऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
व्हा क्र.3 ची वेळ:20 / 09 / 2023 03 : 49 : 02 PM

टिप:-  
लील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	ठसा प्रमाणित
1	नाव:भरन कौशल . . वय:57 पत्ता:चेंबूर, मुंबई पिन कोड:400071	स्वाधरी		
2	नाव:परम . पोलाडिया वय:24 पत्ता:21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड:400086	स्वाधरी		

खालील पक्षकाराची कवुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार
मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार :देवांग रणजितराव प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला इमारतीचे नाव: 32-33, टीपीएस 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. ABEFR0584P	स्वाधरी	
मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार : सुरेश आरि कप्तानी प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. ABEFR0584P	स्वाधरी	



सह. दुय्यम निबंधक  
जिंत S.B. Suburban-2  
कुली-5-वर्ग-2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	00040572023091850704	MH008267348202324E	100.00	SD	0004381995202324	20/09/2023
2		DHC		0923185014483	1560	RF	0923185014483D	20/09/2023
3	RDK CONSTRUCTIONS	eChallan		MH008267348202324E	1000	RF	0004381995202324	20/09/2023

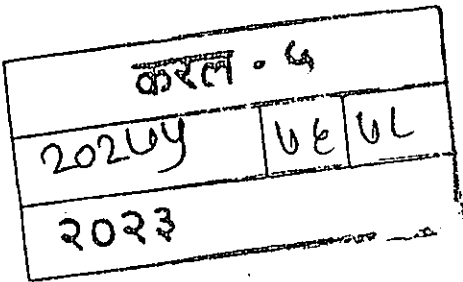
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

20275 /2023

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22/09/2023 10 21:31 AM

दस्तावेज क्रमांक: वरन्म5/20275/2023

दस्तावेजा प्रकार: पर्यायी जागना करार

करार क्रमांक: **20204** | **66** | **66**

**2023**

वरन्म5  
दस्तावेज क्रमांक: 20275/2023

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	व्यायचित्र	दस्ता प्रमाणित
1	नाव:ममम आर टी के कन्स्ट्रक्शन वर्क भार्गीदार मकेश आर कतावी पत्ता:प्लॉट नं: सुनित नं. 1, माळा नं: नळ मजला , इमारतीचे नाव: प्लॉट न 32-33, टीपीएम 1 , ब्लॉक न: वेनजी शिवजी चार्डी, हीमशाना नगर, चांदकोण पूर्व , रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:ABEFR0584P	निवृत्त देणार वय :-54 व्याधारी:- <b>R.R.Kanani</b>		
2	नाव:ममम आर टी के कन्स्ट्रक्शन वर्क भार्गीदार देवांग एन शामदार पत्ता:प्लॉट नं: सुनित नं. 1, माळा नं: नळ मजला , इमारतीचे नाव: प्लॉट न 32-33, टीपीएम 1 , ब्लॉक न: वेनजी शिवजी चार्डी, हीमशाना नगर, चांदकोण पूर्व , रोड नं: .. महाराष्ट्र, MUMBAI पिन नंबर:ABEFR0584P	निवृत्त देणार वय :-43 व्याधारी:- <b>D.N.farmdas</b>		
3	नाव:मान्यता देणार जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड नं. चंद्रमन मचिन मणिलाल कदरिया पत्ता:प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नरोडिया नगर, चांदकोण पूर्व , रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M	मान्यता देणार वय :-68 व्याधारी:-		
4	नाव:मान्यता देणार जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड नं. मंजुदरी आर विजयराघवन पत्ता:प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नरोडिया नगर, चांदकोण पूर्व , रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M	मान्यता देणार वय :-57 व्याधारी:-		
5	नाव:रमादेवी , शिवदामन पत्ता:प्लॉट नं: 7/4, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नाथ री नगर, प्लॉट नं. 193, नरोडिया नगर, चांदकोण पूर्व , रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:ARBPS5616A	निवृत्त देणार वय :-75 व्याधारी:-		

वरन्म दस्तावेज करून देणार न्यायकर्ता पर्यायी जागना करार चा दस्तऐवज करून दिव्याचे कवून करतान. शिक्का क्र.3 ची वेळ: 20 / 09 / 2023 03 : 49 : 02 PM

गळप:-  
गळपील दस्तावेज अंम निवेदीन करतान की ने दस्तावेज करून देणा-यानां व्यक्तीशः ओळखतान, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकारांचे नाव व पत्ता	व्यायचित्र	दस्ता प्रमाणित
1	नाव:अमन कांथल . . . वय:57 पत्ता:चंभूर, मुंबई पिन कोड:400071	 <b>Amal</b> व्याधारी	
2	नाव:परम . गोलाडिया वय:24 पत्ता:21/5, दिव्य दर्शन, चांदकोण पश्चिम, मुंबई पिन कोड:400086	 <b>Peram</b> व्याधारी	

शिक्का क्र.4 ची वेळ: 22 / 09 / 2023 10 : 21 : 07 AM

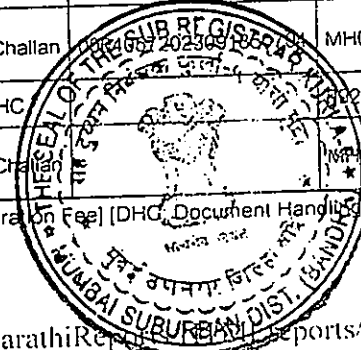
शिक्का क्र.5 ची वेळ: 22 / 09 / 2023 10 : 21 : 29 AM सोदणी पुन्हा 1 मध्ये

सह: दुय्यम निबंधक

कुर्तावेज (वर्ग-2)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	20230907	MH008267348202324E	100.00	SD	0004381995202324	20/09/2023
2		DHC		2023185014483	1560	RF	0923185014483D	20/09/2023
3	RDK CONSTRUCTIONS	eChallan		MH008267348202324E	1000	RF	0004381995202324	20/09/2023

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



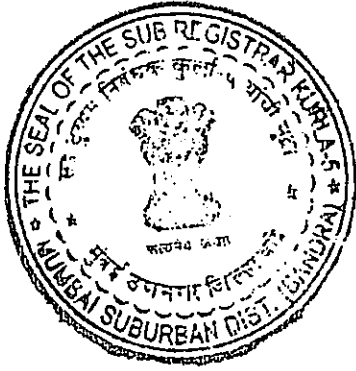
Know Your Rights as Registrants

- 1 Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
- 2 Get print immediately after registration

For feedback, please write to us at feedback.isarita@gmail.com

करल - ५		
२०२५	७८	७८
२०२३		

प्रमाणित करण्याल येते कि या दस्तामध्यं  
एकूण (.....७८.....) पाने आहेत.  
करल-५/ २०२५ /२०२३  
पुरस्स कर्मांक १ कर्मांकावर नोंदला  
दिनांक : २२/१०/२०२३



*[Signature]*  
ई. डी. देवशी  
सह. दुय्यम निबंधक, कुर्ला-५  
मुंबई उपनगर जिल्हा



22/09/2023

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कुर्ला 5

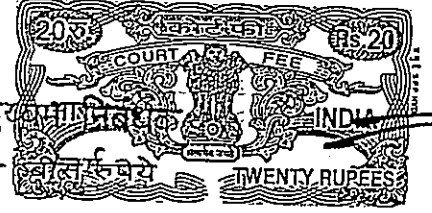
दस्त क्रमांक : 20275/2023

नोंदणी :

Regn:63m

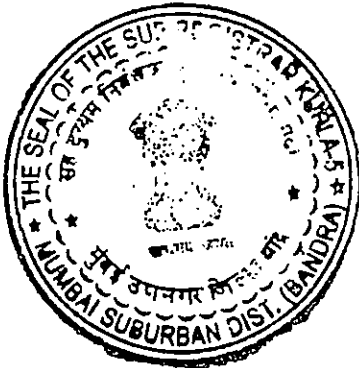
गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0
(3) बाजारभाव(माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: पर्यायी जागेचा करारनामा,मौजे घाटकोपर,सी. टी. एस. नं.195/191,जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड,प्लॉट नं. 193,गरोडिया नगर,घाटकोपर पूर्व मुंबई 400077 जुना फ्लॉट नं. ए-4 मॅवर पूर्वी वापरत असलेले जुने क्षेत्रफळ 533 चौ. फूट कारपेट त्या वदल्यात विकासका कडून विनामूल्य मिळालेले नविन क्षेत्रफळ 192 चौ. फुट मोफा कारपेट म्हणून एकूण क्षेत्रफळ 725 चौ. फुट मोफा कारपेट,नवीन इमारतीत नवीन सदनिका नं. 403.4 या मजला,आरडीके विवांता,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) 725 चौ.फूट
(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 यागीदार राकेश आर कनानी वय:-54; पत्ता:-प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1 , ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, घाटकोपर पूर्व , रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P 2): नाव:-मेसर्स आर डी के कन्स्ट्रक्शन तर्फे यागीदार 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 वाडी, 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 बेअरमन सचिन मणिलाल कडकिया 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:-AAIAJ4188JM 4): नाव:-मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड तर्फे मेक्रेटरी आर विजयराघवन 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:-रेंमादेवी . शिवदासन वय:-75; पत्ता:-प्लॉट नं: ए/4, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नाय पै नगर, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व , रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ARBPS5616A
(9) दस्तऐवज करून दिल्याचा दिनांक	20/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	22/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	20275/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

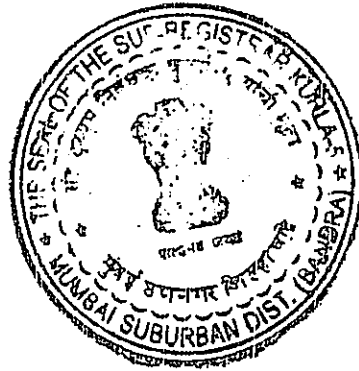


सह. दुय्यम निबंधक  
कुर्ला-5 (वर्ग-2)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRJCTIONS	eChallan	00040572023091850704	MH008267348202324E	100.00	SD	0004381995202324	20/09/2023
2		DHC		0923185014483	1560	RF	0923185014483D	20/09/2023
3	RDK CONSTRUCTIONS	eChallan		MH008267348202324E	1000	RF	0004381995202324	20/09/2023

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





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