

A-8
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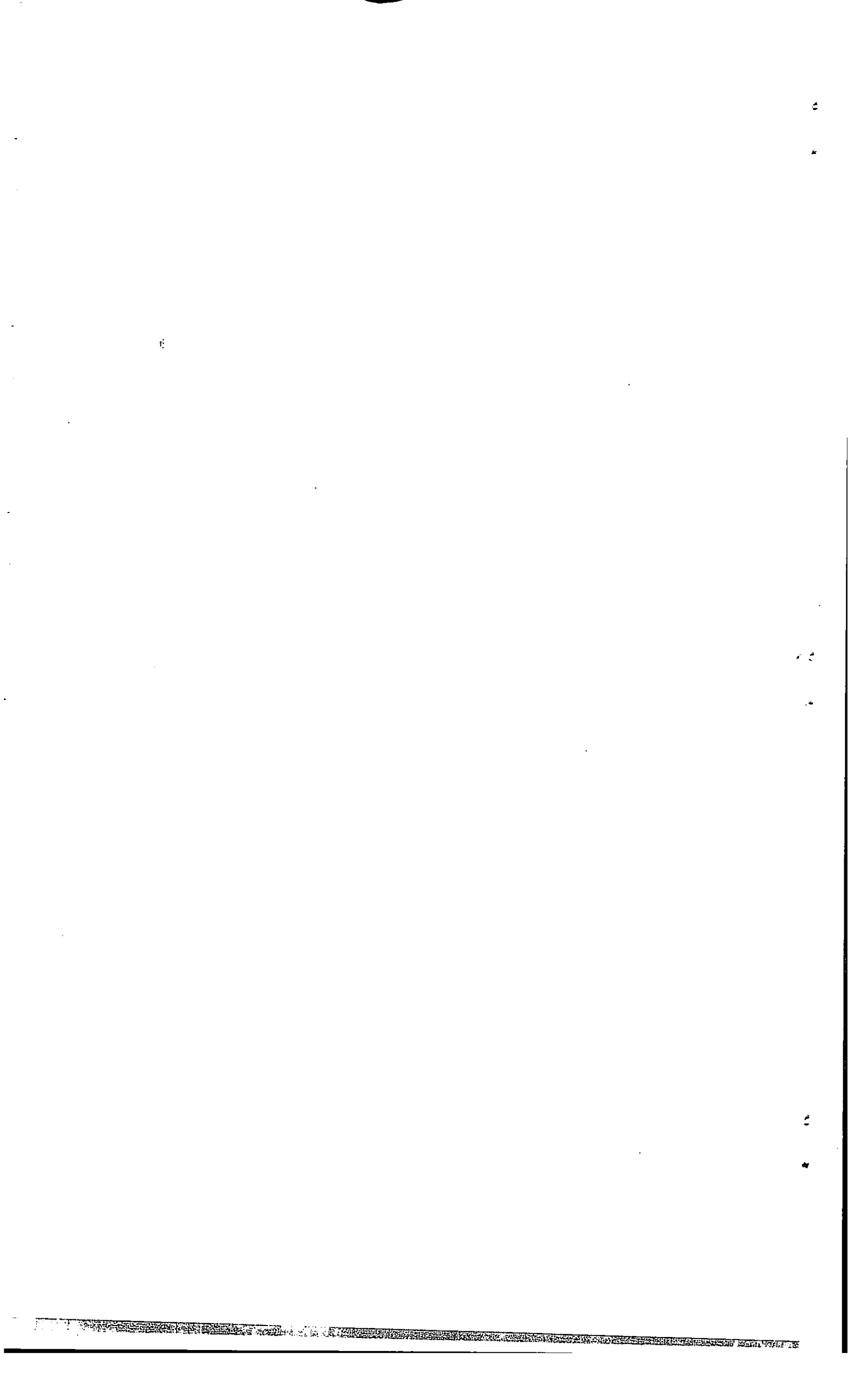
MRS. SWATI PRAKASH BADAMWALA

&

MR. PRAKASH HARIDAS BADAMWALA

OLD FLAT No. A/8

NEW FLAT No. 301



520/20422

पावनी

Original/Duplicate

Friday, September 22, 2023

नोंदणी क्र.: 39म

9:36 AM

Regn.: 39M

पावनी क्र.: 21602 दिनांक: 22/09/2023

मात्राचे नाव: घाटकांकर

दस्तऐवजाचा अनुक्रमांक: कम्प5-20422-2023

दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार

मादर करणान्याचे नाव: स्वामी प्रकाश ब्रह्मवाला

नोंदणी फी ₹. 1000.00

दस्त हाताळणी फी ₹. 1600.00

पृष्ठांची संख्या: 80

DELIVERED

एकूण: ₹. 2600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

9:56 AM ह्या वेळामेळून.

Joint S.R. सुनील

सद. दुष्कर्म विभाग

कुर्ला-५ (वर्ग-२)

बाजार मूल्य: ₹. 18807.8 /-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 1300/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1600/-

ईटी/धनादेश/पे ऑर्डर क्रमांक: 0923211702079 दिनांक: 22/09/2023

बँकेचे नाव व पत्ता:

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

ईटी/धनादेश/पे ऑर्डर क्रमांक: MH008389649202324E दिनांक: 22/09/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अन्वयेत तपशिल :-

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

Swati P. B.

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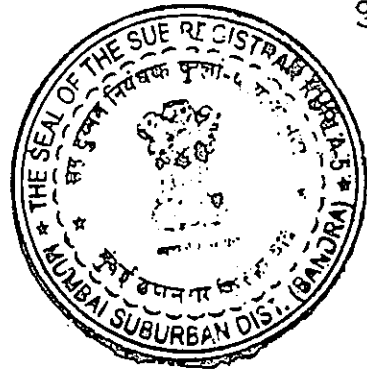
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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		करल - ५	
Valuation ID	202309214773	21 September 2023 10:30:29 AM	करल - ५
मूल्यांकनाचे वर्ष	2023	20822	9 10
जिल्हा	मुंबई उपनगर।	2023	
मूल्य विभाग	102-घाटकोपर - कुर्ला		
उप मूल्य विभाग	भुभाग उत्तरेस 27.45 मी रस्ता व अंशत गट हद्द. पूर्वेस गाव हद्द. दक्षिणेस द्रुतगती मार्ग व पश्चिमेस गाव हद्द		
सर्व्हे नंबर व भू क्रमांक	सि टी एस नंबर#195		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	वर्गफात	दुकाने
79850	170980	196630	232800
आद्यांगीक	मोजमापनाचे एकक		
170980	वोरस मीटर		
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Build Up)	0.11 घोरस मीटर	मिळकतीचा वापर.	निवासी सदनिका
बांधकामाचे वर्गीकरण.	1.आर सी सी	मिळकतीचे वय.	0.11.2019
उद्वाहन सुविधा.	आहे	मजला	1st floor to 0th floor
रस्ता सन्मुख			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट वाढ			
100% apply to rate - Rs 170980 -			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्य दर * खुल्या जमिनीचा दर) + घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर)		
	= (((170980 * 79850) * (100 + 100)) * 79850)		
	= Rs 170980 -		
V) मुसक मिळकतीचे मूल्य	वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 170980 * 0.11		
	= Rs 188078 -		
Applicable Rules	10.4		
एकत्रित अंतिम मूल्य	मुसक मिळकतीचे मूल्य + तळघराचे मूल्य + मॅन्नाईन मजला वर मूल्य + जमिनीचा मूल्य + नदील मूल्य + यदिस्त वाहन तळघरे मूल्य + खुल्या जमिनीवरील वाहन तळघरे मूल्य + उभारती भावतीच्या मूल्या जमिनी मूल्य + वरील मूल्य + मॅकेनिकल वाहन +		
	= A + B + C + D + E + F + G + H + I		
	= 188078 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs 188078 -		

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-३)



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करल - ५
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2023



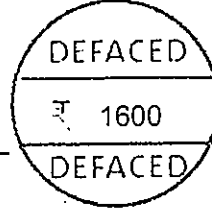
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0923211702079

Receipt Date 22/09/2023

Received from self, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 20422 dated 22/09/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 21/09/2023

Bank CIN 10004152023092101905

REF No. CHN7413505

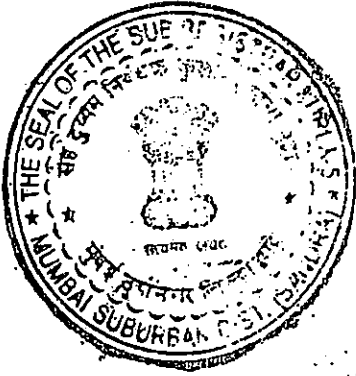
Deface No 0923211702079D

Deface Date 22/09/2023

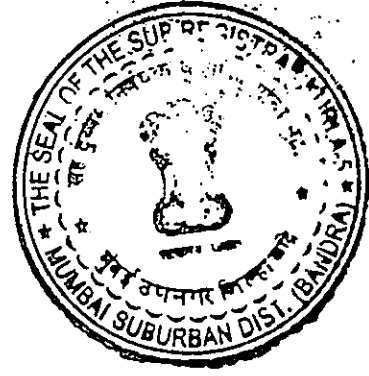
This is computer generated receipt, hence no signature is required



करल - ५		
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Department of Stamp & Registration, Maharashtra		करल - ५	
Receipt of Document Handling Charges		2022	४
		२०२३	
PRN	0923211702079	Date	21/09/2023
<p>Received from self, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.</p>			
Payment Details			
Bank Name	SBIN	Date	21/09/2023
Bank CIN	10004152023092101905	REF No.	CHN7413505
This is computer generated receipt, hence no signature is required.			



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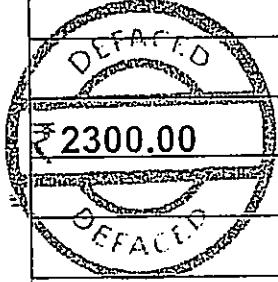
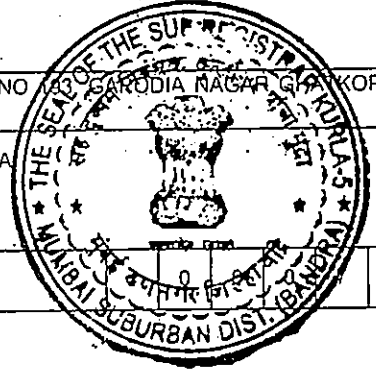
CHALLAN
MTR Form Number-6

करल - ५



GRN	MH008389649202324E	BARCODE	Date		21/09/2023-10:46:31	Form ID	243
Department	Inspector General Of Registration		2023 Payer Details				
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
Type of Payment	Registration Fee		PAN No.(If Applicable)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	RDK CONSTRUCTIONS			
Location	MUMBAI		Flat/Block No.	FLAT NO 301, 3RD 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)
0030045501 Stamp Duty	1300.00	PLOT NO 133 SARODIA NAGAR GATE KOPAR EAST	MUMBAI		7	SecondPartyName=SWATI PRAKASH BADAMWALA AND PRAKASH HARIDAS BADAMWALA-
0030063301 Registration Fee	1000.00					
Total	2 300 00	Amount In	Two Thousand Three Hundred Rupees Only			
		Words				



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023092147868	CKY0594016
Cheque/DD No.		Bank Date	RBI Date	21/09/2023-10:24:47	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचें चालू नवीन दस्तावेजां निलंबित करण्यात आलेली करतावयाच्या दस्तावेजांची चालू आहे. चालू नवीन दस्तावेजां निलंबित आहेत.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-20422	0004434402202324	22/09/2023-09:36:02	IGR561	1000.00

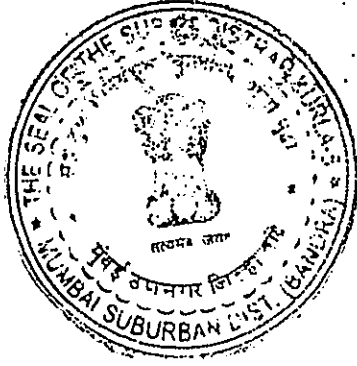
GRN : MH008389649202324E Amount : 2,300.00

Bank STATE BANK OF INDIA

Date : 21/09/2023-10:46:31

2	(IS)-520-20422	0004434402202324	22/09/2023-09:36:02	IGR561	1300.00
Total Jefacement Amount					2,300.00

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2023		



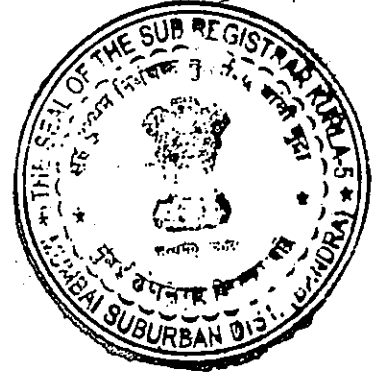
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PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

THIS PERMANENT ALTERNATE ACCOMMODATION AGREEMENT ("Agreement") is made and entered into at Mumbai on this 22nd day of SEP, 2023

BETWEEN:

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

RPV
DNK
S.P.B.
PHB


AND

M/S RDK CONSTRUCTIONS, a partnership firm registered under Indian Partnership Act, 1932 and having its registered office at Unit No.1, Ground

<u>RPV</u>	<u>S. P. B.</u>	<u>Sachin</u>
<u>DNK</u>	<u>PHB</u>	<u>RDK</u>
Developer	Member	Society

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. SWATI PRAKASH BADAMWALA, of Mumbai Indian inhabitants holding Aadhaar Card bearing No. 2545 9462 8100 and PAN Card bearing No. AADESE71K and MR. PRAKASH HARIDAS BADAMWALA, of Mumbai Indian inhabitants holding Aadhaar Card bearing No. 8582 2784 5124 and PAN Card bearing No. AENRE2009P having their address at 193/A-8, Jeevan Tarang, Garodia Nagar, Near Viraj Bar, Ghatkopar (E), Mumbai - 400077, hereinafter referred to as the "The Members" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

WHEREAS:

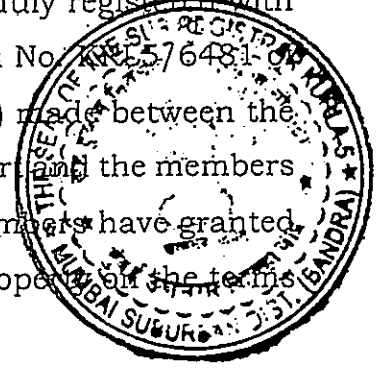
A. The Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East),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

RRK	S.P.B.	
DNK	DHB	
Developer	Member	Society

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shown surrounded by a Red Coloured boundary line in 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 28th 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 Society of the First Part, the Developer of the Second Part and the members of the Society of the Third Part, the Society and its members 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 28th 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 21st August 2023 from SRA/MCGM/BMC and has also procured approved plans ("Approved Plans") in respect of the new building to be constructed on the Land to be known as "RDK Vivanta" ("New Building"). A copy of the IOA is annexed hereto and marked as ANNEXURE - "II".
- F. In accordance with the terms agreed in the said Agreement 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. 301 admeasuring 986 square feet



<u>RPK</u>	S. P. B.	<u>[Signature]</u>
<u>DNK</u>	<u>PHB</u>	<u>[Signature]</u>
Developer	Member	Society

करल - ५		
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MOFA carpet area), on the 3 rd 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.		

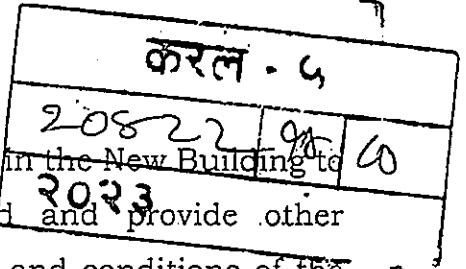
G. The area of the Premises in Old Building is 725 sq. ft. (Existing Area). It is agreed, declared, confirmed and recorded by the Developer and the Society that over and above the present carpet area of the Existing Premises of the Members, the Developers will provide to the Members 261 sq. ft. additional area over and above 725 sq. ft. existing carpet area aggregating to 986 sq. ft. (carpet area inclusive of fungible FSI area) free of cost (Member's Entitlement Area).

H. In addition to the said New Area being provided to the Members as mentioned hereinabove, the Members are desirous and intending to purchase from the Developer a further area of 45 sq. ft. in the New Building and has informed the Developer of the same. Based on the request and requirements of the Members, the Developer has prepared the plans accordingly and incurred expenditures in this respect. The Members have approved the said proposed plan and after that only the Developer has submitted the plans to the relevant statutory authorities. Hence, the Developer has agreed to sell and the Members have agreed to purchase the said additional MOFA carpet area of 45 sq. ft. i.e., 4.18 sq. mtrs. which is equivalent to RERA carpet area of 47 sq. ft. i.e., 4.33 sq. mtrs. (Additional Purchase Area) for a total consideration of Rs.13,11,300/- (Rupees Thirteen Lakhs Eleven Thousand Three Hundred Only). The Parties hereby agree that they shall execute a Sale Agreement in this respect on such terms as may be mutually agreed by and between the parties upon the procurement of MAHARERA registration of this redevelopment project and upon completion of such other formalities, as may be applicable. A copy of the approved floor plan of Member's New Flat, which includes the Additional Purchase Area is annexed herewith and marked as Annexure-III.

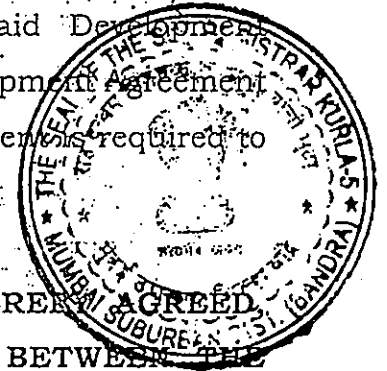
I. In the circumstances, the Parties hereto are entering into this Agreement for the purpose of recording the terms and conditions agreed upon between themselves including, *inter alia*, to record the obligation of the Developer

<u>PKK</u>	S. P. B.	<u>[Signature]</u>
DNIK	P.H.B.	<u>[Signature]</u>
Developer	Member	Society

to hand over the Member's New Flat to the Member in the New Building to be constructed by the Developer on the Land and provide other benefits/entitlements/payments, as per the terms and conditions of the said Agreement.



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



NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY 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 set out 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 (b) masculine shall include feminine and vice versa.

2 PERMANENT ALTERNATE ACCOMMODATION AND OTHER COMPENSATION

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

2.1 PERMANENT ALTERNATE ACCOMMODATION:

The Developer hereby agrees to construct the New Building and allot to the Members on ownership basis and free of all encumbrances, a new self-contained residential flat, bearing Flat No. 301 admeasuring 1031 sq. ft. (MOFA carpet area) equivalent to 1069 sq. ft. (RERA

REV	S.P.B.	
DNK	PHB	
Developer	Member	Society

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Carpet), comprising of free of cost 986 sq. ft. MOFA carpet area being ~~Members Entitlement~~ Area plus Additional Purchase Area of 45 sq. mt. MOFA carpet area equivalent to 47 sq. ft. i.e., 4.33 sq. mtrs. RERA carpet area (as defined by RERA), on the 3rd floor of the New Building named "RDK Vivanta" ("Member's New Flat") delineated on the sanctioned floor plan annexed hereto as ANNEXURE - "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 the right to use 1 (one) car parking space to be constructed on the said and ("Member's Parking") subject to the Members paying a sum of Rs. 13,11,300/- (Rupees Thirteen Lakhs Eleven Thousand Three Hundred Only) to the Developer in respect of additional purchased area of 47 sq. ft. i.e. 4.33 sq. mtrs. (RERA CARPET AREA) in the manner set out in this Agreement. 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 The Members hereby confirms that time for payment of each installment of the consideration required to be paid by the Members to the Developer for acquiring and purchasing additional area of 47 sq. ft. (RERA CARPET AREA) is of the essence of the contract. The Member confirms that in the event of default on the part of the Members to pay installment of any of the balance consideration on time without prejudice to the other rights of the Developer, the Members shall be liable to pay to the Developer interest at the rate provided under RERA or rules made thereunder, from its due date till

RAK	S. P. B.	
DNK	P.H.B	
Developer	Member	Society

करल - ५		
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payment. Further, all the relevant provisions of RBA Act will be applicable and binding on both the parties.

- 2.3 The Members does hereby expressly unconditionally and irrevocably agree and undertake to bear pay or reimburse to the Developer the amounts of Goods and Service Tax ('GST') as may be applicable and all such and other statutory taxes dues duties or payments which may be levied by Central Government State Government or local authorities or any other authorities (including payment for interest penalty or the like in respect of such taxes etc) payable in respect of the Additional Purchased Area only i.e. 47 sq. ft. (RA AREA). The Members does hereby further agree and undertake to indemnify and keep the Developers indemnified saved defended and harmless of from and against any cost charge or expense incurred or any risk harm or prejudice suffered or any suit action or proceeding instituted in respect of or arising out of or due to the nonpayment of such GST or other statutory liabilities or payments whatsoever in respect of the Additional Purchased Area only. Similarly, Developer will indemnify and keep indemnified the Members in respect of nonpayment of GST or other statutory liabilities or payments whatsoever in respect of the Members Entitlement Area.



2.4 OTHER COMPENSATIONS:

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

2.4.1 Monthly Compensation for Temporary Alternate Accommodation:

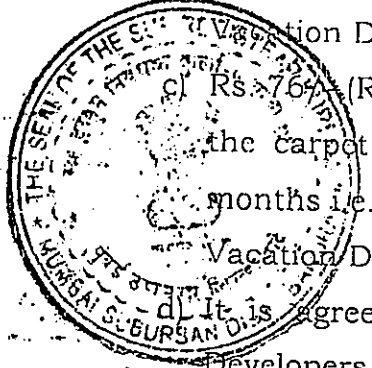
2.4.1.1 As agreed, the Members shall make their own arrangements for temporary alternate accommodation.

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

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Developer	Member	Society

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20822	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;
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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 13th month to the 24th 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 25th month to the 36th 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 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;

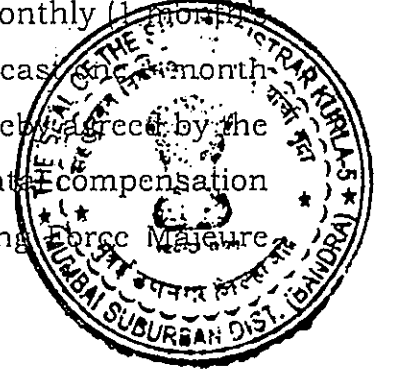
e) In case of delay on the part of the Developers in handing over the new flats to the 24 members beyond the 36 months from the Vacation Date (subject to force majeure), then the Developer shall continue to pay the TAA Rent at Rs. 78/- (Rupees Seventy-Eight Only) per s. ft. per month on the carpet area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

f) In case there is further delay by the Developer in handing over the new flats to the 24 members beyond 42 (Forty-Two) months from the Vacation Date, (subject to Force Majeure), then the Society shall allow Developer additional period for completion of construction of the New Building. Developer

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Developer	Member	Society

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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 Rent each) PDC having monthly dates at least one 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 hereinabove).



- 2.5. The Developer shall complete the construction of the New Building and handover possession of the Member's New Flat, subject to force majeure within 36 (Thirty-Six) months plus 6 (Six) months grace period aggregating to 42 (Forty-Two) months and if required, a further 6 (Six) months of Liquidated Damages period as defined hereinabove from the Vacation Date (as defined in Development Agreement).
- 2.6 It is agreed that obligations of the Developer to pay monthly displacement compensation shall come to an end within 30 days from the date the Society receives written notice from the Developer handing over possession of the Member's New Premises irrespective of the fact whether the Members have taken possession or not. The notice will be sent to the Society/Members in writing along with copy of the Occupation Certificate and Occupation Plan. It is agreed between the Parties that the possession of the Members' New Premises will be offered by the Developer only after the Developer obtains full occupancy certificate in respect of the New Building.
- 2.7 The Society and its Members agree that it is the sole responsibility of the Society to vacate their Members and handover the said Property to the Developer. However, the Society and its Members agree that in the event if there is any delay/default on the part of any particular member in handing over the quite, vacant and peaceful possession of their

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Developer	Member	

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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 Occupation 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 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.

2.8. Hardship Compensation:

- 2.8.1 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").
- 2.8.2 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 obtaining the Occupation Certificate or offering/ providing possession of the new flat to the Member in the new building, whichever is earlier.

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Developer	Member	Society

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2.9 Brokerage:

The Developer has agreed to pay brokerage equivalent to one month's temporary displacement compensation, i.e., Rs. 50,750/- (Rupees Fifty Thousand Seven Hundred and Fifty only) to the Member (at the time of vacating the Members' Existing Flat).

2.10. Shifting Charges:

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



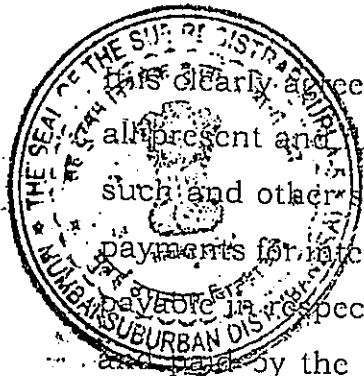
2.11 Car Parking :

- (i) Out of the total number of car parking's available in the car parking tower, the Developers agrees to allot a total of 24 car parkings to the Society in car parking tower of the New Building. The Society shall inter alia allot and apportion the 24 approved car parking spaces amongst its Members in such manner as it deems fit and proper and shall indemnify and continue to indemnify the Developers in respect of any dispute which may arise between the Members and the Society in respect thereof. The remaining car parking's in the car parking tower, and the car parking spaces in the stilt in form of stack or surface or in any other form 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 Developer's 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.

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(iv) No commercial vehicle	20822	2023
allowed to park their vehicle in building.		

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

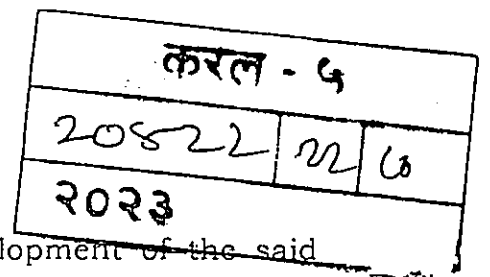


It is clearly agreed, understood and confirmed by the Developer that all present and future stamp duty, registration charges, GST and all such and other statutory taxes dues, duties or payments (including payments for interest, penalty or the like in respect of such taxes etc.) payable in respect of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

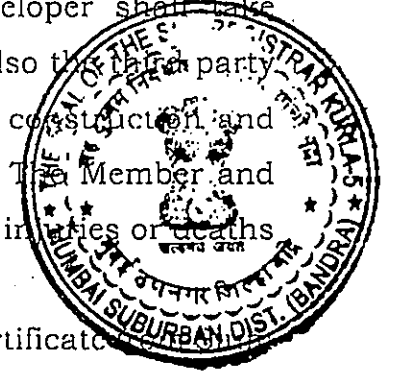
3. SPECIFIC OBLIGATIONS OF THE DEVELOPER

3.1 The Developer shall take all precautions and implement adequate safety measures in accordance with the various applicable guidelines governing the development and construction work.

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Developer	Member	Society



- 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 the 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 paying consideration or handing over possession of the Member's New Premises.



4. DECLARATIONS AND OBLIGATIONS OF THE MEMBER/DEVELOPER

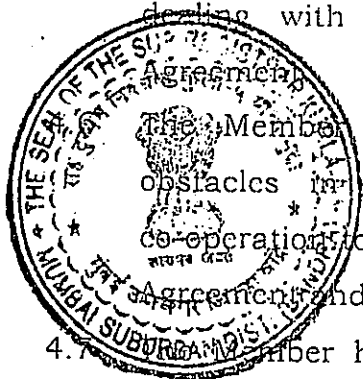
- 4.1 The Member is seized and possessed of and/or otherwise well and sufficiently entitled to the Existing Premises.
- 4.2. The Member has not entered into any agreement or arrangement, oral or written, with regard to the sale of the Existing Premises and/or any part thereof and/or assignment of their rights in the Existing Premises and/or any part thereof and the Existing Premises is free from any mortgage, charges or encumbrances.
- 4.3 There are no proceedings instituted by or against the Member in respect of the Existing Premises and pending in any Court or before any authority and the Existing Premises is not subject to lis pendens.
- 4.4 No notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law including the Land Acquisition Act, the Town Planning Act, the Municipal Corporation Act, the Urban Land Ceiling Act or any

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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 discharging or restraining the Member from dealing with the Existing Premises or entering into this Agreement.



The Member will not create any unnecessary hindrances, obstacles in the redevelopment process and extend their co-operation to the Developer for any lawful purpose under this Agreement and/ or the said Agreement.

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

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

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

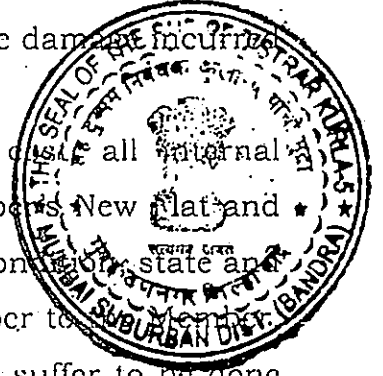
4.10 The Members shall maintain the Members New Flat at their own cost and in good and tenantable condition from the date on which the possession of the Members New Flat was taken by them and shall not do or allow or suffer to be done anything in and or to the common areas in the New Building or any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

4.11 The Members shall not store in the Members New Flat, any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the New Building in which the Members New Flat is situated or storage of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper

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Developer	Member	Society

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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 their 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 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.

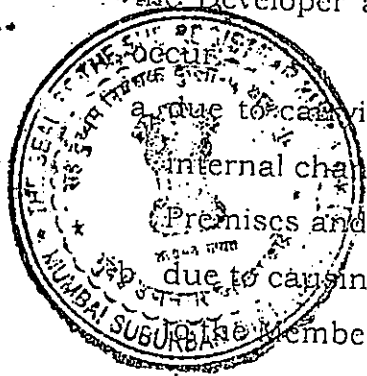
4.13 Notwithstanding what is stated in clause 4.12 hereinabove, if within a period of 5 (five) years from the date of occupation certificate or handing over possession of the Member's New Premises, whichever is earlier, the Member brings to the notice of the Developer any structural defect in the Member's 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

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shall come to an end and the Member alone shall be responsible to rectify such defect or change at their 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



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

b. due to causing of any damage to the fixtures/services provided in the Member's New Premises by the acts and/or omissions on the part of the Member and/or anybody claiming through or under them 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 their respective apartment and thereby causing any damage by them to the said New Building or any part thereof or water proofing treatment given by them as the case may be;

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

PPK	S. P. B.	
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Developer	Member	Society

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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 which 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 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 "M/S RDK CONSTRUCTIONS" in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Developer shall also be entitled to place, select, decide hoarding/board sites.

5 . THIRD PARTY TRANSFER

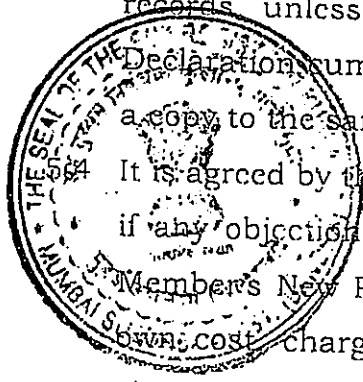
- 5.1 If any Member during the subsistence of the redevelopment project is desirous to transfer by sale, gift, exchange, lease or otherwise of the Member's New Premises, then the transfer/transaction shall be subject to the New Transferee giving a registered undertaking to the Developer that such purchaser shall comply with all the terms and conditions of the said Agreement as well as these presents, as if the New Transferee was a party to the said Agreement.

<u>RDK</u>	S. P. B.	
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Developer	Member	Society

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5.2 Such transferee shall be treated as New Transferee and accordingly 20822 20/10 the Developer shall be handing over consideration under these 2023 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 and Undertaking in favour of the Society and furnishes a copy to the same to the Developer.



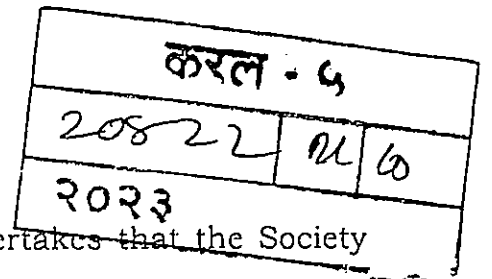
It is agreed by the Member and the Society that at any time hereafter if any objection and / or claims relating to the ownership to the Member's New Premises is received then the Member shall at their own cost charges and expenses and risk remove and clear such objection and/ or claims at their own costs 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.

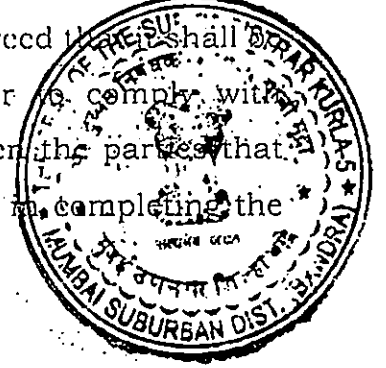
5.6 It is agreed by the Developer that the Developer shall bear and pay all refundable or otherwise deposits such as IOA and debris deposits and also payment towards temporary electric meters and water connections and Developer shall be entitled to recover the same after the same in a manner stated hereinabove.

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.

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Developer	Member	Society



6. The Society hereby agrees, accepts and undertakes that the Society shall co-operate and sign such necessary documents, as may be required statutorily to enable the Developer to register and initiate the RERA registration, apply for various statutory approvals and thereafter, as per the provisions of RERA and laws related thereof. The Developer shall get the redevelopment project registered under RERA, as may be statutorily applicable. It is specifically agreed that the sole and absolute responsibility of the Developer to comply with the 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.



7. VACATION OF EXISTING FLAT

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

8. APPROVALS AND CONSTRUCTIONS MILESTONES

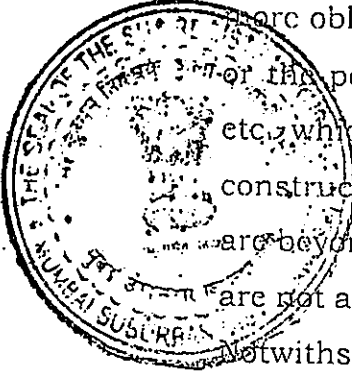
- 8.1 Based on the tentative plan submitted by the Developer, the Developer has marked out Member's New Premises, Society has already identified the Members' New Premises, and allocated the Member's New Flat to the Member along with other member.
- 8.2 The Developer has agreed to complete Redevelopment 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

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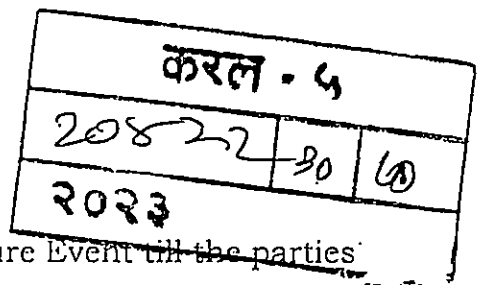
Commencement Certificate, and handover possession to

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.



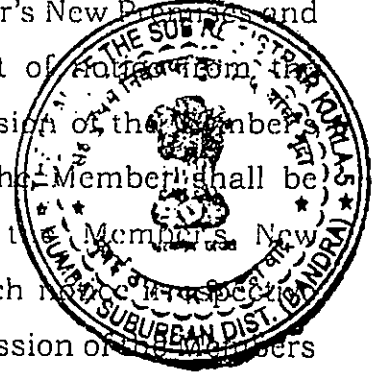
Notwithstanding anything contained in this Agreement, it is agreed that if because of any Force Majeure event, the Developers are prevented from carrying on with or hampered in performance of any of their obligations under this Agreement or otherwise (hereinafter referred to as the "Force Majeure Event"), 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

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Developer	Member	Society



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 such notice from the Developer, the Member shall take possession of the Member's New Premises. For the sake of clarity the Member shall be deemed to have taken possession of the Member's New Premises on the 30th day of receipt of such notice irrespective of whether they have taken physical possession of the Member's 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.



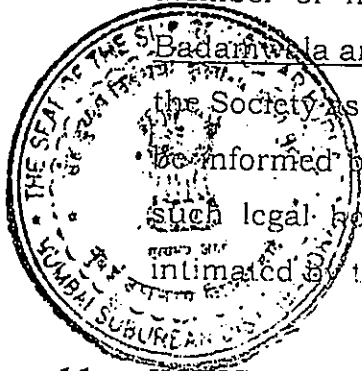
- 8.5 It is agreed that on account of planning constraints, and/or construction methodology there may be a variation in the area of the aforesaid Permanent Alternate Accommodation to be given to the 24 members of the Society subject however to a maximum of 3% (three percent) thereof. It is clarified 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. ft. of carpet area for such variation.

9. The Developer has agreed to pay maintenance charges, municipal taxes, water charges, electricity charges etc. during the period of construction till the date of grant of intimation to the Members to take

PPK	S. P. B.	<i>[Signature]</i>
DNK	PHB	<i>[Signature]</i>
Developer	Member	Society

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100 DEATH OF MEMBER		

possession of the new flats, in the New Building shall be borne and paid by the Developer alone upto OC.



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 them by the Developer will be paid to such legal heir of the deceased Member or nominees / legal heirs namely, Mr. Manav Prakash Badamwala and Ms. Nidhi Prakash Badamwala, who are admitted by the Society as the principal member in respect of that flat and as may be informed by the Society, in writing in this respect. The names of such legal heirs of the deceased Member / first nominee will be intimated by the Society in writing to the Developer.

11. NOTICE AND COMMUNICATION

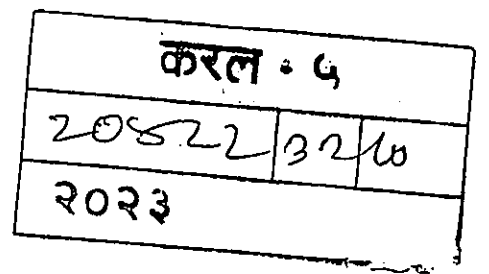
All notices and other communications to be given under this Agreement shall be in writing and delivered (i) by hand against a written acknowledgement of receipt, or (ii) by Registered Post A. D., or (iii) by e-mail at nominated email address and addressed to the Parties at the addresses mentioned in 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:-

- The Members Permanent Account Number are AADPS5711K and AENPB2009P and a copies of their PAN Cards are annexed hereto and marked Annexure-"V";
- The Society's Permanent Account Number is AAIAJ4188M and a copy of its PAN Card is annexed hereto and marked Annexure "VI";
- The Developer' Permanent Account Number is ABEFR0584P and a copy of its PAN Card is annexed hereto and marked Annexure "VII".

RPV	S.P.B.	
DNK	P+B	
Developer	Member	Society

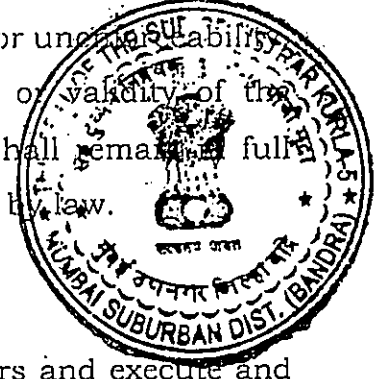


13. MODIFICATION

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.



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.

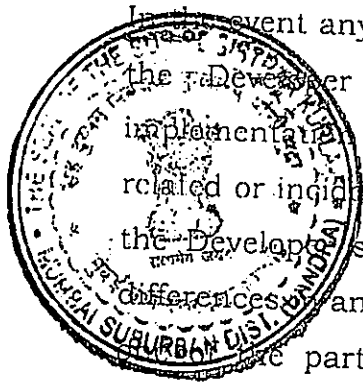
18. The Developer shall also be entitled on their own account to sell on ownership basis the flats etc. and allot parking space in the New Building/buildings to the prospective purchasers (except flats and parking to be allotted to the Member of the Society as members' New Flat as agreed under this Agreement) 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

REV	S. P. B.	Jay
DNK	PHB	MS
Developer	Member	Society

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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 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 party notifies (in writing) to the other Party of the existence of such disputes or differences and calls upon the other Party to hold discussions/dialogues for resolving the same. In the event such disputes or differences are not resolved within the said period of 30 days, the Parties shall jointly appoint a sole arbitrator upon expiry of 30 days, failing which, each Party shall appoint one arbitrator, and the two appointed arbitrators shall, before entering upon the reference, appoint a third arbitrator who shall act as the presiding arbitrator, to resolve the aforesaid disputes and differences. Such arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996, or any statutory amendment or re-enactment thereof for the time being in force. The arbitration proceedings shall be held at Mumbai and the language of the proceedings shall be English. The Arbitrator/s shall have summary powers and be entitled to give interim directions and awards from 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.

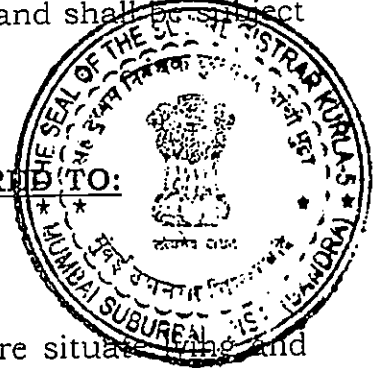
PRK	S. P. B.	
DNK	PHB	<i>[Signature]</i>
Developer	Member	Society

करल - ५	
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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;

FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)



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

On or towards North	:	Plot No. 179 and 180
On or towards South	:	Road - Dr. Ajay Ahuja 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. 301 admeasuring 986 sq.ft. (MOFA carpet area), on the 3rd floor of the New Building to be constructed on the said Land.

PRK	S. P. B.	
DNK	THB	
Developer	Member	

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

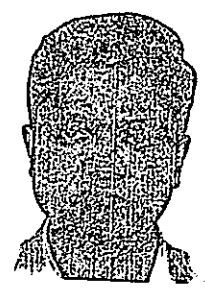
MR. RAKESH R. KANANI

D.N. Kamdar

MR. DEVANG N. KAMDAR

in the presence of

1. ROHAN GATKWAR
2. Param Potadia
Param



SIGNED AND DELIVERED
 By the within named "MEMBER"

Swati P. B.

MRS. SWATI PRAKASH BADAMWALA and

Prakash

MR. PRAKASH HARIDAS BADAMWALA

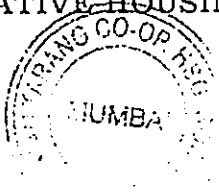


in the presence of

1. Prakash
2. Param

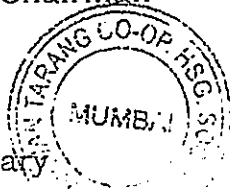
<u>RRK</u>	<u>S. P. B.</u>	<u>Prakash</u>
<u>DNK</u>		<u>Param</u>
Developer	Member	Society

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



Sachin Kadakia

(i) Mr. Sachin Manilal Kadakia, Chairman



R. Vijayraghavan

(ii) Mr. R. Vijayraghavan, Secretary

in the presence of

1. *[Signature]*
2. *Puram*

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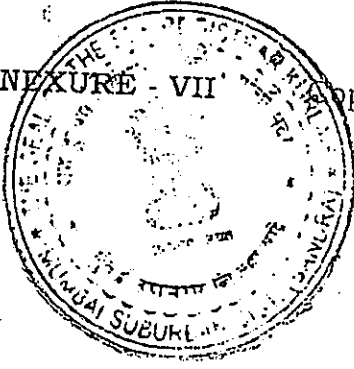


<i>PRK</i>	S. P. B.	<i>[Signature]</i> Society
DNK	PHB	
Developer	Member	

करल - ५		
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List of Annexures

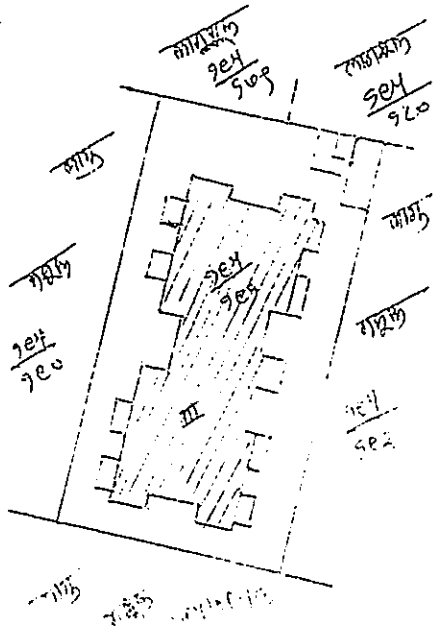
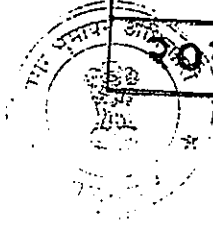
- ANNEXURE - I - Copy of CTS Plan
- ANNEXURE - II - Copy of the IOA
- ANNEXURE - III - Copy of the approved floor plan includes the Additional Purchase Area
- ANNEXURE - IV - List of fixtures, fittings, specifications and amenities in common area
- ANNEXURE - V - Copies of Members Permanent Account Number (PAN)
- ANNEXURE - VI - Copy of Society's Permanent Account Number (PAN)
- ANNEXURE - VII - Copy of Developer's Permanent Account Number (PAN)



RPV	S. P. B.	<i>[Signature]</i>
DNK	PHB	<i>[Signature]</i>
Developer	Member	Society

डा. रजिस्टर सी. नितीश ठाकरे सापंग सांगी दिनांक २०/१०/२०२१ रोजी
 जेणेकरून मागणी इजाजतदार मगर झपापत वाचकोवर, ना. कुर्ला येथील
 मसुदा १९५/१९९ ची नक्कल पुनर्विलोकन झालेला इजाजत दिनांक ६ एप्रिल - ५
 तयार केला आहे.

दिनांक ६ एप्रिल - ५	
२०८२२	३५७
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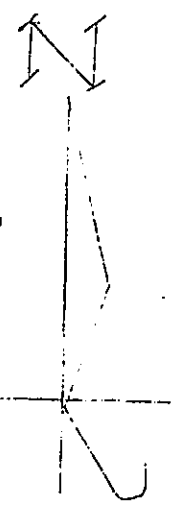


- १) सदनची नक्कल पुनर्विलोकन आलेखावरून देवांत आली आहे.
- २) सदनची नक्कल पुनर्विलोकनाचे वेळी मागणी अठवड्या आलेली स्थिती दर्शविले.
- ३) सदनची नक्कल जागेवर अद्ययावत (पुनर्विलोकन केलेला घालायला) दर्शवित नाही. जागेची अद्ययावत स्थिती दर्शविणाऱ्या नकाशासाठी मागणी करून घेणे आवश्यक आहे.

अज कपाक २६४ अज आल्याचे तारखे २६/१०/२०२१
 नक्कलचा शुल्क ५०/- नक्कल तयार तारीख १५/११/२०२१
 नक्कलचे तयार करणे (तयार करणारा) *M. V. Patil*
 भणसर्गो इजाजत *M. V. Patil*
 कागद शुल्क १०/- तयार तारीख १५/११/२०२१
 एकूण शुल्क ६०/-

M. V. Patil
 प्रमुख लिपीक
 नगर भूमापन अधिकारी
 धारकोवर.

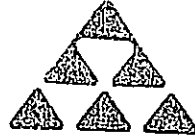
M. V. Patil
 नगर भूमापन अधिकारी
 धारकोवर



तारखे १५/११/२०२१

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Annexure II - Copy of IOA



SLUM REHABILITATION AUTHORITY

Strategic 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:-

21 AUG 2023

To,

M/s. RDK Construction

Office No 1 & 2 , Ground floor.

Kamdar Shopping Arcade,

Velji Shivaji Wadi, Hingwala Lane,

Ghatkopar (E), Mumbai-400077.

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

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


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

- A.1) That the Commencement Certificate under section 44/59 (1) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per DCPR-2034 Regulation No.37 (24).
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Annexure - 5 of DCPR - 2034 shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.

Subject to your so modifying your intention as to comply the amended 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 _____ 2023 but not so as to contravene any of the provisions of the said Act as amended or any rule, regulations of bye-law made under that Act at the time in force.

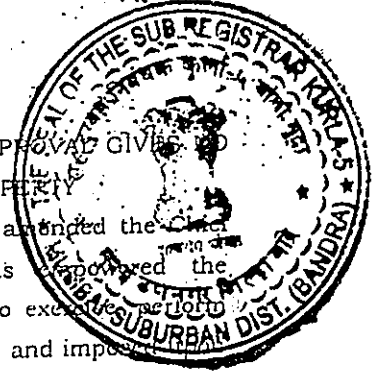
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Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval


Executive Engineer, (S.R.A.)

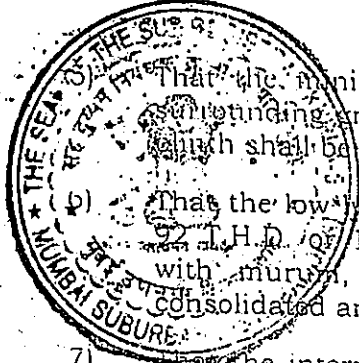
SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES 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 Executive Officer, Slum Rehabilitation Authority has approved the Dy.Ch. Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise and discharge the powers, duties and functions conferred and imposed and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai/ Mumbai Suburban District before the work is started. The Non- agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules there under.



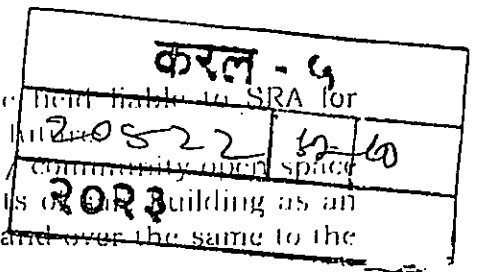
Attention is drawn to the notes accompanying this Intimation of Approval

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- 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.
- (b) That the low lying plot shall be filled up to a reduced level of at least 15 cm. above adjoining road level whichever is higher with murrum, 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 Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
 - 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 maid against CEO (SRA) & its staff in this regard.
 - ix) That the buyers / member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.
 - x) That the buyers / member will not be held liable to SRA for deficient open spaces in composite building.

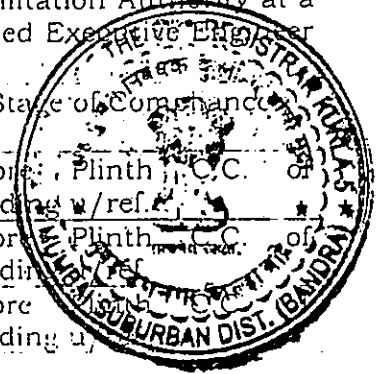
- xii) That the buyers / member will not be held liable to SRA for failure of mechanical parking system in building u/ref.
- xiii) Not misusing a roof top gardening area / community open space which will be used by the sale residents of building as an additional amenity the same and will hand over the same to the sale tenants of Sale building u/ref.



12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 49 of 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	State 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 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.

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

29) That the C.C. shall be released as per co-relation card in word policy as may be decided by SRA.

30) That the existing stand post water connections shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AEWV of concerned ward.

31) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 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 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 open spaces certified by the Architect shall be submitted and shall be got checked & certified by the concerned Sub Engineer.

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.

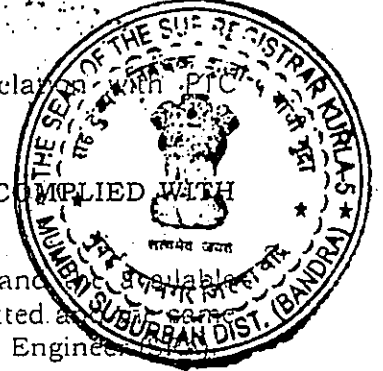
1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale building.

2) The Building Completion Certificate in prescribed Form certifying work carried out as per specification shall be submitted.

3) That some of the drains shall be laid internally with C.I. pipes

4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.

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

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

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

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

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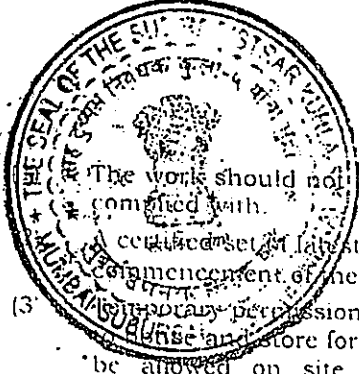
1. That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No.192
2. That no occupation permission of any of the sale building/sale area shall be considered until Occupation equivalent 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 in required during execution of Slum Rehabilitation Scheme

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Executive Engineer
Slum Rehabilitation Authority

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

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

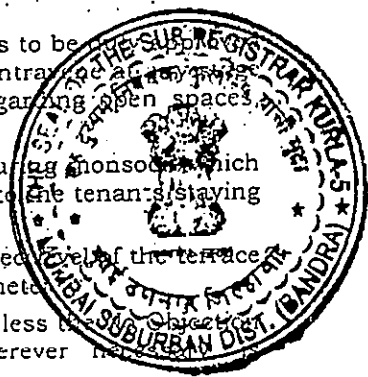
- (18) The compound wall or fencing should be constructed clear of the lead widening line with foundation below level of the bottom of road-side drain without obstructing flow of rain water from adjoining plots before starting the work to prove the owner's holding.

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- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

- (20) If It is proposed to demolish the existing structures by negotiations with the tenants under the circumstances, the work as per approved plans should not be taken up in hand unless the Dy.Ch. Engineer(SRA) is satisfied with the following :

- (i) Specific plans in respect of evicting or rehusing the existing tenants on your plot stating their number and the area in occupation of each tenant.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.
- (iii) Plans showing the phase program of construction has to be approved by this office before starting the work so as not to contravene any provision 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 Certificate from the Civil Aviation Authorities, wherever the same 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.

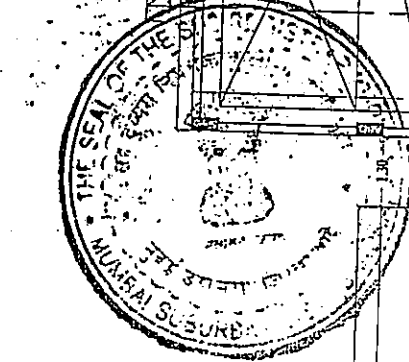
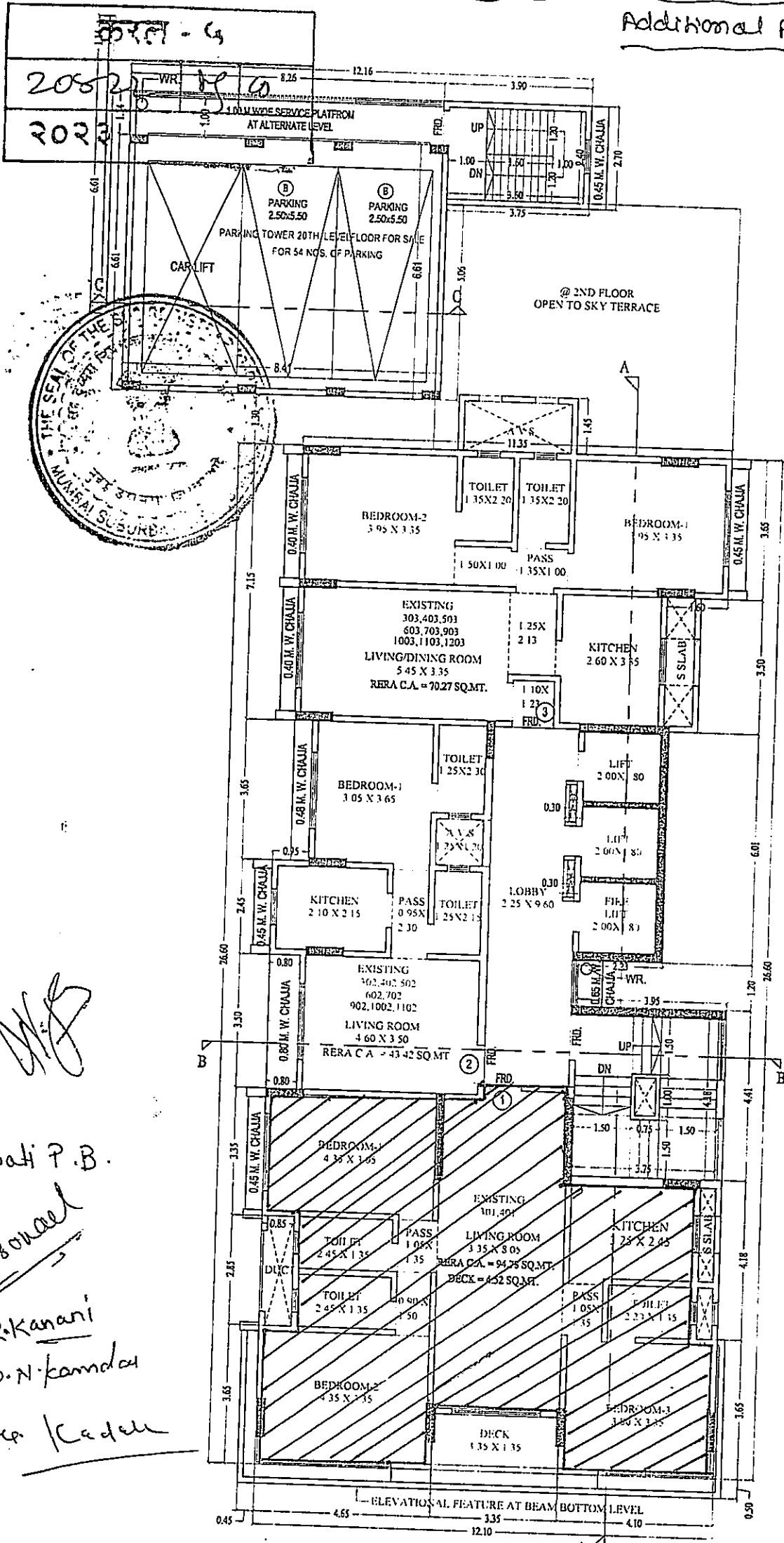
- (29) If the proposed addition is intended to be carried out on old foundations and structures, will do so at your own risk.

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Executive Engineer, (S.R.A.)

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Annexure III - Copy of Floor Plan includes the Additional Purchase Area



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Swati P.B.

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R.R. Kanani

D.N. Kamdar

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

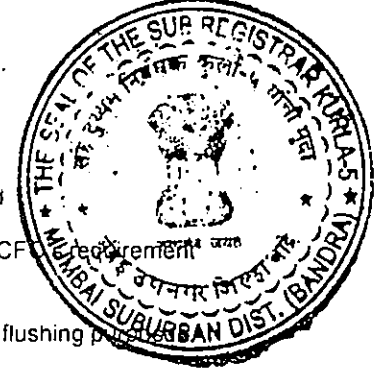
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Annexure - IV - List of fixtures, fittings, specifications and amenities in
common area

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A. CONSTRUCTION SPECIFICATION

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



B. COMMON AMENITIES INSIDE THE SOCIETY BUILDING

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

C. ENTRANCE HALL / LIFT LOBBY

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

D. LIFT

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

Annexure V -- Copy of Members PAN

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आयकर विभाग
INCOME TAX DEPARTMENT
SWATI PRAKASH BADAMWALA

भारत सरकार
GOVT. OF INDIA



DHIRESH HIMATLAL SHAH
09/05/1968

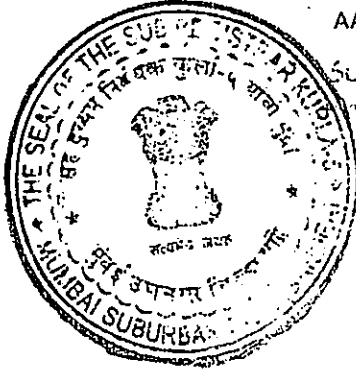
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Swati P.B.



25092014

Swati P.B.



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
PRAKASHI BADAMWALA
HARIDAS WASANJI BADAMWALA
08/08/1967
Permanent Account Number
AENPB2009P
Signature

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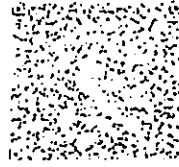
Annexure - VI - Society's PAN

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

धायी लेखा संख्या कार्ड
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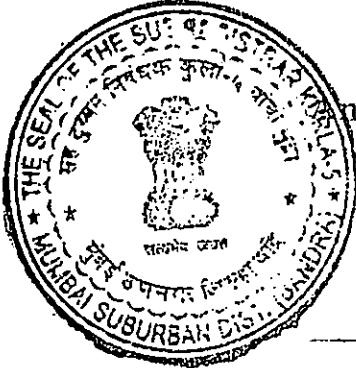
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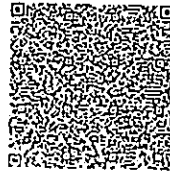
Annexure - VII - Developer's PAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABEFR0584P



Company Name
RDK CONSTRUCTIONS

Registration / Incorporation Date
Date of Incorporation / Registration
01/11/2021

R.R. Kanani

D.N. Kamdar

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

1.1.18 "Free Sale Area" shall mean the total carpet area for 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.

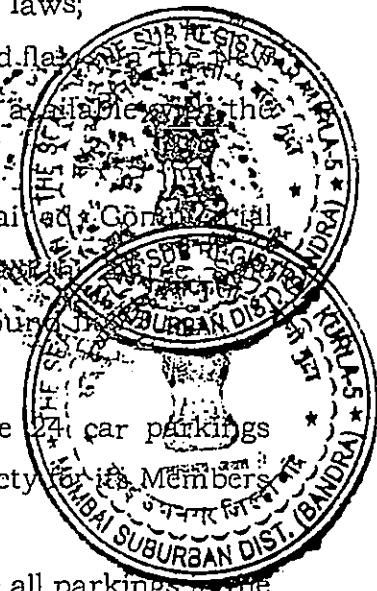
(ii) "Sale Shop/s" shall mean self-contained Shop/s or Unit/s in the New Building/s forming a part of the Free Sale Area available with the Developers for sale on the ground.

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

1.1.21 "Developers Car Parkings" shall mean the all parkings in the stilt 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

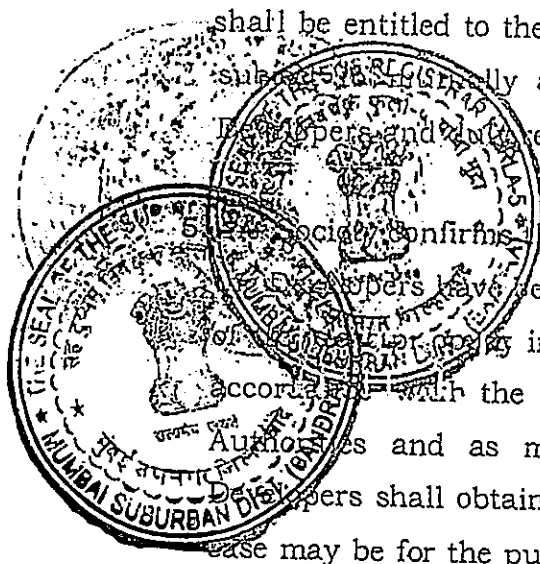


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Project in exercise of the said development rights as envisaged hereon.

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



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

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

A. PERMANENT ALTERNATE ACCOMMODATION (PAA):

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

- | | | | | | | | | | | | | |
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| OPK | B-1 | B-2 | B-3 | B-4 | B-5 | B-6 | B-7 | B-8 | B-9 | B-10 | B-11 | B-12 |
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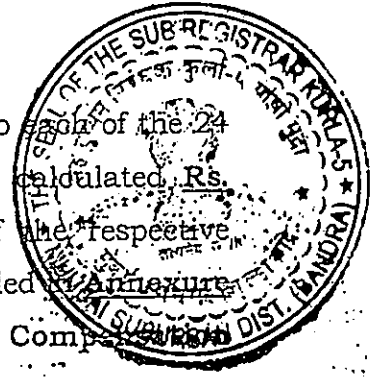
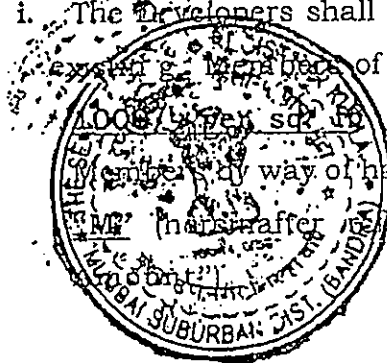
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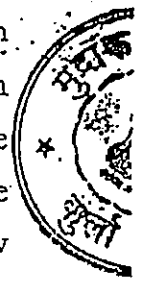
v. The society office with toilet to be provided by the Developers as may be approved by the competent authority. Further, the proposed space for the fitness center shall be as approved by the competent authority and all the Members, including the existing Members of the said Society shall be entitled to use and enjoy the said space for fitness center as well as all other amenities to be provided by the Developers.

B.HARDSHIP COMPENSATION AMOUNT:

i. The Developers shall in addition to the above, pay to each of the existing Members of the said Society an amount calculated Rs. 1000/- per sq. ft. of the Existing Flat Area of the respective member 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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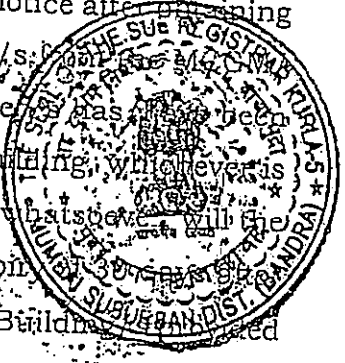
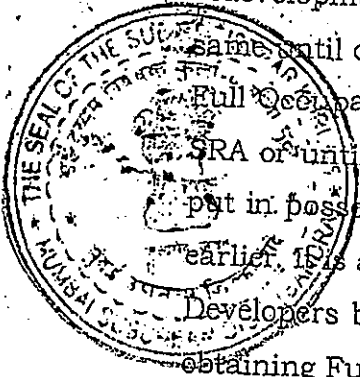
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D.MONTHLY COMPENSATION FOR TEMPORARY ALTERNATE

ACCOMMODATION (TAA):		
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1. 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. If a Member has been put in possession of the New Flat in the New Building, whichever is earlier, it is agreed that under no circumstances whatsoever will the Developers be liable to pay the TAA after the expiry of 30 days from obtaining Full Occupation Certificate of the New Building.



the possession of the New Flat is duly offered to that Member in terms of this Agreement. The Monthly compensation for TAA shall be paid by the Developers by way of Post-Dated Cheques (PDC's) for a 12 months' period at a time in advance. Cheque for the subsequent 12-month period shall be handed over 1 month prior to the expiry of any such 12-month period.

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

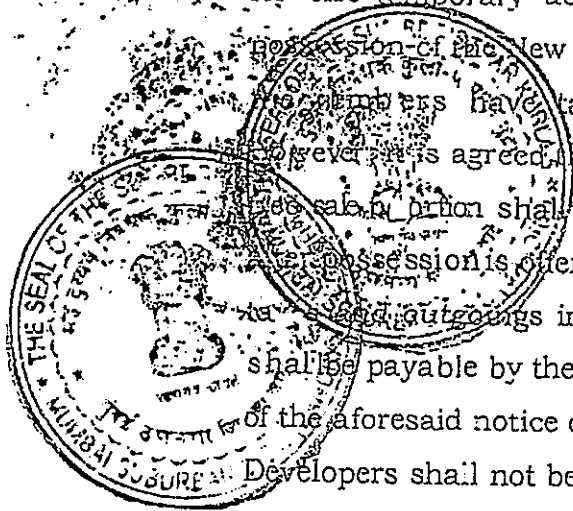
- a) Rs. 70/- (Rupees Seventy Only) per sq. ft per month on the carpet area of the said Existing Flat Area for the first 12 months from the Vacation Date;
- b) Rs. 73/- (Rupees Seventy-Three Only) per sq. ft per month on the carpet area of the said Existing Flat Area for the next 12 months i.e., from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

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 NDA B-1 ✓
 RK MH4 S
 A-2 ✓
 B-2 ✓
 A-3 ✓
 CRO
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 J.S.S.

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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of members 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. It is agreed that the Developers' new flat purchasers of the new flats 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.

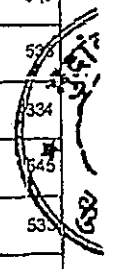
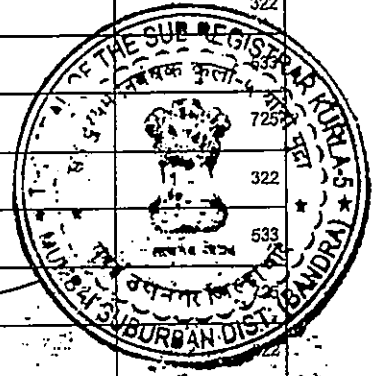
16. In the event any existing member/s desire/s to sell and transfer the flat along with shares of the said Society held by him/them during the construction period, he/they can do so subject to the norms and NOC of the said Society and the said Developers, provided such purchaser/transferee confirms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

Handwritten signatures and initials for members A-1 through A-12 and B-1 through B-12. Includes 'RELK NOK', 'S', 'S.B.', 'M', 'T.A.S.', 'J.J.S.', and other initials.

ANNEXURE - B: Existing Members Names & Carpet Areas

2022 to 2023

Sl. No.	EXISTING FLAT NO.	MEMBER'S NAME	EXISTING CARPET AREA IN SQFT
1	A-1	MR. RAJESH IYER	533
2	A-2	MR. ANANTH MAHADEV IYER	725
3	A-3	MR. MIHIR NARAYAN GHODKE	322
4	A-4	MRS. REMADEVI SIVADASAN	
5	A-5	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	725
6	A-6	MR. CHHIL MANINAL KADAKIA	322
7	A-7	MRS. DEVIKAGAJA NANKMAT	533
8	A-8	MRS. SWATI PRAKASH DAMWALA & MR. PRAKASH HARIDAS BADAMWALA	725
9	A-9	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANILAL KADAKIA	725
10	A-10	MRS. ALKA V. DESAI DE	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

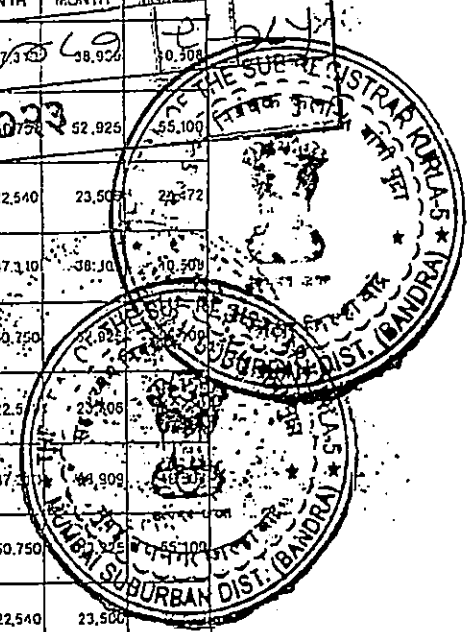
क्र.सं.	सं.	MEMBER'S NAME	PAA FLAT NO	PAA CARPET AREA IN SQFT
२०२३	१	MR. ANANTH MAHADEV IYER	101	985
२०२२	२	MR. RAJESH IYER	103	725
२०२३	३	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	201	985
		MRS. SULOCHANA R MANIAN	203	725
		MRS. DWATI PRAKASH BADAMWALA & MR. PRAKASH HARIDAS BADAMWALA	301	985
		MR. M. H. NARAYAN GHODKE	302	450
		MRS. S. M. BHARATKUMAR SANGHVI	303	725
		MRS. S. M. SANTHA	401	985
		M. MANDAR NARAYAN GHODKE	402	450
	१०	MRS. REMADEVI SIVADASAN	403	725
	११	MR. SACHIN MANILAL KADAKIA	502	450
	१२	MRS. TRUPTI ATUL ZATAKIA	503	725
	१३	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANILAL KADAKIA	602	450
	१४	MR. KETUL A JHATAKIA	603	725
	१५	MRS. MEENA LADHARAM RATESAR	702	450
	१६	MRS. DEVIKA GAJANAN KAMAT	703	725
	१७	MRS. VEDAVATHI J SUVARNA	803	725
	१८	MR. VIKAS HARKISHAN CHAUHAN	902	450
	१९	MR. SUNDAR A UCHIL	903	725
	२०	MR. NALIN CHIMANLAL SHAH	1002	450
	२१	MRS. ALKA V. DESHPANDE	1003	725
	२२	MR. NATHURAM PHOOLARAM KJMAVAT	1102	450
	२३	MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE	1103	725
	२४	MRS. MEGHA NARENDRA RANE	1203	725
			TOTAL	16,240



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

20822 02/10
2023

SN.	EXISTING FLAT NO	MEMBER'S NAME	EXISTING CARPET AREA IN SQFT	HARDSHIP COMPENSATION	SHIFTING CHARGES	BROKERAGE	TAA RENT FOR 1ST MONTH	TAA RENT FOR 25TH MONTH	TAA RENT FOR 36TH MONTH
1	A-1	MR. RAJESH IYER	533	5,33,000	20,000	37,310	37,310	38,926	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	23,506	24,472
4	A-4	MRS. REMADEVI SVADASAN	533	5,33,000	20,000	37,310	37,310	38,926	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 MANNAL KADAKIA	322	3,22,000	20,000	22,540	22,540	23,506	24,472
7	A-7	MRS. DEVKA GAJANAN KAMAT	533	5,33,000	20,000	37,310	37,310	38,926	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. MINA SACHIN KADAKIA & MR. SACHIN MANILAL KADAKIA	322	3,22,000	20,000	22,540	22,540	23,506	24,472
10	A-10	MRS. ALKA V. DESHPANDE	533	5,33,000	20,000	37,310	37,310	38,926	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. NALIN CHIMANLAL SHAH	322	3,22,000	20,000	22,540	22,540	23,506	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	38,926	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	38,926	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	38,926	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. JAMHAVI 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	38,926	40,508
TOTAL			11,968	1,19,68,000	4,80,000	8,37,760	8,37,760	8,73,664	9,09,668





सूची क्र.2

दुय्यम निबंधक : चह दु.नि.कुर्ला 5

दस्त क्रमांक : 6481/2023

नोदंणी :

Regn:63m

03/04/2023

करल - 6	
2022	2023
(1) विलेखाचा प्रकार	विकसित करारनामा
(2) क्षेत्र नं. 3	127-68500
(3) बाजारभाव (महामंड्याच्या वाचतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	58362000

गावाचे नाव : घाटकोपर

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

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: विकसित 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, सुंबई 400077, अग्निनिर्मित क्रमांक.एडीजे/1100901/87/2023/के/197/2023 बन्वये बाजारभाव रु.58362000/-, सिक्सुरिटी प्लॉट व्हॅल्यू रु. 24842000/- मोबदला रु.127168500/- त्यावर भरलेले मुद्रांक शुल्क रु.6482635/- दिनांक 08/03/2023 नुसार वस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 195/191 ;))

1) 837.00 चौ.मीटर

(5) क्षेत्रफळ

(6) प्रस्तावणीक किंवा शुद्ध देण्यात आलेले तेव्हा.

(7) दस्तऐवज अपूर्ण देणा-या/लिहून देवणा-या पक्षाकडून प्राप्त किंवा दिवाणी न्यायालयाने ठरविलेल्या किंवा आदेश असल्यास प्रस्तावनादिचे नाव व पत्ता:

1): 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:-AAIAJ2188M

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:-AAIAJ2188M

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 बरनत 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 गारायण 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:-ADSPG3927R

6): नाव:-रमादेवी 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 वदामवाला 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 वदामवाला 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 नीना 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. वस्ता 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

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- 17): नाव:-मान्यता देणारे नलिन चिमनलाल शाह तर्फे सुखत्यार अमेश अनंतराय महेता वय:-००; पत्ता:-प्लॉट नं. ए-१२, माळा नं. : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-CIJPS1238M
- 18): नाव:-मान्यता देणारे मंदार नारायण घोडके वय:-५४; पत्ता:-प्लॉट नं: बी १, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AFTPG5581Q
- 19): नाव:-मान्यता देणारे सुलोचना आर. मणियन वय:-८५; पत्ता:-प्लॉट नं: बी २, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AOKPR5844M
- 20): नाव:-मान्यता देणारे सोनल भरतकुमार संघवी वय:-५५; पत्ता:-प्लॉट नं: बी ३, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AIKPS2435B
- 21): नाव:-मान्यता देणारे मीना लधाराम रतेसर वय:-८२; पत्ता:-प्लॉट नं: बी ४, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AHKPR9356D
- 22): नाव:-मान्यता देणारे तुमी अतुल आदकिया वय:-५८; पत्ता:-प्लॉट नं: बी ५, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AAAPZ2612B
- 23): नाव:-मान्यता देणारे केतुल ए आदकिया वय:-५४; पत्ता:-प्लॉट नं: बी ६, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AAAPZ0655N
- 24): नाव:-विकास हरकिशन चौहान तर्फे सुखत्यार केतन प्रकुलकुमार भन्साली वय:-५०; पत्ता:-प्लॉट नं: बी ७, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-ACWPC7155Q
- 25): नाव:-मान्यता देणारे वेदावाडी जे सुवर्णा वय:-७९; पत्ता:-प्लॉट नं: बी ८, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-BXXPS4761F
- 26): नाव:-मान्यता देणारे सुंदर ए. जचिल वय:-९१; पत्ता:-प्लॉट नं: बी ९, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AHJPS9247F
- 27): नाव:-मान्यता देणारे नयुराम फुलाराम कुमावत वय:-६१; पत्ता:-प्लॉट नं: बी १०, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AJMPK3526C
- 28): नाव:-मान्यता देणारे प्रदीप दत्ताराम शिंदे वय:-६७; पत्ता:-प्लॉट नं: बी ११, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-BFXPS1092H
- 29): नाव:-मान्यता देणारे जान्हवी जनाईन शिंदे वय:-७५; पत्ता:-प्लॉट नं: बी ११, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-BYIPS2469E
- 30): नाव:-मान्यता देणारे मेघा नरेंद्र राणे वय:-५५; पत्ता:-प्लॉट नं: बी १२, माळा नं: : , इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. १९३, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: : , महाराष्ट्र, MUMBAI. पिन कोड:-४०००७७ पॅन नं:-AHIPR9072J

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

(९) दस्तावेज करून दिल्याचा दिनांक	28/03/2023
(१०)दस्त नोंदणी केल्याचा दिनांक	03/04/2023
(११)अनुक्रमांक,खंड व पृष्ठ	6481/2023
(१२)वाजारभावाप्रमाणे मुद्रांक शुल्क	6482700
(१३)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(१४)शेरा	

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

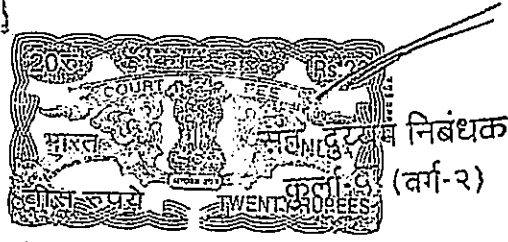
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/87/23/K/197	1100901	6482700	SD		
2	करल - 4	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)

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2023



[Signature]
 सह. दुय्यम निबंधक
 कुर्ला-4 (वर्ग-2)

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

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

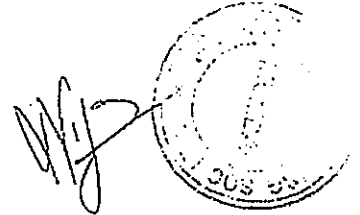
Registered under	Maharashtra State Co-op Societies Act 1960-Regn no Bombay/HSG/1318 of 1967)
कर्मल-९	
करल-९३७	No 193, Garodia Nagar, Ghatkopar East, Mumbai - 400 077
2023	Extract of the Minutes of the Special General Body Meeting passed by Jeevan Tarang Co-operative Housing Society Limited (Reg no Bombay/HSG/1318 of 1967) in the Special
2023	General Body at society office on the 12 th February 2023 at 11.30 AM

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

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

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

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



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**ANNEXURE - H: Copy of the Special General Body Meeting करल Page 2 of 2
Dated 12th February 2023**

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD

(Registered under Maharashtra State Co-op Societies Act 1960, Reg'n no. Kom.bay/1-1SG/1318
of 1967)

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

01/01/2023 was also discussed and all members were informed of the revised Corpus and the 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 in approval of 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 Existing Members of the Society and the Power of Attorney approved"

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



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FORM - II

1. NAME AND SIGNATURE OF ARCHITECT: *[Signature]*

2. NAME AND SIGNATURE OF OWNER: *[Signature]*

3. ADDRESS OF ARCHITECT: *[Address]*

4. ADDRESS OF OWNER: *[Address]*

5. AREA OF RESERVATION: *[Area]*

6. AREA OF RESERVATION AFTER PROPOSED PLANT: *[Area]*

7. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE: *[Area]*

8. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA: *[Area]*

9. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE: *[Area]*

10. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE: *[Area]*

11. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE: *[Area]*

12. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE: *[Area]*

13. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE: *[Area]*

14. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE: *[Area]*

15. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE: *[Area]*

16. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE: *[Area]*

17. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE: *[Area]*

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20. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE AND OPEN SPACE: *[Area]*

CONTENTS SHEET

1. GENERAL INFORMATION AND CALCULATION

2. CALCULATION OF AREA

3. ARCHITECT'S DESCRIPTION OF PROPOSED PROPERTY

4. NAME AND SIGNATURE OF OWNER

5. NAME AND SIGNATURE OF ARCHITECT

6. ADDRESS OF ARCHITECT

7. ADDRESS OF OWNER

8. AREA OF RESERVATION

9. AREA OF RESERVATION AFTER PROPOSED PLANT

10. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE

11. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA

12. AREA OF RESERVATION AFTER PROPOSED PLANT AND OPEN SPACE AND COMPENSATORY AREA AND OPEN SPACE

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NAME AND SIGNATURE OF OWNER: *[Signature]*

NAME AND SIGNATURE OF ARCHITECT: *[Signature]*

STAMP OF DATE OF RECEIPT OF PLANS: *[Stamp]*

STAMP OF APPROVAL OF PLANS: *[Stamp]*

Approved Subject to the condition mentioned in the above mentioned Letter No. *[Number]* dated *[Date]*

01-2-1 AUG 2022

[Signature]

Authorized Engineer
Mumbai Metropolitan Authority

REVISION	DATE	DESCRIPTION	SIGNATURE
DESIGN			
DRAWN			
CHECKED			
SCALE	AS SHOWN		
MARKED			

[Signature]

ASSOCIATES

ARCHITECTS AND ENGINEERS

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

A8 A8

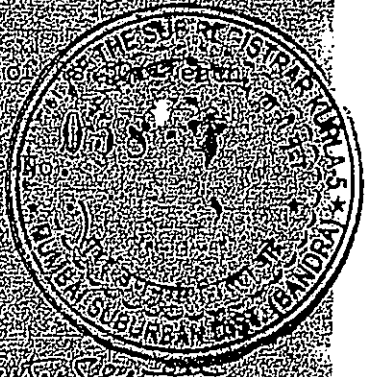
करल - 4		
20822	02	60
2023		

SHARE CERTIFICATE

THE JEEVANVARANG CO-OPERATIVE HOUSING SOCIETY LTD.

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

Members Register No. 018 Share Certificate No.



THIS IS TO CERTIFY that **MR. K. ROUPATH KESHAVAN NAIR**

is a Registered Holder of (447) Shares of Rupees (Rupees 100/- each)

including in THE JEEVANVARANG CO-OPERATIVE HOUSING SOCIETY LTD.

Rs. 100/- subject to the Bye-laws of the said Society, and that upon each of such Shares the sum of Rupees 100/- has been paid.

GIVEN under the Common Seal of the said Society at this 31st day of Dec 1963

[Signature]
Hon. Secretary

[Signature]
Member of the Committee

P.T.O.

करल - ५		
20822	U3	60
2023		



THESE ARE THE PARTICULARS OF THE COMPANIES REGISTERED IN THE YEAR 1923

Sl. No.	Name of the Company	Capital	Business	Registered Office
1
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करल - ५
20822/1874
2023

DUPLICATE
SHARE CERTIFICATE

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

CAPITAL Rs. 1,00,000/- divided into Shares of Rs. 100/- each

Member's Register No. 18 Share Certificate No. 187

THIS IS TO CERTIFY that **MR. K. S. PATIL**

MR.

is the Registered Holder of

Shares of Rupees **Rs. 100/-**

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 **Rs. 100/-**

has been paid.

WITNESSED under the Common Seal of the said Society at **BOMBAY**

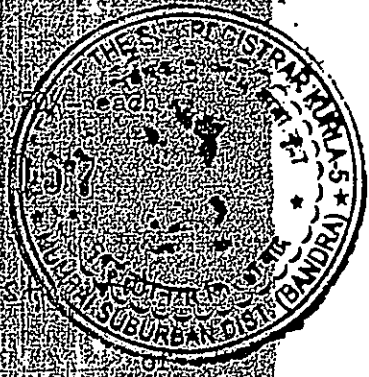
this 31st day of Dec 1967.

[Signature]
Chairman

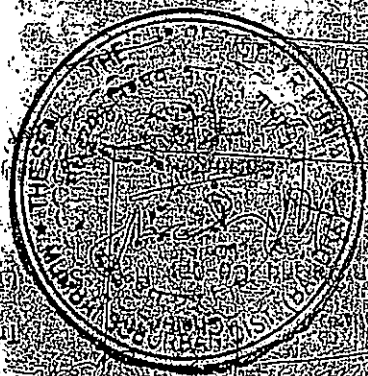
[Signature]
Hon. Secretary

[Signature]
Member of the Committee

R.T.O.



കരള - 6		
20822	04	6
2023		



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Handwritten signature: *[Signature]*

<p>Handwritten text: <i>കരള - 6</i></p> <p>Handwritten text: <i>20822</i></p> <p>Handwritten text: <i>04</i></p> <p>Handwritten text: <i>6</i></p> <p>Handwritten text: <i>2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>
<p>Handwritten text: <i>കരള - 6</i></p> <p>Handwritten text: <i>20822</i></p> <p>Handwritten text: <i>04</i></p> <p>Handwritten text: <i>6</i></p> <p>Handwritten text: <i>2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>
<p>Handwritten text: <i>കരള - 6</i></p> <p>Handwritten text: <i>20822</i></p> <p>Handwritten text: <i>04</i></p> <p>Handwritten text: <i>6</i></p> <p>Handwritten text: <i>2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>	<p>Handwritten text: <i>05/04/2023</i></p>

करल - १
 20822 V610
 2023

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 2015004771 DOI: 24-08-2015
 Valid Till: 23-08-2035 (NT)



AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 24-08-2015
 LMV 24-08-2015

FORM 7
 RULE 14 (7)



DOB: 23-03-1997 BG:

Name: MANIL POLADIA
 S/D/W of: VASANT POLADIA
 Add: 215, DIVYA DARSHAN, GOLIBAR RD,
 NEAR MADHAV BAUGH HALL, JAGDUSHA
 NAGAR, GHATKOPAR (W), MUMBAI
 PIN: 400088
 Signature & ID of
 Issuing Authority: MH03 2015275

Manil

Signature/Thumb
 Impression of Holder



भारत सरकार
 Government of India

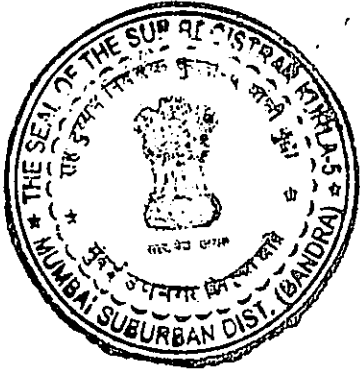
रोहन रविंद्र गायकवाड
 Rohan Ravindra Gaikwad
 जन्म तिथि/DOB: 02/03/1999
 पुरुष/MALE

Rohan

4463 3642 4733
 YD: 9127 0296 8089 7360

मेरा आधार, मेरी पहचान

करल - ५		
20822	७७	७७
२०२३		



520/20422

शुक्रवार, 22 सप्टेंबर 2023 9:36 म.पू.

दस्त दिाषवाग भाग-1

करल5

दस्त क्रमांक: 20422/2023

करल - 4

20822/6L/40

2023

दस्त क्रमांक: करल5 /20422/2023

बाजार मूल्य: रु. 18,808/-

मोबदला: रु. 00/-

भरनेचे मुद्रांक शुल्क: रु.1,300/-

नोंदणी फी माफी अमल्याम नपशिल :-

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

दु. नि. मद्र. दु. नि. करल5 यांचे कार्यालयान

पावनी:21602

पावनी दिनांक: 22/09/2023

अ. क्र. 20422 वर दि.22-09-2023

मादरकरणागचे नाव: स्वानी प्रकाश वदामबाला

गेजी 9:35 म.पू. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हानाळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

Swati P. B.

एकूण: 2600.00

दस्त हजर करणाऱ्याची मही:

साह. दुय्यम निबंधक

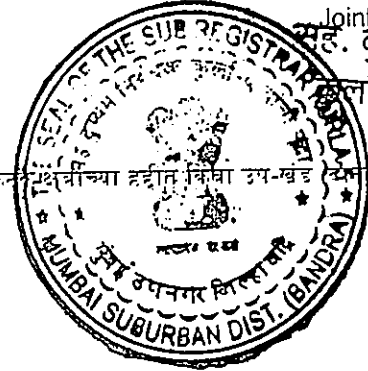
कुर्ला-4 (वर्ग-2)

दस्ताचा प्रकार: पर्यायी जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालय न असलेल्या कोणत्याही कनिष्ठ शिबिराच्या हद्दीत किंवा उप-खंड (दस्ता) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 22 / 09 / 2023 09 : 35 : 22 AM ची वेळ: (मादरकरणा)

शिक्रा क्र. 2 22 / 09 / 2023 09 : 36 : 06 AM ची वेळ: (फी)



प्रातज्ञापत्र

'सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातीत संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबूलोधारक हे संपूर्णपणे जबाबदार राहतील, तसेच, हस्तांतरण दरताभुळे राज्य शासन/केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

१) Dast Kadam

२) R.R. Kanani

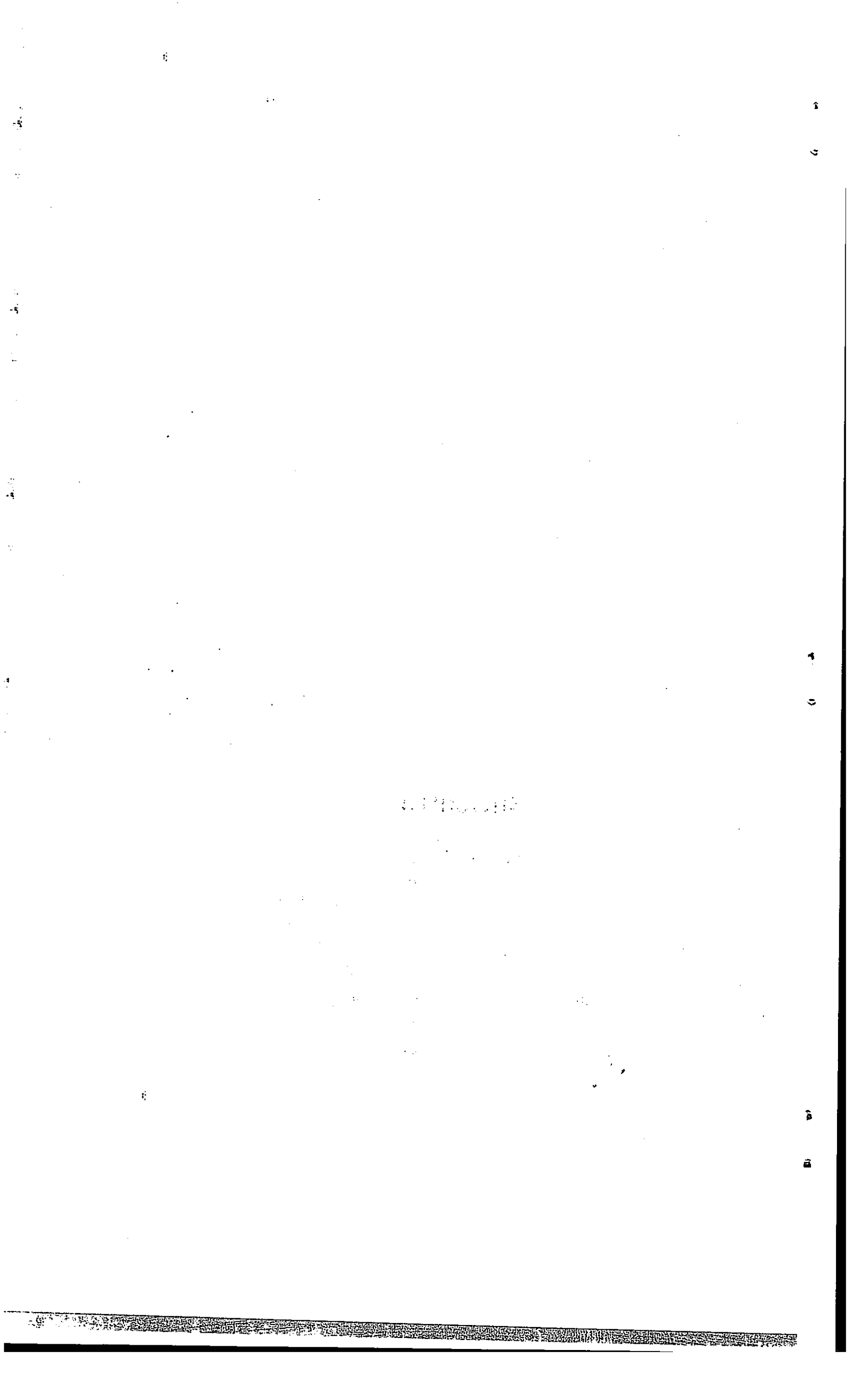
३) D.N. /carndca

लिहून घेणारे

१) Swati P. B.

२)

३)





22/09/2023 9 42:54 AM

दस्तावेज क्रमांक : 20422/2023

दस्तावेजा प्रकार : पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचे प्रकार	व्यायाचित्र	दुसरा प्रमाणित
1	नाव:ममन आर डी के कन्स्ट्रक्शन नॉफे भागीदार गॅलरी आणि कॅनानी पत्ता:प्लॉट नं. युनिट नं. 1, माळा नं: नळ मजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1 , ब्लॉक नं: वेलजी थियेजी घाटी, हींगवाला लेन, चांदकोण पूर्व , गेट नं: .. महाराष्ट्र, MUMBAI. पिन संख्या:ABEFR0584P	निवृत्त वेगार वय :-54 स्वाक्षरी:- R.R.kanani		
2	नाव:ममन आर डी के कन्स्ट्रक्शन नॉफे भागीदार देवांस एन कामदार पत्ता:प्लॉट नं. युनिट नं. 1, माळा नं: नळ मजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1 , ब्लॉक नं: वेलजी थियेजी घाटी, हींगवाला लेन, चांदकोण पूर्व , गेट नं: .. महाराष्ट्र, MUMBAI. पिन संख्या:ABEFR0584P	निवृत्त वेगार वय :-43 स्वाक्षरी:- D.N.kamdar		
3	नाव:मान्यता देणार जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड नॉफे वेधमन मचिन मणिलाल फडकिया पत्ता:प्लॉट नं. प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गंगोदिया नगर, चांदकोण पूर्व , गेट नं: .. महाराष्ट्र, MUMBAI पिन संख्या:AAIAJ4188M	मान्यता देणार वय :-68 स्वाक्षरी:- Jay Kadube		
4	नाव:मान्यता देणार जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड नॉफे मंत्रेद्री आर विजयराघवन पत्ता:प्लॉट नं. प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गंगोदिया नगर, चांदकोण पूर्व , गेट नं: .. महाराष्ट्र, MUMBAI. पिन संख्या:AAIAJ4188M	मान्यता देणार वय :-57 स्वाक्षरी:- M.K.		
5	नाव:स्वामी प्रकाश वदामवाला पत्ता:प्लॉट नं: 17/8, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नाथ पे नगर, प्लॉट नं. 193, गंगोदिया नगर, चांदकोण पूर्व , गेट नं: .. महाराष्ट्र, MUMBAI. पिन संख्या:AADPS5711K	निवृत्त वेगार वय :-55 स्वाक्षरी:- Swati P. B.		
6	नाव:प्रकाश हरिदास वदामवाला पत्ता:प्लॉट नं: 17/8, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नाथ पे नगर, प्लॉट नं. 193, गंगोदिया नगर, चांदकोण पूर्व , गेट नं: .. महाराष्ट्र, MUMBAI. पिन संख्या:AENPB2009P	निवृत्त वेगार वय :-56 स्वाक्षरी:- Prakash		

वर्गीय दस्तावेज करून देणारे न्यायाधीश पर्यायी जागेचा करार ची दस्तऐवज करून दिल्याचे कबूल करताना.
 शिक्का क्र.3 ची वेळ:22 / 09 / 2023 09 : 42 : 05 AM

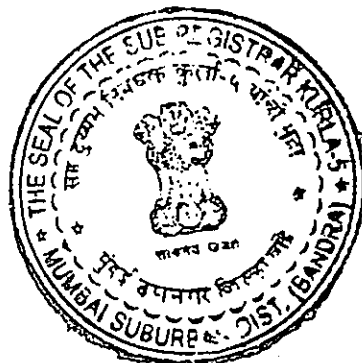
श्रीकांत:-
 वानील इमम असे तिथेची करताना की ते दस्तावेज करून देणा-यांना खनीशः श्रेष्ठतान, व त्यांची श्रेष्ठ पटविनात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचे प्रकार	व्यायाचित्र	दुसरा प्रमाणित
1	नाव:नेहन , गायकवाड वय:25 पत्ता:चेंबूर, मुंबई पिन संख्या:400071			
2	नाव:मनीष , गोवाडिया वय:25 पत्ता:21/5, दिव्य दर्शन, चांदकोण पश्चिम, मुंबई पिन संख्या:400086			

शिक्का क्र.4 ची वेळ:22 / 09 / 2023 09 : 42 : 39 AM

शिक्का क्र.5 ची वेळ:22 / 09 / 2023 09 : 42 : 58 AM नोंदणी पुस्तक 1 मध्ये

सहाय्यी कुटुंबासंबंधित
 कुर्ली-4 (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallen	00040572023092147868	MH008389649202324E	1300.00	SD	0004434402202324	22/09/2023
2		DHC		0923211702079	1600	RF	0923211702079D	22/09/2023
3	RDK CONSTRUCTIONS	eChallen		MH008389649202324E	1000	RF	0004434402202324	22/09/2023

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

20422 /2023

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करल - ५		
20522	७०	७०
२०२३		

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण (.....७०.....) पाने आहेत.
करल-५/ २०५२२ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक : ०२/१०/२०२३



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



22/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

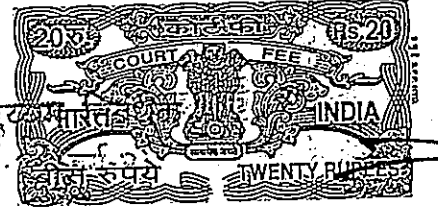
दस्त क्रमांक : 20422/2023

नोदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	पर्यायी जागेचा करार
(2)मोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18807.8
(4) भू-मापन,पोटहिस्ता व परक्रमांक(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. हौ. सोसायटी लिमिटेड,प्लॉट नं. 193,गरोडिया नगर,घाटकोपर पूर्व मुंबई 400077 जुना प्लॉट नं. ए-8 मॅन्डर पूर्वी वापरत असलेले जुने क्षेत्रफळ 725 चौ. फूट कारपेट त्या वदल्यात विकासका कडून विनामूल्य मिळालेले नवीन क्षेत्रफळ 261 चौ. फूट मोफा कारपेट म्हणून एकूण क्षेत्रफळ 986 चौ. फूट मोफा कारपेट,नवीन इमारतीत नवीन सदनिका नं. 301,3 रा मजला,आरडीके विवांता,जीवन तरंग को. ऑप. हौ. 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) 986 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 मागीदार 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, हिंगवाला लेन, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P 2): नाव:-मेसर्स आर डी के कन्स्ट्रक्शन तर्फे मागीदार 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, हिंगवाला लेन, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P 3): नाव:-मान्यता देणारे जीवन तरंग को. ऑप. हौ. सोसायटी लिमिटेड तर्फे चेअरमन सचिन मणिलाल कडकिया वय:-68; पत्ता:-प्लॉट नं: प्लॉट नं. 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M 4): नाव:-मान्यता देणारे जीवन तरंग को. ऑप. हौ. सोसायटी लिमिटेड तर्फे सेक्रेटरी आर विजयराघवन वय:-57; पत्ता:-प्लॉट नं: प्लॉट नं. 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. हौ. 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:-स्वाती प्रकाश वदामवाला वय:-55; पत्ता:-प्लॉट नं: ए/8, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: नाथ पै नगर, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPS5711K 2): नाव:-प्रकाश हरिदास वदामवाला वय:-56; पत्ता:-प्लॉट नं: ए/8, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: नाथ पै नगर, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AENPB2009P
(9) दस्तऐवज करून दिल्याचा दिनांक	22/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	22/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	20422/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	



सह, दुय्यम निबंधक

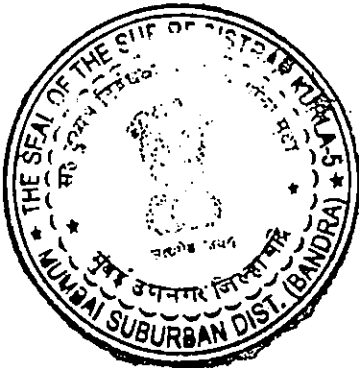
कुर्ला-5

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.

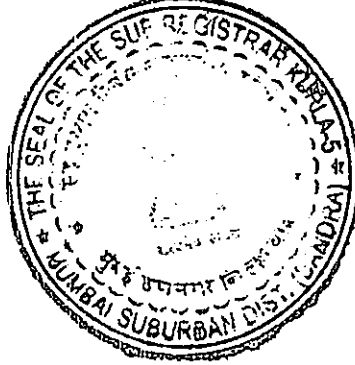


सह, दुय्यम निबंधक
कुर्ला-5 (वर्ग-2)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	00040572023092147868	MH008389649202324E	1300.00	SD	0004434402202324	22/09/2023
2		DHC		0923211702079	1600	RF	0923211702079D	22/09/2023
3	RDK CONSTRUCTIONS	eChallan		MH008389649202324E	1000	RF	0004434402202324	22/09/2023

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



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