

520/23351

पावती

Original/Duplicate

Tuesday, October 31, 2023

नोंदणी क्र. :39म

10:20 AM

Regn.:39M

पावती क्र.: 24699 दिनांक: 31/10/2023

गावाचे नाव: घाटकोपर

दस्तावेजाचा अनुक्रमांक: करल5-23351-2023

दस्तावेजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: नलिन चिमनलाल शाह तर्फे मुखत्यार अमेश अनंतराय मेहता

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

DELIVERED

एकूण:

रु. 2760.00

आपणास मूळ दस्त ,यंत्रनेल प्रिंट,सूची-२ अंदाजे
10:39 AM ह्या वेळेस मिळेल.

Joint S.R. Kulkarni

वाजार मूल्य: रु.19748.19/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 1300/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.1760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923200400356 दिनांक: 31/10/2023

विकेचे नाव व पत्ता:

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

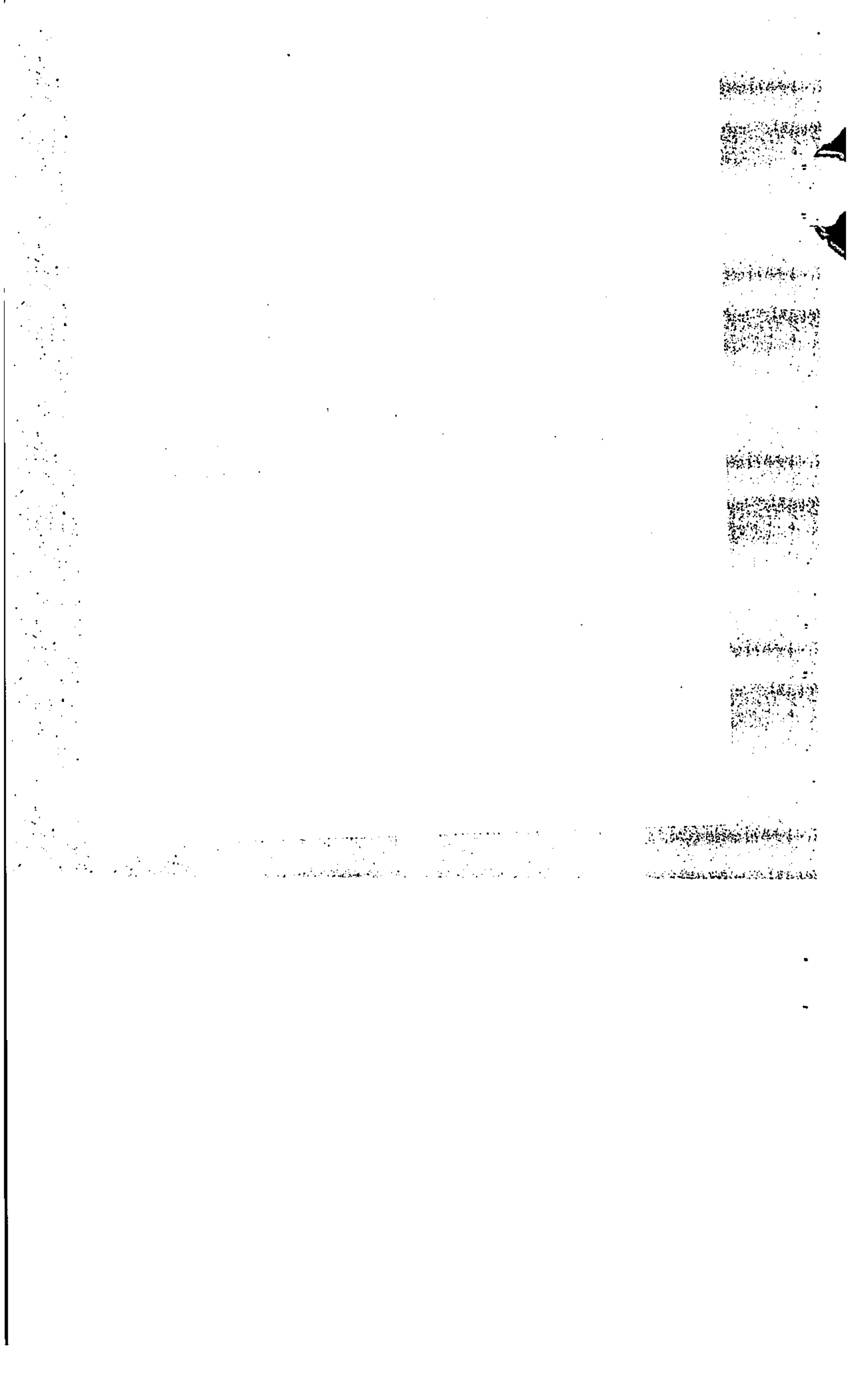
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008272045202324E दिनांक: 31/10/2023

विकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

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



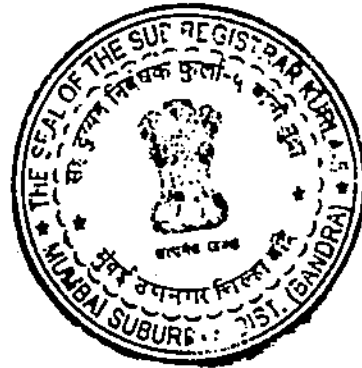


करल - ५

| | | | | |
|---|---|--|------------------------------|------------------|
| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | 23399 | 31 October 2023 09:58 (7 AM) | 11 |
| Valuation ID | 20231031335 | करल 5 | | |
| मूल्यांकनाचे वर्ष | 2023 | 2023 | | |
| जिल्हा | मुंबई(उपनगर) | | | |
| मूल्य विभाग | 102-घाटकोपर - कुर्ला | | | |
| उप मूल्य विभाग | 102/484भूभाग: उत्तरेस 27.45 मी रस्ता व अंथात: गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस द्रुतगती मार्ग व पश्चिमेस गाव हद्द | | | |
| सर्व्हे नंबर / न. भू. क्रमांक : | इतर # | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक |
| 79850 | 170980 | 196630 | 232800 | 170980 |
| बांधीव क्षेत्राची माहिती | | | | |
| बांधकाम क्षेत्र(Built Up)- | 0.11 चौरस मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय- | 0 TO 2वर्षे | बांधकामाचा दर - |
| उद्भववाहन सुविधा- | आहे | मजला - | 5th floor To 10th floor | Rs.30250/- |
| रस्ता सन्मुख - | | | | |
| Sale Type - First Sale | | | | |
| Sale/Resale of built up Property constructed after circular dt 02/01/2018 | | | | |
| मजला निहाय घट/वाढ | | = 105% apply to rate= | Rs.179529/- | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | | = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) | | |
| | | = (((179529-79850) * (100 / 100)) + 79850) | | |
| | | = Rs.179529/- | | |
| A) मुख्य मिळकतीचे मूल्य | | = चरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | |
| | | = 179529 * 0.11 | | |
| | | = Rs.19748.19/- | | |
| Applicable Rules | | = .10.4 | | |
| एकत्रित अंतिम मूल्य | | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझेगाईन मजला क्षेत्र मूल्य + लागतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भांडतीच्या खुल्या जागेचे मूल्य + बंदिसा बाळकणी + भौतिकल वाहनतळ | | |
| | | = A + B + C + D + E + F + G + H + I + J | | |
| | | = 19748.19 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | |
| | | = Rs.19748.19/- | | |

Home

Print

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)





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

करल - ५

२३३५९

२ LL

२०२३

Receipt of Document Handling Charges

PRN 0923200400356

Receipt Date 31/10/2023

Received from self, Mobile number 0000000000, an amount of Rs.1760/-, towards Document Handling Charges for the Document to be registered on Document No. 23351 dated 31/10/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 1760

DEFACED

Payment Details

Bank Name SBIN

Payment Date 20/09/2023

Bank CIN 10004152023092000322

REF No. CHN7300141

Deface No 0923200400356D

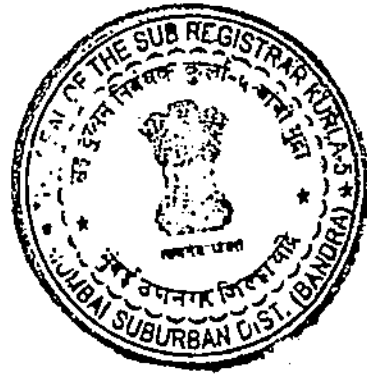
Deface Date 31/10/2023

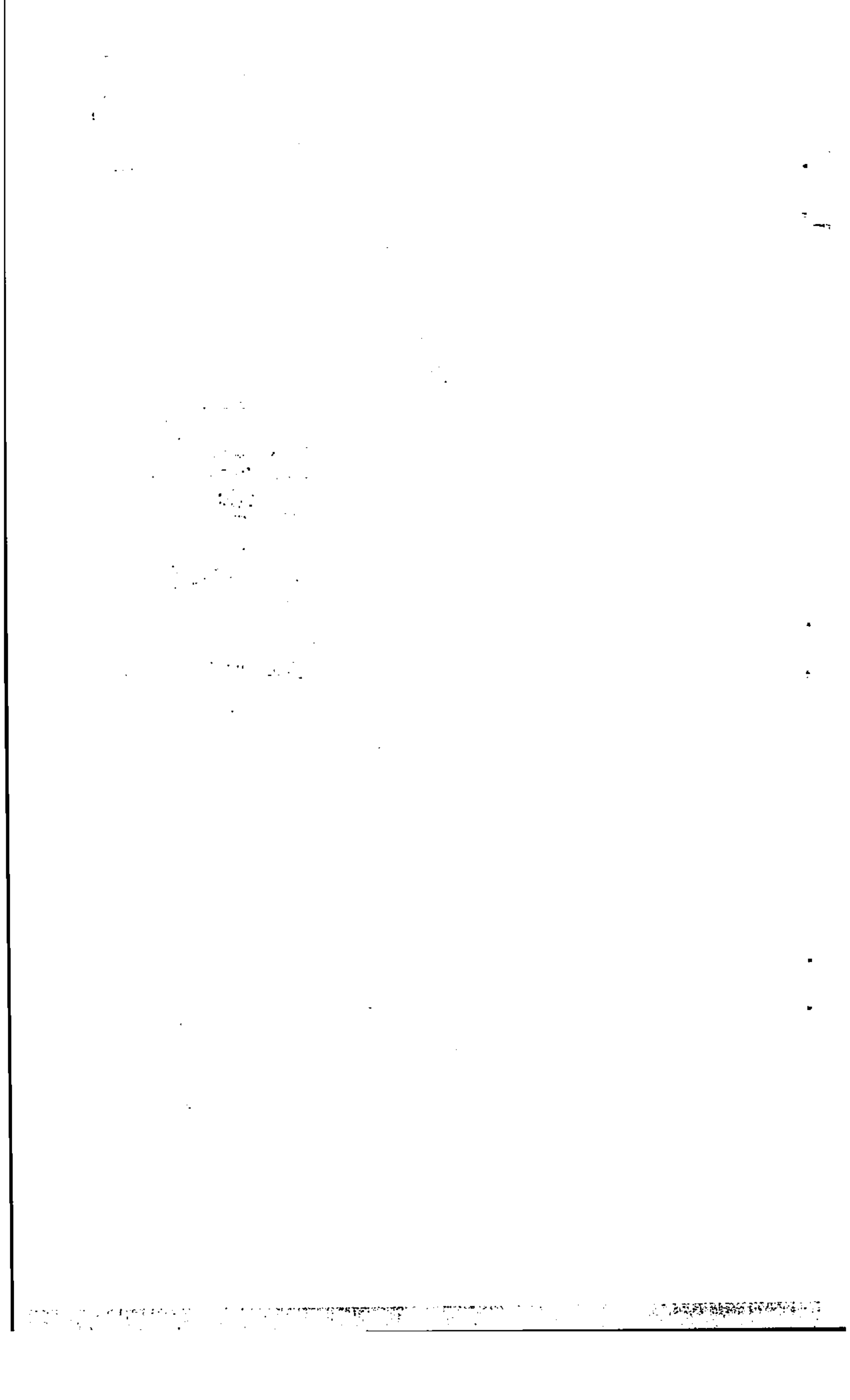
This is computer generated receipt, hence no signature is required.





| | | | |
|--|----------------------|---------|------------|
| Department of Stamp & Registration, Maharashtra | | करल - ५ | |
| Receipt of Document Handling Charges | | २०२३ | ३ ५ |
| PRN | 0923200400356 | Date | 20/09/2023 |
| Received from self, Mobile number 0000000000, an amount of Rs.1760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District. | | | |
| Payment Details | | | |
| Bank Name | SBIN | Date | 20/09/2023 |
| Bank CIN | 10004152023092000322 | REF No. | CHN7300141 |
| This is computer generated receipt, hence no signature is required. | | | |







CHALLAN
MTR Form Number-6

करल - ५
23349 ४ LL
२०२३



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|--|--------------------|---------------|---|--|---------------------|----------------------|-----------------------|
| GRN | MH010275319202324E | BARCODE | 11 1111 1111111111 1111 1111 1111111111 1111 1111 | Date | 30/10/2023-16:30:36 | Form ID | 25.2 |
| Department Inspector General Of Registration | | | | Payor Details | | | |
| Stamp Duty | | | | TAX ID / TAN (If Any) | | | |
| Type of Payment Stamp Duty | | | | PAN No.(If Applicable) | | | |
| Office Name KRL5_JT SUB REGISTRAR KURLA NO 5 | | | | Full Name RDK CONSTRUCTIONS | | | |
| Location MUMBAI | | | | Flat/Block No. FLAT NO 1002, 10TH FLOOR RDK VIVANTA, | | | |
| Year 2023-2024 One Time | | | | Premises/Building JEEVAN PARANG COS LTD | | | |
| Account Head Details | | Amount In Rs. | | Road/Street PLOT NO 183, GARODIA NAGAR, BHATKOPAR EAST | | | |
| 0030045501 Sale of Non/Judicial Stamp | | 1200.00 | | Area/Locality MUMBAI | | | |
| | | | | Town/City/District MUMBAI SUBURBAN DIST. (BANDRA) | | | |
| | | | | PIN 400 007 7 | | | |
| | | | | Remarks (If Any) | | | |
| | | | | SecondPartyName=NALIN CHIMANLAL SHAH- | | | |
| | | | | Amount In One Thousand Two Hundred Rupees Only | | | |
| Total | | 1,200.00 | | Words | | | |
| Payment Details STATE BANK OF INDIA | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | | | Bank CIN | Ref. No. | 00040572023103054234 | CKY4404792 |
| Cheque/DD No. | | | | Bank Date | RBI Date | 30/10/2023-16:24:01 | Not Verified with RBI |
| Name of Bank | | | | Bank-Branch STATE BANK OF INDIA | | | |
| Name of Branch | | | | Scroll No. , Date Not Verified with Scroll | | | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Mobile No. : 0000000000
सदर चलन केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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| कारण - ५ | | |
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| २०२३ | | |

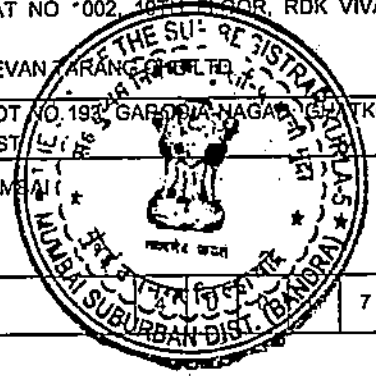
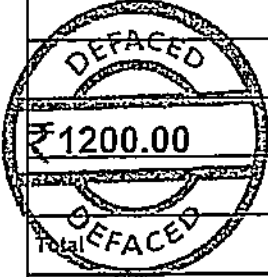




CHALLAN
MTR Form Number-6

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| करल - ५ | | |
| 23349 | ६ | १ |
| २०२३ | | |

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|----------------------|-----------------------------------|---------------|---------|---------------------------|---|----------------------|-----------------------|
| GRN | MH010275319202324E | BARCODE | Date | | 30/10/2023-16:00:36 | Form ID | 252 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Stamp Duty | Type of Payment | | | TAX ID / TAN (If Any) | | | |
| | | | | PAN No.(If Applicable) | | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO.5 | | | Full Name | RDK CONSTRUCTIONS | | |
| Location | MUMBAI | | | | | | |
| Year | 2023-2024 One Time | | | Flat/Block No. | FLAT NO *002, 10TH FLOOR, RDK VIVANTA, | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | JEEVAN ARANGHAR LIMITED | | |
| 0030045501 | Sale of NonJudicial Stamp | | 1200.00 | Road/Street | PLOT NO. 193, GARODIA NAGAR, GAITKOPAR EAST | | |
| | | | | Area/Locality | MUMBAI | | |
| | | | | Town/City/District | MUMBAI | | |
| | | | | PIN | 7 7 | | |
| | | | | Remarks (If Any) | SecondPartyName=NALIN CHIMANLAL SHAH- | | |
| | | | | Amount In | One Thousand Two Hundred Rupees Only | | |
| | | | | Words | 1,200.00 | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | |
| STATE BANK OF INDIA | | | | Bank CIN | Ref. No. | 00040572J231J3054234 | CKY4404792 |
| Cheque-DD Details | | | | Bank Date | RBI Date | 30/10/2023-16:24:01 | Not Verified with RBI |
| Cheque/DD No. | | | | | | | |
| Name of Bank | | | | STATE BANK OF INDIA | | | |
| Name of Branch | | | | Not Verified with Scroll | | | |



Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन फॉर द दस्तखत नॉन जूडिशियल कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-520-23351 | 0005384426202324 | 31/10/2023-10:19:29 | IGR561 | 1200.00 |
| Total Defacement Amount | | | | | 1,200.00 |

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| करल - ५ | | |
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| २०२३ | | |

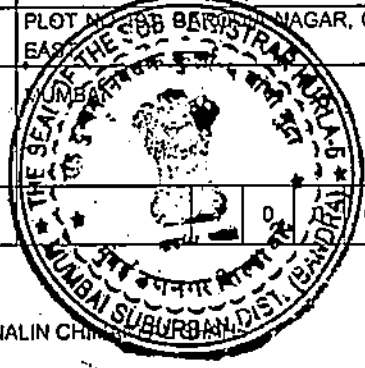
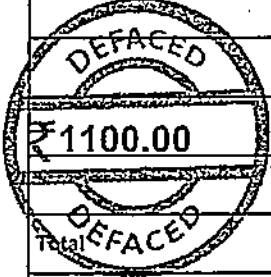




CHALLAN
MTR Form Number-6

करल - ५
23359
२०२३

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|--|--------------------|---------|---|--|---------------------------|---------------------|---|------|---------------------------------|--|
| GRN | MH008272045202324E | BARCODE | 11 1111 10111 | | Date | 18/09/2023-11:58:55 | Form ID | 25.2 | | |
| Department Inspector General Of Registration | | | | | Payer Details | | | | | |
| Stamp Duty | | | | | TAX ID / TAN (If Any) | | | | | |
| Type of Payment Registration Fee | | | | | PAN No.(If Applicable) | | | | | |
| Office Name KRL5_JT SUB REGISTRAR KURLA NO 5 | | | | | Full Name | | RDK CONSTRUCTIONS | | | |
| Location MUMBAI | | | | | Flat/Block No. | | FLAT NO 1002, 10TH FLOOR, RDK VIVANTA, | | | |
| Year 2023-2024 One Time | | | | | Premises/Building | | JEEVAN TARANG CHS LTD | | | |
| Account Head Details | | | Amount In Rs. | | Road/Street | | PLOT NO 1002, 10TH FLOOR, RDK VIVANTA, GATKOPAR | | | |
| 0030045501 Stamp Duty | | | 100.00 | | Area/Locality | | EAST | | | |
| 0030063301 Registration Fee | | | 1000.00 | | Town/City/District | | MUMBAI SUBURBAN DIST. (BANDRA) | | | |
| | | | | | PIN | | 0 7 7 | | | |
| Remarks (If Any) | | | | | SecondPartyName=NALIN CH | | | | | |
| Total | | | | | Amount In | | One Thousand One Hundred Rupees Only | | | |
| | | | | | Words | | | | | |
| Payment Details | | | | | FOR USE IN RECEIVING BANK | | | | | |
| STATE BANK OF INDIA | | | | | Cheque-DD Details | | Bank CIN Ref. No. | | 00040572023091853738 CKY0218644 | |
| | | | | | Cheque/DD No. | | Bank Date RBI Date | | 18/09/2023-11:59:43 20/09/2023 | |
| | | | | | Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| | | | | | Name of Branch | | Scroll No. , Date | | 262 , 20/09/2023 | |



Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल द्रव्यम निराधक कार्यालयत नोदणी कचरवयाच्या दस्तासारी लागू आहे . नोदणी न कचरवयाच्या दस्तासारी सदर चालान लागू नाही .

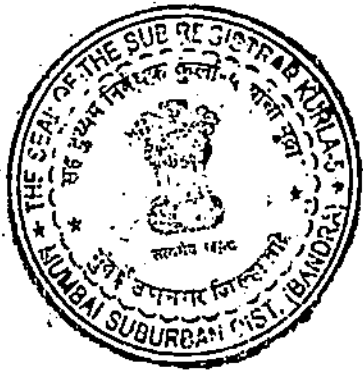
Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURER MUMBAI 02
Date: 2023.10.31-10:22:49 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-520-23351 | 0005384425202324 | 31/10/2023-10:19:23 | IGR561 | 100.00 |
| 2 | (IS)-520-23351 | 0005384425202324 | 31/10/2023-10:19:23 | IGR561 | 1000.00 |
| Total Defacement Amount | | | | | 1,100.00 |

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| करल - ५ | | |
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| २०२३ | | |

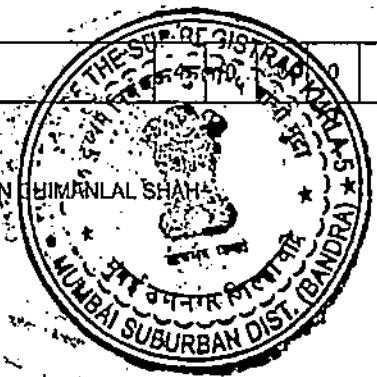




CHALLAN
MTR Form Number-6



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| GRN | MH008272045202324E | BARCODE | 11 1111 0 0110000000000 00 000 0000 000000000000 00 0000 | | Date | 18/09/2023-11:36:55 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | | <div style="text-align: right;">करल - ५</div> <div style="text-align: center;">२३३५९ ७०८८</div> | | | |
| Type of Payment | Stamp Duty | Registration Fee | | TAX ID / TAN (If Any) | २०२३ | | | |
| Office Name | | KRL5_JT SUB REGISTRAR KURLA NO 5 | | Full Name | RDK CONSTRUCTIONS | | | |
| Location | | MUMBAI | | PAN No.(If Applicable) | | | | |
| Year | 2023-2024 | | One Time | Flat/Block No. | FLAT NO 1002, 10TH FLOOR, RDK VIVANTA, | | | |
| Account Head Details | | Amount In Rs. | Premises/Building | JEEVAN TARANG CHS LTD | | | | |
| 0030045501 | Stamp Duty | 100.00 | Road/Street | PLOT NO 193, GARODIA NAGAR, GHATKOPAR EAST | | | | |
| 0030063301 | Registration Fee | 1000.00 | Area/Locality | MUMBAI | | | | |
| | | | Town/City/District | | | | | |
| | | | PIN | 0 7 7 | | | | |
| | | | Remarks (If Any) | SecondPartyName=NALIN D JIMANLAL SHAH | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | Amount In | One Thousand One Hundred Rupees Only | | | | |
| Total | 1,100.00 | | Words | | | | | |
| Payment Details | | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD Details | | Bank CIN | Ref. No. | 00040572023091853738 | CKY0218644 | | | |
| Cheque/DD No. | | Bank Date | RBI Date | 18/09/2023-11:24:59 | Not Verified with RBI | | | |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | | | | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | | | | |



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

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| करल - ५ | | |
| 233y9 | 99 | LL |
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| करल - ५ | | |
| 23349 | 92 | 2L |
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A-12

1002



PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

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

AND

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

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Plot No. 32-33 TPS-1, Velji Shivji Wadi, Hingwala Lane, Ghatkopar (East),
 Mumbai-400077, hereinafter called "DEVELOPER" (which expression shall
 unless repugnant to the context or meaning thereof be deemed to mean and
 include the partners or partner for the time being of the said firm and their
 respective heirs, executors and administrators) of the **SECOND PART**

AND

MR. NALIN CHIMANLAL SHAH, of Mumbai Indian inhabitant holding Passport
 bearing No. 648479172 and PAN Card bearing No. CIJPS1238M having his
 address at 9404 Ingalls St, Westminster, CO 80031, U.S.A., hereinafter referred
 to as the "The Member" (which expression shall unless it be repugnant to the
 context or meaning thereof be deemed to mean and include his heirs, executors,
 administrators and permitted assigns) of the **THIRD PART**.

WHEREAS:

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

Annexure -"I"

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- B. The said Old Building "Jeevan Tarang" consists of ground floor three floors having 24 residential flats/premises. The said flats are occupied by the members of the Society as owners thereof.
- C. By a Development Agreement dated 28th March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5/6481 of 2023 (hereinafter referred to as 'the said Agreement') made between the Society of the First Part, the Developer of the Second Part and the members of the Society of the Third Part, the Society and its members 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. 1002 admeasuring 451 square feet (MOFA carpet



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| area), <u>करल</u> <u>6</u> on the <u>10th</u> 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 <u>23349</u> <u>94</u> <u>LL</u> Member: <u>2023</u> |
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G. In the circumstances, the Parties hereto are entering into this Agreement for the purpose of recording the terms and conditions agreed upon between themselves including, *inter alia*, to record the obligation of the Developer to hand over the Member's New Flat to the Member in the New Building to be constructed by the Developer on the Land and provide other benefits, *estipulations* / payments, as per the terms and conditions of the said Agreement.

H. This Agreement is executed pursuant to the Development Agreement made between the Parties herein, which is treated as principal document. The present Agreement 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 AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. RECITALS

1.1. RECITALS TO FORM AN INTEGRAL PART

The recitals, operative part, schedules and annexures contained herein shall form an integral part of this Agreement as if the same were 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.

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2. PERMANENT ALTERNATE ACCOMMODATION AND OTHER COMPENSATION

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

2.1 PERMANENT ALTERNATE ACCOMMODATION:

The Developer hereby agrees to construct the New Building and allot to the Member, free of cost, on ownership basis and free of all encumbrances, a new self-contained residential flat, bearing Flat No. 1002 admeasuring 451 square feet (MOFA carpet area), on the 10th 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 along with fixtures, fittings, specifications and common area amenities as set out in the list contained in ANNEXURE - "IV" together with right to use 1(one) car parking space to be constructed on the said Land ("Member's Parking") as and by way of permanent alternate accommodation in lieu of the Existing Premises occupied by the Member. The Member's New Flat shall hereinafter collectively referred to as the "Member's New Premises" and more particularly described in **SECOND SCHEDULE** hereunder written. It is agreed by and between the Parties that the Member's New Premises to be allotted and the New Building shall be in a good and tenantable condition and the Developer shall provide common area amenities in the New Building, as well as fittings, fixtures attached to the Member's New Premises as per ANNEXURE "IV" annexed hereto, which in any event shall not be less than the minimum fixtures and fittings in the permanent alternate accommodation and common area amenities in the New Building as set out in the said Agreement.

2.2 OTHER COMPENSATIONS:

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

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| 2.2.1 Monthly Compensation for Temporary Alternate Accommodation: | 23349 AV |
| 2.2.1.1 As agreed, the Members shall make their own arrangements for temporary alternate accommodation. | 2023 |

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

- a) Rs. 70/- (Rupees Seventy Only) per sq. ft. per month on the carpet area of the said existing flat area for the first 12 months from the Vacation Date;
- b) Rs. 73/- (Rupees Seventy-Three Only) per sq. ft. per month on the carpet area of the said existing flat for the next 12 months i.e., from the 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 shall continue to pay TAA to all members of the

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Society @ rate of Rs 84/- (Rupees Eighty-Four Only) per square feet on existing carpet area per month subject to Developer paying the mutually agreed Liquidated Damages of Rs.7,500/- (Rupees Seven Thousand Five Hundred Only) per day to the Society. Developer shall pay TAA for next 6 months to the Society by depositing six monthly (1 month's Rent each) PDC having monthly dates at least one 1 month prior to the expiry of each month. It is hereby agreed by the parties that any escalation in hardship rental compensation shall not be considered, calculated or during Force Majeure period (defined hereinabove).

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

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

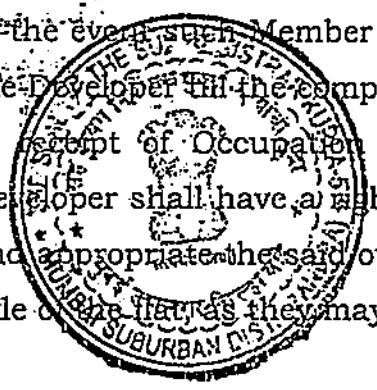
2.5 The Society and its Members agree that it is the sole responsibility of the Society to vacate their Members and handover the said Property to the Developer. However, the Society and its Members agree that in the event if there is any delay/default on the part of any particular member in handing over the quite, vacant and peaceful possession of his respective flat then the Developer shall be entitled and shall have a right to recover the amount of rent paid to the other members who have vacated their respective premises during the notice period by the Developer as and by way of damages and additional costs incurred by the Developer in getting the defaulting member vacated from such

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defaulting Member/s. The Parties hereto agree and accept that this
 agreement of the Developer shall be without prejudice to other rights
 of the Developer against such non-vacating member. It is specifically
 agreed between parties that till such defaulting Member/s pay to the

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



2.6 Hardship Compensation:

2.6.1 The Developers shall in addition to the above, pay to each of the 24
 existing members of the said Society an amount calculated Rs.
1000/- per sq. ft. of the existing flat area of the respective Members
 by way of hardship compensation (hereinafter referred to as "the
 Hardship Compensation Amount").

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

2.7 Brokerage:

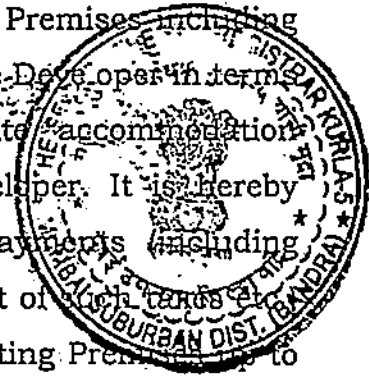
The Developer has agreed to pay brokerage equivalent to one month's
 temporary displacement compensation, i.e., Rs. 22,540/- (Rupees
 Twenty Two Thousand Five Hundred and Forty only) to the Member (at
 the time of vacating the Members' Existing Flat).

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2.10 STAMP DUTY, REGISTRATION CHARGES, EXPENSES:

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It is clearly agreed, understood and confirmed by the Developer that all present and future stamp duty, registration charges, GST and all such and other statutory taxes dues, duties or payments (including payments for interest, penalty or the like in respect of such taxes etc.) payable on the said Agreement, relating to the Members' New Premises including the free additional area agreed to be provided by the Developer in terms of this Agreement i.e. the permanent alternate accommodation agreement shall be borne and paid by the Developer. It is hereby clarified that statutory taxes dues, duties or payments (including payments for interest, penalty or the like in respect of such taxes etc.) with respect to the said Property and/ or the Existing Premises to the date of handover of the said Property to the Developer shall be borne and paid by the Society and the Developer shall be liable and responsible to pay from the date of taking possession of the said Property from the Society till the date of handing over the possession in New Building. However, in the event if the Member has chosen not to be a party to the said Agreement or refused to admit execution thereof as per Registration Act, then the Member shall bear the registration and stamp duty expenses for these presents, if any levied over above payable under Section 4 of the Maharashtra Stamp Act, as well as any other incidental expenses.



3. SPECIFIC OBLIGATIONS OF THE DEVELOPER

- 3.1 The Developer shall take all precautions and implement adequate safety measures in accordance with the various applicable guidelines governing the development and construction work.
- 3.2 The Developer shall undertake the redevelopment of the said Property and construct the New Building thereon in compliance and accordance with the terms and conditions of the said Agreement, as well as in accordance with the sanctioned plans for development of the said Property.
- 3.3 During the course of construction, the Developer shall take adequate proper insurance of the workers as also the third party for

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| 2.8. Shifting Charges: | | |
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The Developers shall in addition to the above hand over to each of the existing members on the Vacation date, a cheque for an amount equivalent to Rs. 20,000/- (Twenty Thousand Only) by way of defraying the one-time to, & fro shifting/transportation charges.

2.9. Car Parking

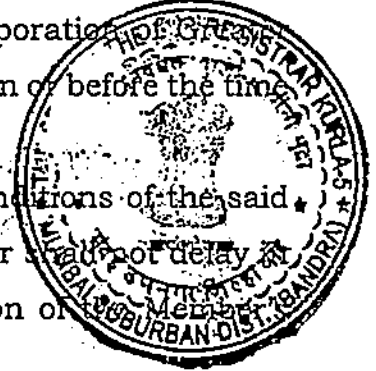
- (i) Out of the total number of car parking's available in the car parking tower, the Developers agrees to allot a total of 24 car parking's to the Society in car parking tower of the New Building. The Society shall *inter alia* allot and apportion the 24 approved car parking spaces amongst its Members 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.
- (iv) No commercial vehicle of commercial premises purchasers shall be allowed to park their vehicle in building.

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the injuries or death during the course of construction and take all statutory insurances required by law. The Member and the Society shall not be liable for any mishaps, injuries or deaths that may arise during the construction.

- 3.4 The Developer shall procure the Occupation Certificate from Slum Rehabilitation Authority (SRA) / Municipal Corporation 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 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 his 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 other statute has been received or served upon the Member in respect of the Existing Premises or any part thereof which restricts or may restrict the execution of this Agreement.
- 4.5 There is no injunction or any other order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the Member from dealing with the Existing Premises or entering into this Agreement.

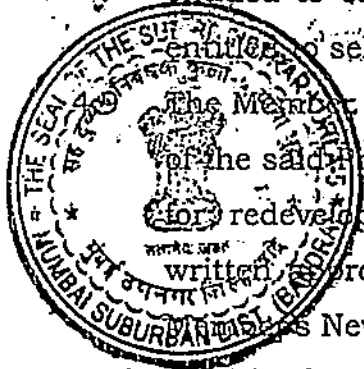
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4.6 The Member will not create any unnecessary hindrances, obstacles in the redevelopment process and extend his co-operation to the Developer for any lawful purpose under this Agreement and/ or the said Agreement.

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

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.



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 New Premises.

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

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

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4.12 The Member shall carry out at his own cost, all internal repairs/modifications/alterations to the Member's New Flat and maintain the Members New Flat in the same condition, state and order in which it was delivered by the Developer to the Member. Further, the Member shall not do or allow or suffer to be done anything in the Members New Flat or to the New Building in which the Members New Flat is situated, or carry out 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 shall come to an end and the Member alone shall be responsible to rectify such defect or change at his own cost. In case of any issues with regard to waterproofing, the Developer shall be liable to carry out such repairs at its own costs and expenses for a period of 10 years.

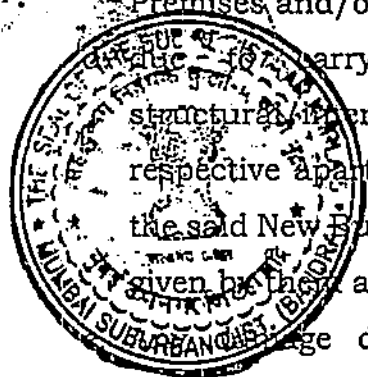
4.14 The Member doth hereby admit and accept that he shall not be entitled to seek the rectification as provided in clause 4.13 from the Developer and/or at the cost of Developer, if such defects occur:

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out any structural additions or alterations or internal changes by the Member in and over the Member's New Premises and/or, due to causing of any damage to the fixtures/services provided to the Member's New Premises by the acts and/or omissions on the part of the Member and/or anybody claiming through or under him as the case may be, and/or

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



carrying out renovation/additions or alterations/ structural/ internal changes by any other Member within his respective apartment and thereby causing any damage by them to the said New Building or any part thereof or water proofing treatment given by them as the case may be.

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

4.15 The Member shall not demolish or cause to be demolished the Members New Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Members New Flat or any part thereof; nor any alteration in the elevation, and outside colour scheme of New Building in which the Members New Flat is situated and shall keep the premises, sewers, drains, pipes in the Members New Flat and appurtenances thereto in good and 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 pardis in the New Flat without prior written permission of the Society, the Developer and the Concerned Authority.

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

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4.17 The Member shall bear and pay any and all differences in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority, and/or Government and/or other public authorities on account of change of user of the Members New Flat by the Member.

4.18 The Member hereby declares and confirms that he/she has absolute authority 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 in the name of "M/S RDK CONSTRUCTIONS" in the form of Neon Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Developer shall also be entitled to place, select, decide hoarding/board sites.



5 THIRD PARTY TRANSFER

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

5.2 Such transferee shall be treated as New Transferee and accordingly the Developer shall be handing over consideration under these presents to such New Transferee. Similarly, the New Transferee shall be liable to pay to the Society / Developer any amount duly payable by the Member and also any amount duly payable as per this Agreement.

5.3 The Society further undertakes not to transfer such premise in its records unless the New Transferee / Purchaser execute the Declaration

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cum Undertaking in favour of the Society and furnishes a copy to the

same to the Developer.

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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.

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

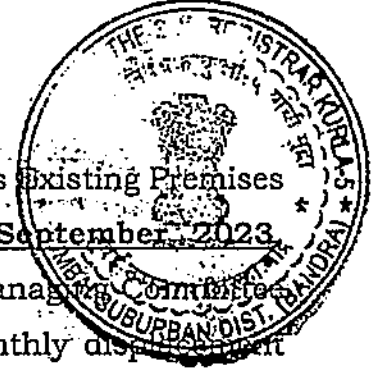
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the redevelopment project registered under RERA, 2017 may be statutorily applicable. It is specifically agreed that it shall be sole and absolute responsibility of the Developer to comply with provisions of RERA and it is further agreed between the parties that Society and/or MEMBERS shall not have any role in completing the project as a promoter or otherwise.

7. VACATION OF EXISTING FLAT

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



8. APPROVALS AND CONSTRUCTIONS MILESTONES

- 8.1 Based on the tentative plan submitted by the Developer, the Developer has marked out Member's New Premises, Society has already identified the Members' New Premises, and allocated the Member's New Flat to the Member along with other member.
- 8.2 The Developer has agreed to complete Redevelopment of the Society within a period of 36 (Thirty-Six) months plus 6 (Six) months grace period aggregating to 42 (Forty-Two) months and if required, a further 6 (Six) months of Liquidated Damages period as defined hereinabove from the Vacation Date and subject to force majeure circumstances, as defined in the Development Agreement, from the date of receipt of Commencement Certificate, and handover possession to Members'.
- 8.3 "Force Majeure Event" shall mean and include fire, earthquake, flood, epidemic, riot, civil disturbance, pandemic, lockdowns, war, acts of God, non-availability of cement or steel which is beyond the control of the Developers and/ or acts of public authorities that prevent or delay the performance of any one or more obligations of the Developers, change in law, regulations, or the

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पolicies, 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 amounts for such period of Force Majeure Event till the parties mutually decide in this respect. After completion of Force Majeure events the Developer shall be liable to continue to pay monthly rental compensation from that date of resumption.

8.4 Upon receipt of Occupation Certificate, the Developer shall intimate to the Society/ Member with a 30 (Thirty) days' notice in writing to take possession of the Member's New Premises and within 30 days from the date of receipt of notice from the Developer, the Member shall take possession of the Member's New

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

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

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

10. DEATH OF MEMBER

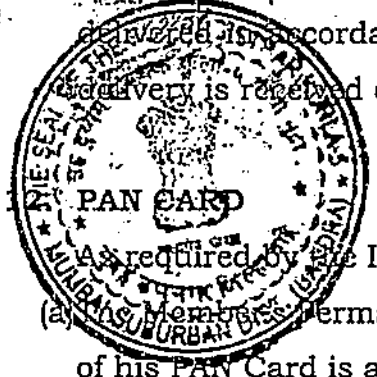
In case of death of the Member (or any of them in case there's more than one) during the redevelopment process, payments due to him by the Developer will be paid to such legal heir of the deceased Member or nominee / legal heir, namely, Mrs. Urvashi Nalin Shah who is admitted by the Society as the principal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

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| <u>RRK</u> | <u>MS</u> | <u>Mrs. Shah</u> |
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| Developer | Member | Society |

11. NOTICE AND COMMUNICATION

23/3/99
2023

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.



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

- (a) Member's Permanent Account Number is CIJPS1238M, and a copy of his PAN Card is annexed hereto and marked Annexure "V";
- (b) The Society's Permanent Account Number is AAIAJ4188M and a copy of its PAN Card is annexed hereto and marked Annexure "VI";
- (c) The Developer' Permanent Account Number is ABEFR0584P and a copy of its PAN Card is annexed hereto and marked Annexure "VII".

13. MODIFICATION

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

14. INVALIDITY AND SEVERABILITY

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

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.

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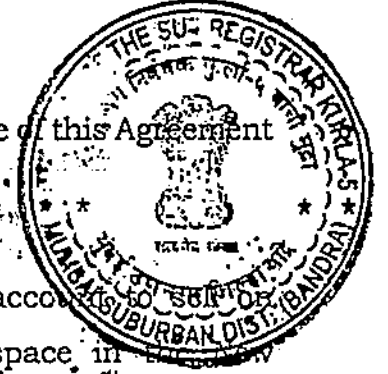
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16. COUNTERPARTS ORIGINALS

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

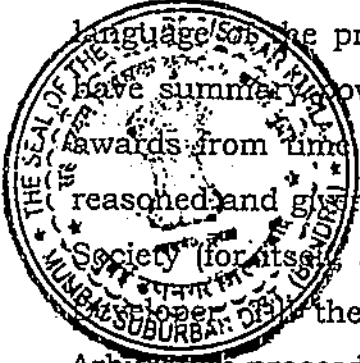
19. DISPUTE RESOLUTION, APPLICABLE LAW AND JURISDICTION.

In the event any dispute or difference arises between the Society and the Developer in the matter of existence, interpretation or implementation of this Agreement, the Power of Attorney and/ or any related or incidental documents or any part thereof, the Society and the Developer shall firstly endeavour to resolve such disputes or differences in an amicable manner within 30 days from the date that one of the parties notifies (in writing) to the other Party of the existence of such disputes or differences and calls upon the other Party to hold discussions/dialogues for resolving the same. In the event such disputes or differences are not resolved within the said period of 30

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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. If the Arbitrator decides the quantum, the cost of the Arbitration proceedings shall be borne and paid by the Society and the Developer, in equal shares.



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

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FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay 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 or thereabouts to 836.01 Square Meters or thereabouts being portion of large 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. 1002 admeasuring 451 square feet (MOFA carpet area), on the 10th floor of the New Building to be constructed on the said Land.

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

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| IN WITNESS WHEREOF | | |
| 23/3/23 | 3y | 22 |
| herein above written | | |

the Parties hereto have hereunto set and subscribed their respective hand and seal the day and year first

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

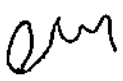

MR. DEVANG N. KAMDAR



in the presence of

1. *ROMAN GAIKWAD* 
 2. *Kirti Rana* 



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SIGNED AND DELIVERED)

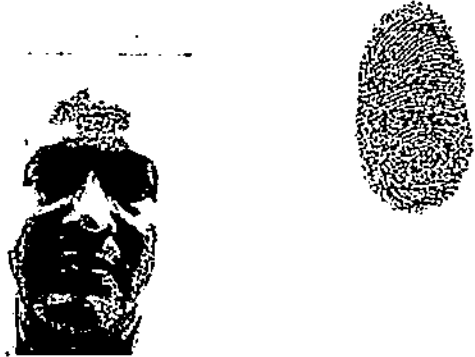
By the within named "MEMBER")

[Handwritten Signature]

MR. NALIN CHIMANLAL SHAH)

in the presence of

- 1. *[Handwritten Signature]*
- 2. *[Handwritten Signature]*



SIGNED AND DELIVERED)

By the within named "THE SOCIETY")

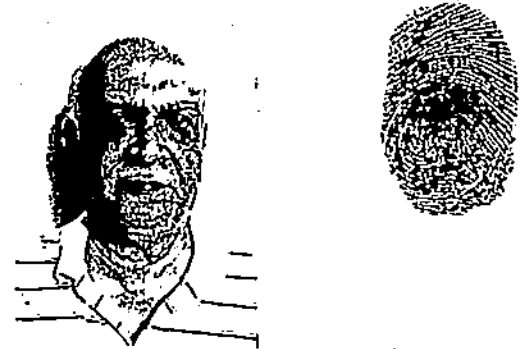
JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LIMITED,



[Handwritten Signature]



(i) Mr. Sachin Manilal Kadakia, Chairman



[Handwritten Signature]



(ii) Mr. R. Vijayraghavan, Secretary



in the presence of

- 1. *[Handwritten Signature]*
- 2. *[Handwritten Signature]*

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| <u>RPK</u> | <i>[Handwritten Signature]</i> | <i>[Handwritten Signature]</i> |
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| Developer | Member | Society |

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| ANNEXURE | | Copy of CTS Plan |
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List of Annexures

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

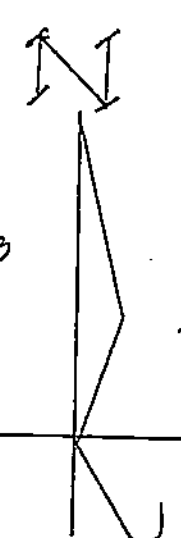
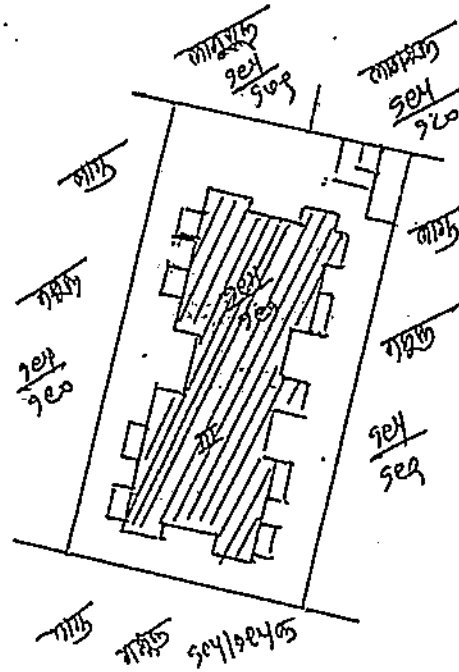
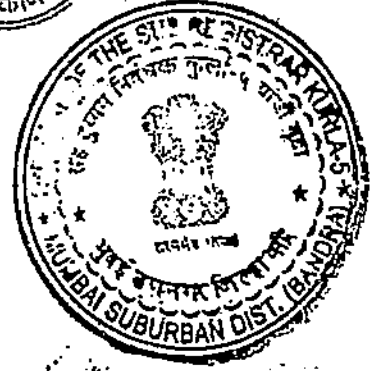


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Annexure - I - CTS Plan

आर्किटेक्चर शी. नितीश कनिष्ठ सापंत गौरी दिवांक २०१०/२०२१ रोजी
 जेव्हा माझी इन्डिक्विट मगर भूमापन बांधकोपर, ता. कुर्ली येथील
 मसुदा २०११/२०२१ ची नक्कल पुनर्विलोकन आगोश्टी दिवांक २२ वरून
 तयार केली आहे.



- १) सदरची नक्कल पुनर्विलोकन आलेखानुसार देणेत आली आहे.
- २) सदरची नक्कल पुनर्विलोकनाचे वेळी जागेवर आढळून आलेली स्थिती दर्शविते. (पुनर्विलोकन केलेला कालावधी.....)
- ३) सदरची नक्कल जागेवर अद्यावत स्थिती दर्शवत नाही. जागेची अद्यावत स्थिती दर्शविणाऱ्या नकाशासाठी मौजणी करून घेणे आवश्यक आहे.

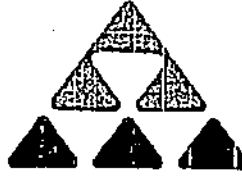
अज कमाक २६४ अज आल्याची तारीख २०१०/२०२१
 नक्कलेचा शुल्क ५० नक्कल तयार तारीख २५/११/२०२३
 नक्कलेची प्रतिवार तयार करणार *(Signature)*
 तपासणी शुल्क तपासणी करणार *(Signature)*
 कागद शुल्क २० नक्कल दिल्याची तारीख २५/११/२०२३
 एकुण शुल्क ६० खर्च प्रत

(Signature)
 प्रमुख लिपीक
 नगर भूमापन अधिकारी
 घाटकोपर.

(Signature)
 नगर भूमापन अधिकारी
 घाटकोपर

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SLUM REHABILITATION AUTHORITY

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

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



PVT/0116/20230606/AP

(Sale Building)

Dated:-

21 AUG 2023

M/S. PDK Construction

Office: 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 :

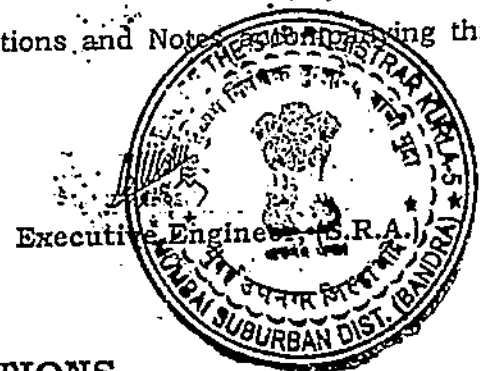
A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

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

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

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



SPECIAL INSTRUCTIONS

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

Attention is drawn to the notes accompanying this Intimation of Approval

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- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.

- 7) That the internal drainage layout shall be submitted & got approved by the concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.

That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.

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

- 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.

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

12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 19 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 the stage at which it is insisted upon by the concerned Engineer (SRA).

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

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

15) That the regular/sanctioned/proposed lines & reservation will be got demarcated at site through A.E. (Survey)/E.E. (T. & C.)/E.E. D.P./DILR before applying for C.C.

16) That the regular / sanctioned / proposed lines & reservation will be got demarcated at site & addition copy of plan shall be submitted for being handed over the set back land free of compensation & set back handing & that the setback handing over certificate will be obtained from Asst. commissioner, that ownership of setback land will be transferred in name of MCGM.

17) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.

18) That all the cantilever projections shall be designed five times of load as per I.S. code 1993-2002 This also includes the column projecting beyond terrace & carrying OHWT etc.

19) That you shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, Malaria etc. is made by insecticide officer of concern ward office & provision shall be made as and when required by Insecticide officer for inspection of water tanks by providing safe but stable ladder etc. & requirements as communicated by insecticide office shall be complied.

20) That the structural members below the ground level shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. & any other possible chemical effect & due care while constructing the same will be taken & completion certificate to that effect shall be insisted before granting further C.C. beyond plinth.

24) That you shall incorporate necessary condition in sale agreement of sale flat owners that, they will not blame SRA for inadequate/sub standard sizes of rooms in future & the prospective buyers will be made aware of the same & no claims /damages / risks will be made against CEO(SRA) & its staff with regards to the same. A copy of sale agreement will have to submit before granting plinth C.C. to building u/ref.

25) That you shall incorporate necessary condition in agreement for sale of sale tenements that the sale building is constructed with deficient open space & the prospective buyers will be made aware of the same & no claims /damages / risks will be made against CEO(SRA) & its staff with regards to the same. A copy of sale agreement will have to submitted before granting plinth C.C. to building u/ref.

26) That the Developer to get the structural design of buildings having height more than 24m peer reviewed from another registered structural engineer / educational institute.

27) That you shall install C.C.T.V. cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with I.T. officer (SRA).

28) That Rehab building shall constructed as per specifications of relevant IS Codes, NBC in force under specifications for quality control measures as prescribe by SRA.

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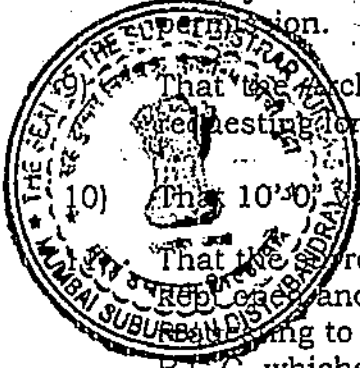
- 29) That the C.C. shall be released as per co-relation Rehab BUA & P.R. card in word policy as may be decided by SRA.
- 30) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AEWV of concerned ward.
- 31) That the Rain Water Harvesting system should be installed/ provided as per the direction of U.D.D., Govt. of Maharashtra under 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 bldg. area shall be levied.
- 32) That the sale C.C. shall be released as per co-relation with PTC proposed in scheme-1.
- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:**
- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
 - 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
 - 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
 - 4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.
- B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.**
- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale building.
 - 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
 - 3) That some of the drains shall be laid internally with C.I. pipes.
 - 4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.

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6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.

7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate.

8) That the requirements from the Reliance Energy /concerned electric Supply Co. shall be complied with before asking occupation permission.



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.

That the surrounding open spaces, parking spaces and terrace shall be reserved and unbuilt upon and shall be levelled and developed before applying to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.

12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.

13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.

14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.

15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.

16) That the single P.R. cards for the amalgamated plot shall be submitted.

17) That the N.O.C. from the A.A. & C. 'N' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

19) That completion certificate from C.F.O. shall be submitted.

20) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.

21) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.

22) That the completion certificate from Tree Authority of MCGM shall be submitted.

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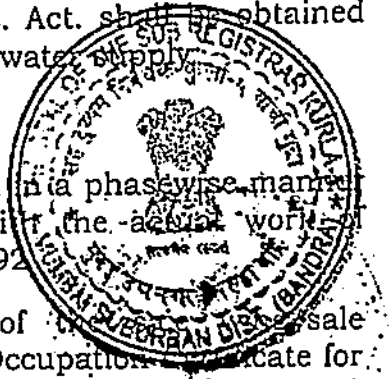
23) That Extra water sewerage & charges shall be paid to A.E. W.W. 'N' of MCGM before OCC

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

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

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No.192
2. That no occupation permission of any of the sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.



[Handwritten Signature]

Executive Engineer
Slum Rehabilitation Authority

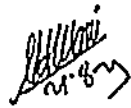
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- (1) ~~The work should not be started unless objections _____ are~~
~~complied with~~ *20 LL*
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for construction purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, by the road side drain.
- (6) Owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc should not be deposited over footpaths or public street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from Licensed Structural Engineer.
- (10) The work above plinth should not be started before the same is shown to this office Sub Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open space dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in

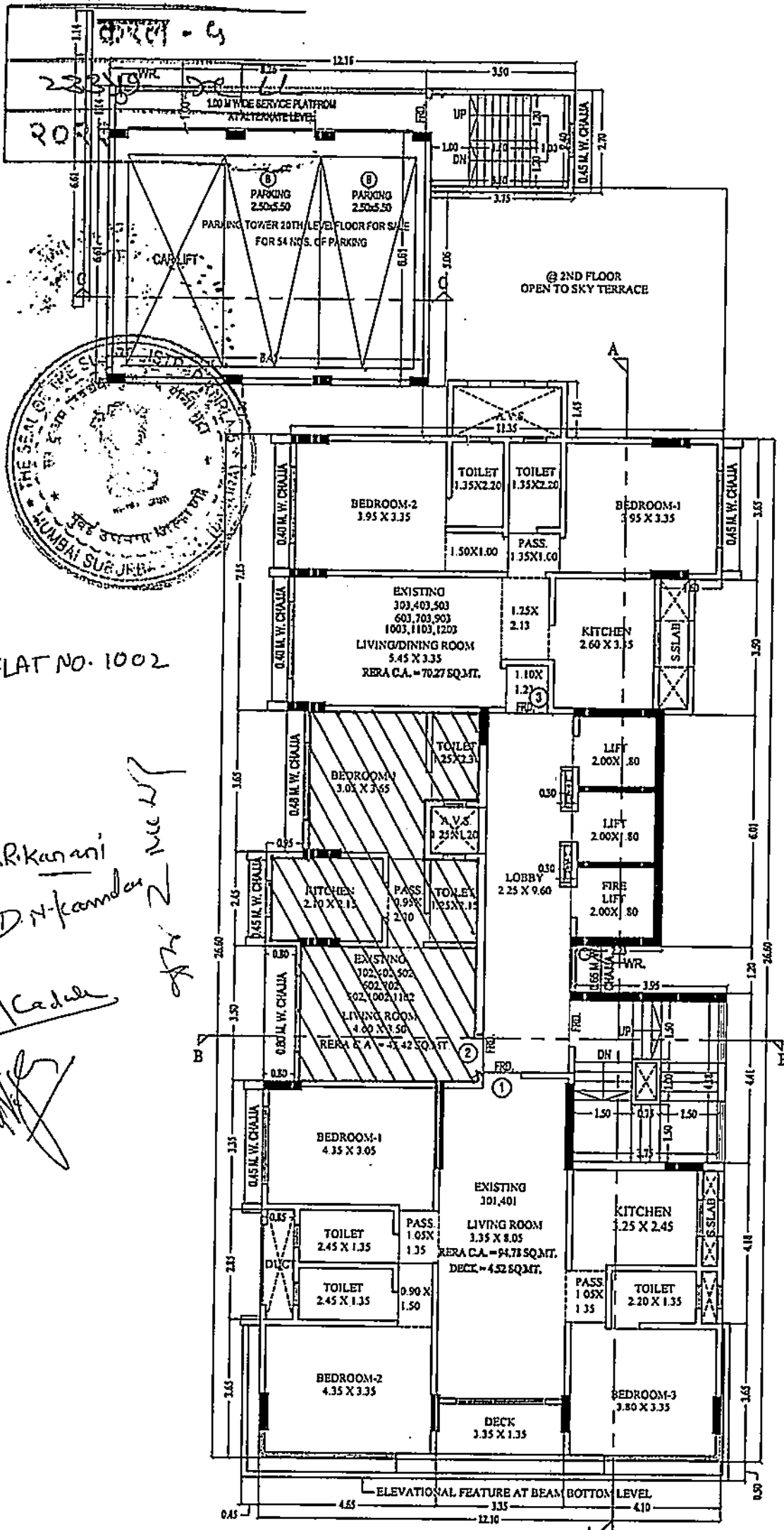
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concrete having broken glass pieces at the rate of 0.25 meters per 10 sq.mt below pavement.

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


Executive Engineer, (S.R.A.)

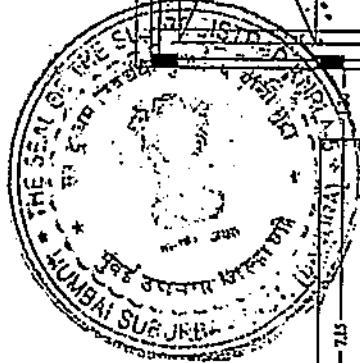
Annexure III - Copy of Floor Plan



FLAT NO. 1002

R.R. Kanani
D.N. Kamdar

(Signature)
M/S



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

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

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A. CONSTRUCTION SPECIFICATION

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

Annexure V - copy of member's PAN card

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आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

CHIMANLAL KESHAVLAL SHAH

30/09/1965

Permanent Account Number
CJIPS1238M

Signature



for post use

Annexure - VI - Society's PAN

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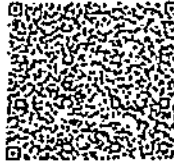
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INCOME TAX DEPARTMENT



भारत सरकार
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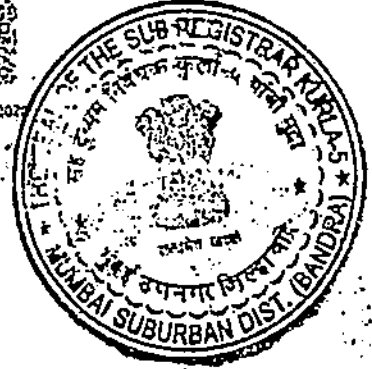
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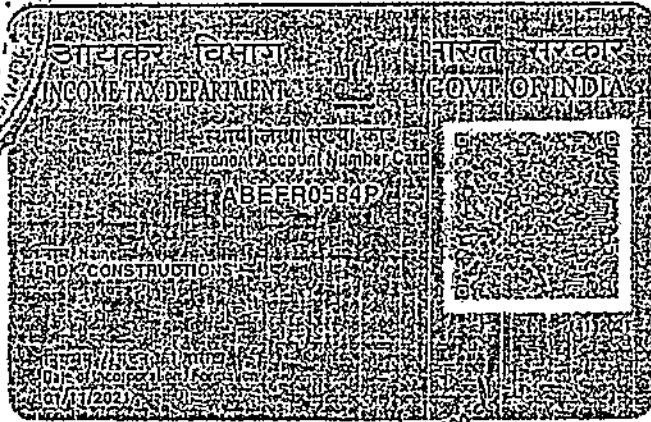
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Date of Issue/pressing of PAN card
11/02/1907



Pr. Kadam
[Signature]

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Annexure - VII - Developer's PAN



RR Kanani

D.N. Kanani

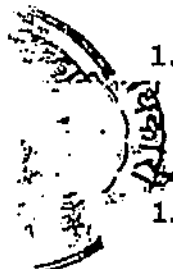
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Society and/or its members shall not be liable to contribute on the same.

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

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

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



1.1.20 "Society's Car Parkings" shall mean the 24 car parkings agreed to be allotted by the Developers to the Society for its 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.

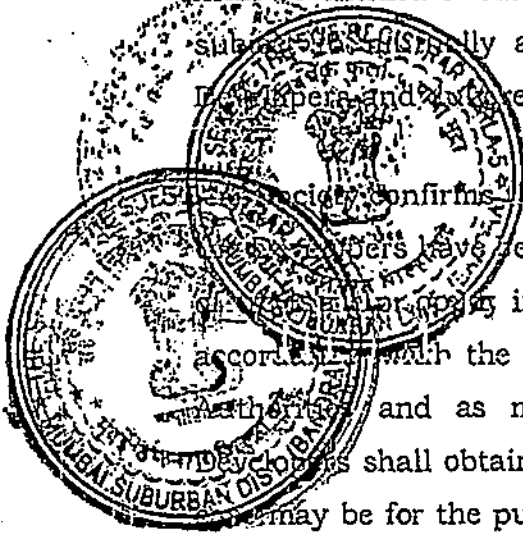
1.1.23 "Force Majeure" shall mean and include fire, earthquake, flood, epidemic, riot, civil disturbance, pandemic, lockdowns, war, acts of God, non-availability of cement or steel which is beyond the control of the Developers and/ or acts of public authorities that prevent or delay the performance of 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

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In the course 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 as 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 Authority and as may be amended from time to time. The Developers shall obtain approvals from statutory authorities as the same 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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| 11/12 R.V. | B-1 M.M. | B-2 S | B-3 S.B. | B-4 M | B-5 T.V.S. | B-6 D.A. | B-7 K | B-8 J.P. | B-9 K | B-10 S.S.S. | B-11 S.S.S. | B-12 P |

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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 Members of the said Society an amount calculated on the basis of the Existing Flat Area of the respective flats 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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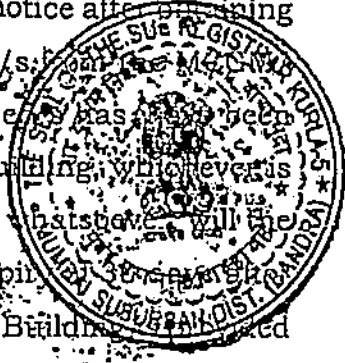
MONTHLY COMPENSATION FOR TEMPORARY ALTERNATE ACCOMMODATION (TAA):

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In addition to the above, from the Vacation date, the Developers agree to pay monthly compensation to each Member for obtaining Temporary Alternate Accommodation hereinafter referred to as (TAA) from Vacation Date and thereafter during the period of the redevelopment and construction of the New Flat and agree to pay the same until completion of 30 days of possession notice after obtaining Full Occupation Certificate of the New Building/s, or until 30 days after the respective Member has been put in possession of the New Flat in the New Building, whichever is earlier. It is agreed that under no circumstances shall the Developers be liable to pay the TAA after the expiry of 30 days after obtaining Full Occupation Certificate of the New Building/s. If 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.

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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;

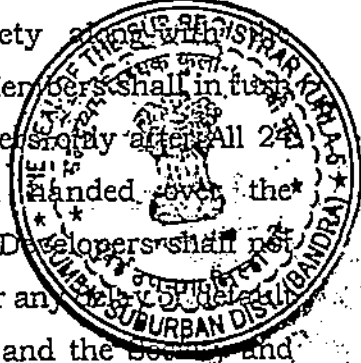
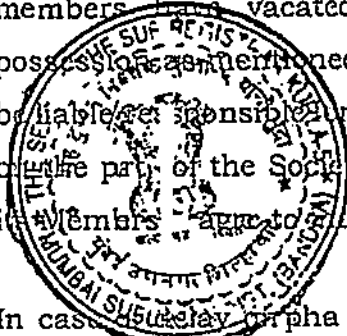
| | | | | | | | | | | | | |
|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|------|
| NRK | A-1 | A-2 | A-3 | A-4 | A-5 | A-6 | A-7 | A-8 | A-9 | A-10 | A-11 | A-12 |
| NRK | B-1 | B-2 | B-3 | B-4 | B-5 | B-6 | B-7 | B-8 | B-9 | B-10 | B-11 | B-12 |
| REK | MH4 | S | S.B. | M | TAS | | | | | | | |

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

vi. It is agreed that the cheques for TAA payable by the Developers to the Members shall be handed over by the Developers to the Managing Committee Members of the Society along with the Vacation Notice and the Managing Committee Members shall in turn distribute the said cheques amongst its Members. All 24 members who 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 on the part of the Society in such distribution and the Members and the Society shall agree to indemnify the Developers in respect thereof.



vii. In case there is further delay by 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).

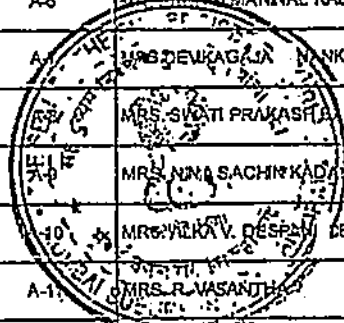
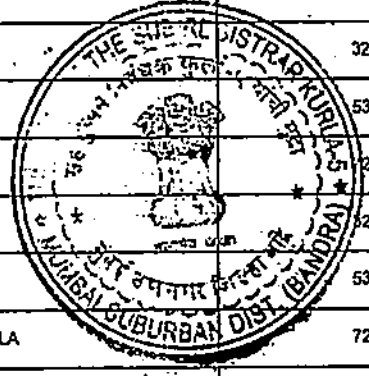
viii. In case there is further delay by the Developer in handing over the new flats to the 24 members beyond 42 (Forty-Two) months from the Vacation Date, (subject to Force Majeure), then the Society shall allow Developer additional period for completion of construction of the New Building. Developer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

| | | | | | | | | | | | | |
|------|-----|------|-----|--------|--------|-----|-----|-----|-----|------|------|------|
| 1012 | A-1 | A-2 | A-3 | A-4 | A-5 | A-6 | A-7 | A-8 | A-9 | A-10 | A-11 | A-12 |
| NPK | ✓ | ✓ | GRD | ✓ | D.S. B | ✓ | ✓ | SB | ✓ | ✓ | ✓ | ✓ |
| 1-1 | H-2 | B-1 | B-1 | B-1 | B-1 | B-1 | B-1 | B-1 | B-1 | B-1 | B-1 | B-1 |
| MM4 | S | S.B. | M | T.A.S. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

ANNEXURE - B: Existing Members Names & Carpet Areas

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| Sl. No. | EXISTING FLAT NO. | MEMBER'S NAME | EXISTING CARPET AREA IN SQFT |
|--------------|-------------------|---|------------------------------|
| 1 | A-1 | MR. RAJESH IYER | 534 |
| 2 | A-2 | MR. ANANTH MAHADEV IYER | 725 |
| 3 | A-3 | MR. MIHIR NARAYAN GHODKE | 322 |
| 4 | A-4 | MRS. REMADEVI SVADASAN | 533 |
| 5 | A-5 | MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH | 725 |
| 6 | A-6 | MR. MANJUNATH MANJAL KADAKA | 322 |
| 7 | A-7 | MRS. DEWAKAJA NANKAMAT | 533 |
| 8 | A-8 | MRS. SIVATI PRAKASH DAMWALA & MR. PRAKASH HARIDAS BADAMWALA | 725 |
| 9 | A-9 | MRS. NINA SACHIN KADAKA & MR. SACHIN MANJAL KADAKA | 322 |
| 10 | A-10 | MRS. VIKRA V. DESHPANDE | 533 |
| 11 | A-11 | MRS. R. VASANTH | 725 |
| 12 | A-12 | MR. NALIN CHIMANLAL SHAH | 322 |
| 13 | B-1 | MR. MANDAR NARAYAN GHODKE | 334 |
| 14 | B-2 | MRS. SULOCHANA R MANIAN | 545 |
| 15 | B-3 | MRS. SONAL BHARATKUMAR SANGHVI | 534 |
| 16 | B-4 | MRS. MEENA LADHARAM RATESAR | 725 |
| 17 | B-5 | MRS. TRUPTI ATUL ZATAKA | 533 |
| 18 | B-6 | MR. KETUL A JHATAKA | 334 |
| 19 | B-7 | MR. VIKAS HARKISHAN CHAUHAN | 545 |
| 20 | B-8 | MRS. VEDAVATH J SUVARNA | 533 |
| 21 | B-9 | MR. SUNDAR A UCHIL | 334 |
| 22 | B-10 | MR. NATHURAM PHOOLARAM KUMAVAT | 545 |
| 23 | B-11 | MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE | 533 |
| 24 | B-12 | MRS. MEGHA NARENDRA RANE | 533 |
| TOTAL | | | 11,968 |



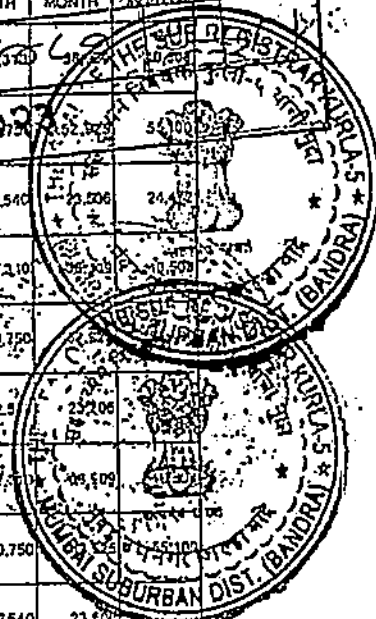
ANNEXURE - I: List of Permanent Alternate Accommodation (PAA) Areas

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

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

2023

| SN. | EXISTING FLAT NO | MEMBER'S NAME | EXISTING CARPET AREA IN SQFT | HARDSHIP COMPENSATION | SHIFTING CHARGES | BROKERAGE | TAA RENT FOR 1ST TO 10TH MONTH | TAA RENT FOR 11TH TO 25TH MONTH | TAA RENT FOR 26TH TO 35TH MONTH |
|-------|------------------|--|------------------------------|-----------------------|------------------|-----------|--------------------------------|---------------------------------|---------------------------------|
| 1 | A-1 | MR. RAJESH IYER | 533 | 5,33,000 | 20,000 | 37,310 | 37,310 | 37,310 | 37,310 |
| 2 | A-2 | MR. ANANTH MAHADEV IYER | 725 | 7,25,000 | 20,000 | 50,750 | 50,750 | 50,750 | 50,750 |
| 3 | A-3 | MR. MIHIR NARAYAN GHODKE | 322 | 3,22,000 | 20,000 | 22,540 | 22,540 | 22,540 | 22,540 |
| 4 | A-4 | MRS. REMADEVI SHIVADASAN | 533 | 5,33,000 | 20,000 | 37,310 | 37,310 | 37,310 | 37,310 |
| 5 | A-5 | MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH | 725 | 7,25,000 | 20,000 | 50,750 | 50,750 | 50,750 | 50,750 |
| 6 | A-6 | MR. SACHIN MANNAL KADAKIA | 322 | 3,22,000 | 20,000 | 22,540 | 22,540 | 22,540 | 22,540 |
| 7 | A-7 | MRS. DEVKA GAJANAN KAMAT | 533 | 5,33,000 | 20,000 | 37,310 | 37,310 | 37,310 | 37,310 |
| 8 | A-8 | MRS. SWATI PRAKASH BADAMWALA & MR. PRAKASH HARIDAS BADAMWALA | 725 | 7,25,000 | 20,000 | 50,750 | 50,750 | 50,750 | 50,750 |
| 9 | A-9 | MRS. NINA SACHIN KADAKIA & MR. SACHIN MANNAL KADAKIA | 322 | 3,22,000 | 20,000 | 22,540 | 22,540 | 22,540 | 22,540 |
| 10 | A-10 | MRS. ALKA V. DESHPANDE | 533 | 5,33,000 | 20,000 | 37,310 | 37,310 | 38,909 | 40,508 |
| 11 | A-11 | MRS. R. VASANTHA | 725 | 7,25,000 | 20,000 | 50,750 | 50,750 | 52,525 | 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 | 24,282 | 25,284 |
| 14 | B-2 | MRS. SULOCHANA R MANJAN | 545 | 5,45,000 | 20,000 | 38,150 | 38,150 | 39,785 | 41,420 |
| 15 | B-3 | MRS. SONAL BHARATKUMAR SANGHVI | 533 | 5,33,000 | 20,000 | 37,310 | 37,310 | 38,909 | 40,508 |
| 16 | B-4 | MRS. MEENA LADHARAM RATESAR | 334 | 3,34,000 | 20,000 | 23,380 | 23,380 | 24,282 | 25,284 |
| 17 | B-5 | MRS. TRUPTI ATUL ZATAKIA | 545 | 5,45,000 | 20,000 | 38,150 | 38,150 | 39,785 | 41,420 |
| 18 | B-6 | MR. KETUL A JHATAKIA | 533 | 5,33,000 | 20,000 | 37,310 | 37,310 | 38,909 | 40,508 |
| 19 | B-7 | MR. VIKAS HARKISHAN CHAUHAN | 334 | 3,34,000 | 20,000 | 23,380 | 23,380 | 24,282 | 25,284 |
| 20 | B-8 | MRS. VEDAVATHI J SUVARNA | 545 | 5,45,000 | 20,000 | 38,150 | 38,150 | 39,785 | 41,420 |
| 21 | B-9 | MR. SUNDAR A UCHIL | 533 | 5,33,000 | 20,000 | 37,310 | 37,310 | 38,909 | 40,508 |
| 22 | B-10 | MR. NATHURAM PHOOLARAM KUMAVAT | 334 | 3,34,000 | 20,000 | 23,380 | 23,380 | 24,282 | 25,284 |
| 23 | B-11 | MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE | 545 | 5,45,000 | 20,000 | 38,150 | 38,150 | 39,785 | 41,420 |
| 24 | B-12 | MRS. MEGHA NARENDRA RANE | 533 | 5,33,000 | 20,000 | 37,310 | 37,310 | 38,909 | 40,508 |
| TOTAL | | | 11,968 | 1,19,68,000 | 4,20,000 | 8,37,760 | 8,37,760 | 8,73,664 | 9,09,368 |





03/04/2023

सूची क्र.2

दुप्यन निबंधक : सह दु.नि.कुर्ला 5

दस्ता क्रमांक : 6481/2023

नोदणी :

Regn:63m

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| (1) पुरातना प्रमाण | |
| (2) मसुदा | |
| 2023 | |

गावाचे नाव : घाटकोपर

विकसनकरारनामा

127168500

58362000

(3) बाजारभाव(भाडेपट्ट्याच्या वाटपितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)

(4) भू-मसुदा,पोटहिल्ला व पत्रकनांश (असल्यास)

1) पालिकेचे गाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: विकसन करारनामा,अमीन व विलिंग,मीले घाटकोपर,सी.टी.ए.स.नं. 195/191,प्लॉट नं. 193,या वरील इमारत प्लॉट नं. 193,जीवन तरंग को.ऑप.ही.सो.लिमिटेड,गरोडिया नगर,घाटकोपर पूर्व,सुंबई 400077,अभिनिर्णित क्रमांक,एडीजे/1100801/87/2023/के/197/2023 बन्वये बाजारभाव रु.58362000/-,चिन्सुरिटी प्लॉट व्हॅल्यू रु. 24842000/- मोबदला रु.127168500/- त्यावर भरलेले मुद्रांक शुल्क रु.6482635/-दिनांक 08/03/2023 सुधार दस्ताव नमूद केल्याप्रमाणे((C.T.S. Number : 195/191 ;))

(5) क्षेत्रफळ

1) 837.00 चौ.मीटर

(6) अकारणी किंवा जुदी देण्यात आलेले दस्तावेज

(7) दस्तावेजास कडून देणारे/मिहिरे देणारे/पुस्तक/नाम किंवा दिवाणी न्यायालयाचा/मुंबई न्यायालया किंवा आदेश अद्ययावत,प्रतिवादिचे न्यायपत्रा.

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

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

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

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

5): नाव:-मान्यता देणारे मिहिर नारायण घोडके तर्फे मुखत्यार गौरी फेदार डेगवेनर वय:-53; पत्ता:-प्लॉट नं: ए 3 , माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADSPG3927R

6): नाव:-रेवादेवी शिवदासन वय:-75; पत्ता:-प्लॉट नं: ए 4, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.ही.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 वी. शेठ वय:-37; पत्ता:-प्लॉट नं: ए-5, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.ही.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 विदेश शेट वय:-58; पत्ता:-प्लॉट नं: ए 5, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.ही.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.ही.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 देविशा मजानन कामत वय:-82; पत्ता:-प्लॉट नं: ए 7, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BJSPPK5125Q

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

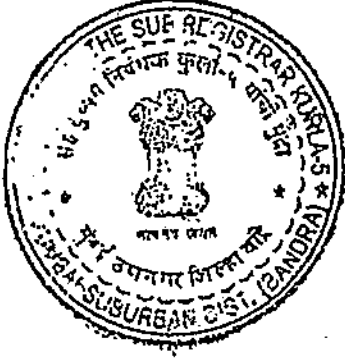
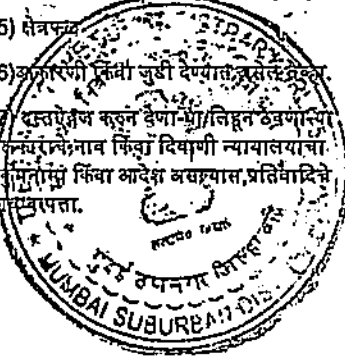
12): नाव:-मान्यता देणारे प्रकाश हरिदास बदामवाला वय:-56; पत्ता:-प्लॉट नं: ए 8, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AENPB2009P

13): नाव:-मान्यता देणारे मीना सचिन कडकिया वय:-65; पत्ता:-प्लॉट नं: ए 9, माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.ही.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.ही.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.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AACPD6230B

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



- 17): नाव:-मान्यता देणारे नलिन विमनलाल शाह तर्फे मुखत्यार अमेय धनंतराय मेहता बय:-80; पत्ता:-प्लॉट नं: ए-12, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-CIJPS1238M
- 18): नाव:-मान्यता देणारे मंदार नारायण पोदके बय:-54; पत्ता:-प्लॉट नं: बी 1, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFTPG5581Q
- 19): नाव:-मान्यता देणारे सुलोचना आर. मणियम बय:-85; पत्ता:-प्लॉट नं: बी 2, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AOKPR5844M
- 20): नाव:-मान्यता देणारे सोनल भरतकुमार संघवी बय:-55; पत्ता:-प्लॉट नं: बी 3, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AIKPS2435B
- 21): नाव:-मान्यता देणारे भीमा लघाराम रतेसर बय:-82; पत्ता:-प्लॉट नं: बी 4, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHKPR9356D
- 22): नाव:-मान्यता देणारे तुसी अतुल झाडकिया बय:-58; पत्ता:-प्लॉट नं: बी 5, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPZ22612B
- 23): नाव:-मान्यता देणारे केतुल ए झाडकिया बय:-54; पत्ता:-प्लॉट नं: बी 6, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPZ0655N
- 24): नाव:-विशाल हृदयिण चौहान तर्फे मुखत्यार केतन प्रकृतनुनार भन्सावी बय:-50; पत्ता:-प्लॉट नं: बी 7, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACWPC7155Q
- 25): नाव:-मान्यता देणारे येदावाडी जे सुवर्णा बय:-79; पत्ता:-प्लॉट नं: बी 8, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BXXPS4761F
- 26): नाव:-मान्यता देणारे सुंदर ए. उचित बय:-91; पत्ता:-प्लॉट नं: बी 9, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHJPS9247F
- 27): नाव:-मान्यता देणारे नयुराम कुलाराम कुमायब बय:-61; पत्ता:-प्लॉट नं: बी 10, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AJMPK3526C
- 28): नाव:-मान्यता देणारे प्रदीप दत्ताराम शिंदे बय:-67; पत्ता:-प्लॉट नं: बी 11, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BFXPS1092H
- 29): नाव:-मान्यता देणारे जानूवी जनार्दन शिंदे बय:-75; पत्ता:-प्लॉट नं: बी 11, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BYIPS2469E
- 30): नाव:-मान्यता देणारे मेघा नरेंद्र राणे बय:-55; पत्ता:-प्लॉट नं: बी 12, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHIPR9072J

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

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

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

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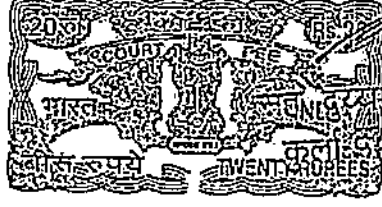
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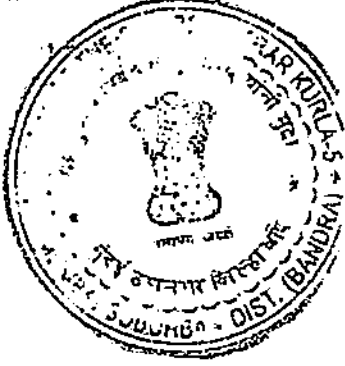
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सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

करल - ५
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मुंबई नगरपालिका

मालमत्ता पत्रक

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| विभाग/मोजे -- | घाटकोपर | तालुका/न.भु.मा.का. -- | न.भु.अ.घाटकोपर | जिल्हा -- | मुंबई उपनगर जिल्हा |
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| सुविधाधियार | -- | | | | |
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| पट्टेदार | -- | | | | |
| इतर भार | -- | | | | |
| र रों | -- | | | | |



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (भा) पट्टेदार (प) किंवा भार (भा) | साक्षात्करण |
|------------|--|-------------|--|--------------------------------|
| १७/१२/२०२२ | मा. उपविभागाचे अधिकारी मुंबई उपनगर पॉंचकीडिन नं. LND/B: ८२२ दि. ३०-१२-८१ प्रमाणे सुधारित विनमोची आदेशाची नोंद केली आकार रु. ७५-०० दि. १-८-७१ पासून | | | सो. १७/१२/२०२२ न.भु.अ. घाटकोपर |
| १७/०३/२००३ | शासन निर्णय महसूल व यन विभाग क्र एन.अ.अ./१०८७ ३५७० प.क्र.५३/ल-५ दि. २७/१/०१ चे आदेशाप्रमाणे सु.द.वि.सो. अकारणीची नोंद घेतली मुदत १/८/०१ ते ३१/७/२००६ | | | सो. १७/३/२००३ न.भु.अ. घाटकोपर |

तपासणी करपात -

धरी नफकल -

न.भु.अ.घाटकोपर

मुंबई उपनगर जिल्हा

३० दिनांक ६/११/०१... २०११/१२/२०११
 वसुंधरा शूलक... १२/१२/२०११
 वसुंधराची प्रतिमा... १२/१२/२०११
 वसुंधरा शूलक... १२/१२/२०११
 वसुंधरा शूलक... १२/१२/२०११
 वसुंधरा शूलक... १२/१२/२०११

धर सुधापन बाबिजाई
 धाटकोपर.

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

| | |
|------------------|---|
| Registered under | Maharashtra State Co-op Societies Act 1960-Regn no Bombay/HSG/1318 of 1967) |
| क.स.स. - ९ | |
| क.स.स. - ९ | 23/2/23 |
| 23/2/23 | 23/2/23 |
| 2023 | |

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

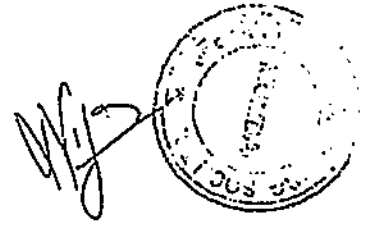
Extract of the Minutes of the Special General Body Meeting passed by Jeevan Tarang Co-operative Housing Society Limited (Reg no Bombay/HSG/1318 of 1967) in the Special General Body at society office on the 12th February 2023 at 11.30 AM

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

| | | |
|----|-------------------------|------|
| 1 | RAAGHAVAN | A-11 |
| 2 | SACHIN KADAKIA | A-6 |
| 3 | RAKESH BADAMWALA /SWATI | A-8 |
| 4 | ADAMWALA | |
| 5 | JESH | A-1 |
| 6 | ER | A-2 |
| 7 | VI SIVADAS AN | A-4 |
| 8 | AND BHAVANA SHETH | A-5 |
| 9 | A KAMAT | A-7 |
| 10 | ALKY DESHPANDE | A-10 |
| 11 | MANDAR GHODKE | B-1 |
| 12 | SOMAL SANGHAVI | B-3 |
| 13 | OLACHANA MANIAN | B-2 |
| 14 | VEDAVATHI SUVARNA | B-8 |
| 15 | SUNDAR UCHIL | B-9 |
| 16 | MEGHA RANE | B-12 |
| 17 | MANDAR GHODKE | B-1 |
| 18 | MRS NINA KADAKIA | A-9 |
| 19 | MR KUMAVAT | B-10 |
| 20 | MR PRADEEP SHINDE | B-11 |
| 21 | 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 Sunghavi. The revised offer letter given to us by M/s RDK constructions vide their letter dated



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

करल - 6
Page 2 of 2
23249 100 LL
2023

(Registered under Maharashtra State Co-op Societies Act 1960 of 1967)

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

01/01/2023 was also discussed and all members were informed of the uses, Corollaries 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 queries and approved the execution and registration of DA.

Accordingly the following resolution was passed by majority of members

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

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

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

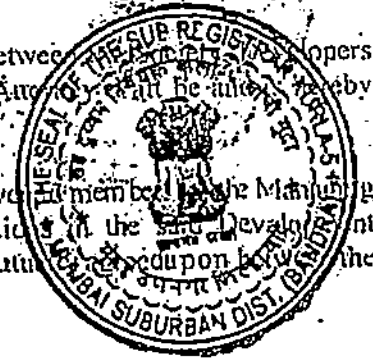
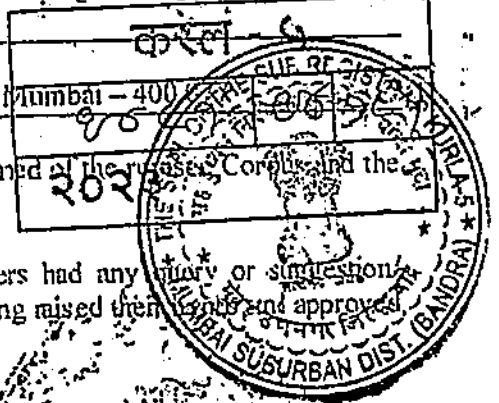
After a brief discussion the following resolution was unanimously passed:

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

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

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

Meeting ended with a vote of thanks by Chairman.



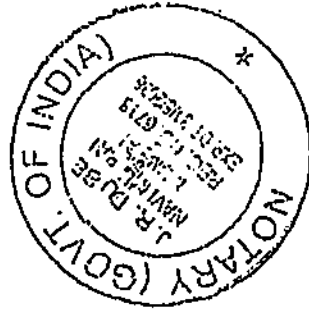


महाराष्ट्र MAHARASHTRA

02021 0

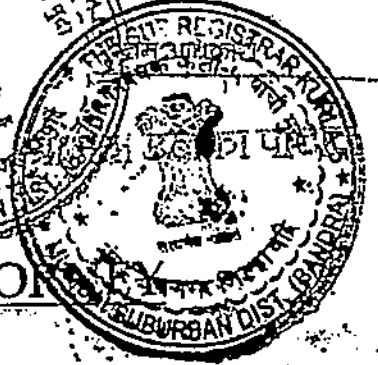
२०२३

BM 456558



प्रधान मुद्रांक कार्यालय, मुंबई
प.सू.वि.क्र. ८००००१०

27 MAY 2022



SPECIFIC POWER OF ATTORNEY

NALIN CHIMANLAL SHAH

(EXECUTANT)

AND

AMESH ANANTRAI MEHTA

(ATTORNEY)

| | | |
|------------|-----|----|
| करदाता - ५ | | |
| ६०८९ | २३६ | ८५ |
| क३६२३५ | | |
| २३३५९ | ७३ | ७७ |
| २०२३ | | |

MANDAR M. SAMANT

B.Com., LL.B.

ADVOCATE HIGH COURT

परमरा परिहासपत्र (P. No. 201)

मुद्रांक विभाग चेणाच्याचे Manisha Nagar, Kaiwa (W), Thane-400605

मुद्रांक विभाग चेणाच्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रीचायतनी नॉटरी अन्तु, धम्मंका _____ दिनांक _____

मुद्रांक विभाग चेणाच्याची सही परवानाधारक मुद्रांक विक्रीच्याची सही
 क्रमांक: ८००००९०

मुद्रांक विक्रीचे दिनांक/पत्ता: श्री. वगलपेश चेंबळजी गाला

राज्य सं. नं. ३५५००२, दिल्ली, पत्र वाणीवाहास भावरा, रोड, फ्लॉट, मॉडर्न-०९.

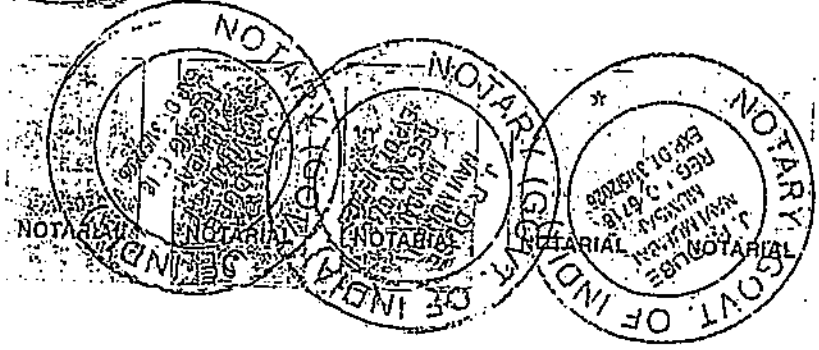
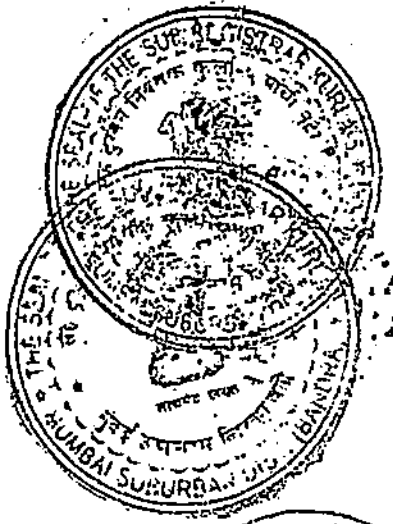
राज्यीय वसुधैवकुटुंबो/वसुधैवकुटुंबो नो. इलेक्ट्रॉनिक नॉटरी मुद्रांक

मुद्रांक विक्रीचे दिनांक/पत्ता (आगत अर्थसंधि ०१/०९/२००४) मुद्रांक

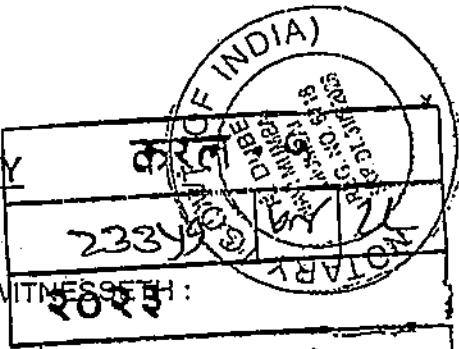
या करारवरील ज्योनी मुद्रांक खरेदी केला त्याची तारीख २०२२

मुद्रांक अर्दी धरल्यामुळे _____

- 1 JUN 2022

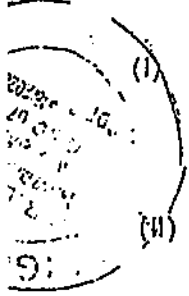


SPECIFIC POWER OF ATORNEY

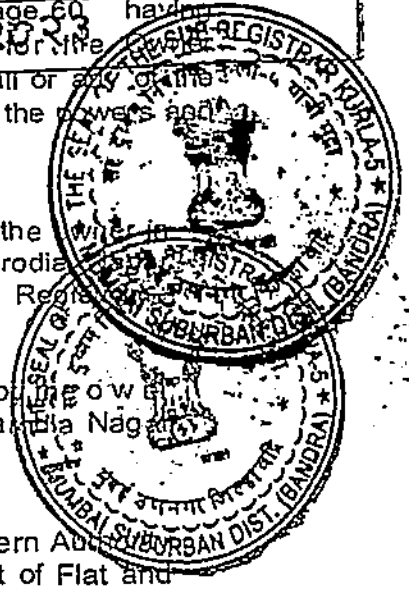


NOW KNOW THAT WE ALL AND THESE PRESENTS WITNESSETH:

That I Nalin Chimanlal Shah age 56 having pan Card No CIJPS1238M and residence at A-12 Jeevan Tarang CHS Limited plot no 193 Garodia Nagar Ghatkopar East Mumbai 400 077 (hereinafter referred to as Owner do hereby nominate. constitute and appoint Amesh Anantral Mehta age 60 having Pan No _____ as true and lawful attorney for the (hereinafter called the attorney) and owner's behalf to do all or any of the acts, deeds, matters and things and to exercise all or any of the authorities hereby conferred. that is to say:-



- (I) To Admit the Agreement for Redevelopment of flat by the building A-12 Jeevan Tarang CHS Limited 193, Garodia Ghatkopar East Mumbai 400 077 before registrar or Registrar Assurance Kurla or any other concern Authority.
- (II) To Sign all the Documents for Redevelopment of flat in building A-12 Jeevan Tarang CHS Limited 193, Garodia Ghatkopar East Mumbai 400 077
- (III) Appear before the Registering Authority and any concern Authority for Registration of any documents for Redevelopment of Flat and Rent Agreement for flats on the behalf of the owner for flat of Documents related to the flat A-12 Jeevan Tarang CHS Limited 193, Garodia Nagar Ghatkopar East Mumbai 400 077
- (IV) The Attorney authorized to collect and submit all the documents/cheques in relation flats A-12 Jeevan Tarang CHS Limited 193, Garodia Nagar Ghatkopar East Mumbai 400 077



AND We DO HEREBY for owner agree to ratify and confirm whatever the said Attorney shall do or lawfully cause to be done by virtue of the premises aforesaid.

IN WITNESS WHEREOF, We, the said directors have hereunto set my respective hand/s the 28 day of May Two Thousand Twenty Two

Nalin Shah
NALIN SHAH

JULIE KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194039496
MY COMMISSION EXPIRES 10/16/2023

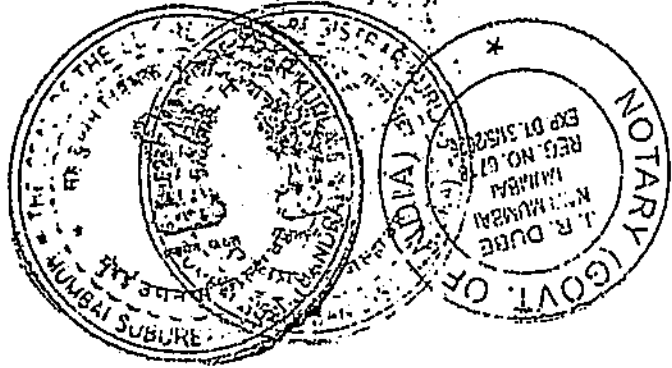
State of Colorado
County of Jefferson
The foregoing instrument was acknowledged before me on this 26 day of May 20 22
by Nalin Shah
who is personally known to me or has produced
GDL as identification
Notary's Signature



| | | |
|--------------------|----|----|
| करल : ५ | | |
| २०२१ | १३ | २५ |
| २०२३ hereby Accept | | |

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| करल - ५ | | २३ |
| २३३५९ | ५५ | ५५ |
| २०२३ | | |

Munshi
Anantrai Mehta
 Attorney holder



BEFORE ME

J. R. DUBE

J. R. DUBE
 NOTARY

(GOVT. OF INDIA)

Mob: 994963846/9029299076

10 JUN 2022

| | |
|----------------------|-------------|
| J. R. DUBE | |
| NOTED & REGISTERED | |
| Sr. No. 176 | Page No. 29 |
| Notary Regd. No.: 02 | |
| Date: 10 JUN 2022 | |

| | | |
|---------|----|----|
| करल - ५ | | |
| 23379 | 06 | 11 |
| 2023 | | |

घोषणापत्र

मी Amesht Anantrai Mehta याद्वारे घोषित करतो की, दुय्यम निबंधक 1245

यांचे कार्यालयात P.O.A. या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Nalin Chimanki Sdk व इ. यांनी दि. 28/07/2022 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला

करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार याने

रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणती भ्रमयत

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरले

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

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

शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



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दिनांक 31/10/2023

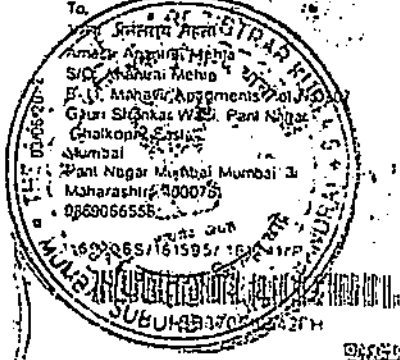
कुलमुखत्यारपत्रधारकाचे नाव
व सही

करल - ५
 23349 66 LL
 2023



भारत सरकार
 Unique Identification Authority of India
 Government of India

गासंकेत संख्या / Enrollment No.: 1249/23297/00131



आपका आधार क्रमांक / Your Aadhaar No.:

6126 7296 7181

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

अनंता अनंता मेहता
 Ananta Ananta Meheta
 जन्म तिथि / DOB: 04/07/1963
 पुरुष: Male



6126 7296 7181

मेरा आधार, मेरी पहचान

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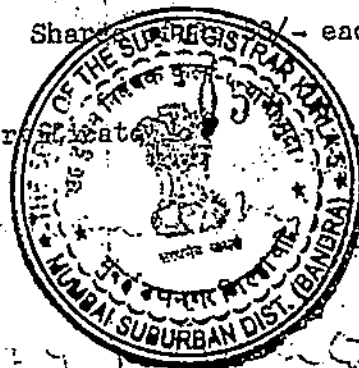
SHARE CERTIFICATE

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

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

Member's Register No. 20

Share Certificate No. 100



THIS IS TO CERTIFY that Mr. *Umanand*

Bombay is the Registered Holder of *(24)* Shares of Rupees *100/-* inclusive in THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD., *(Bombay 77)* 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 *Bombay* this *7th* day of *June* 19*65*.

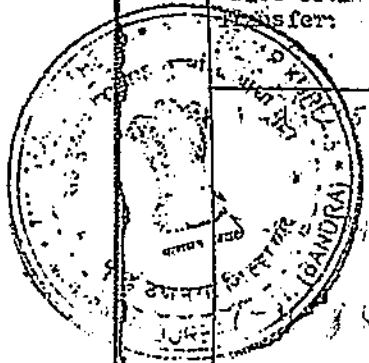
[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee.

P.T.O

| | | |
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| कमल - ५ | | |
| 23249 | 62 | LL |
| 2023 | | |

Memorandum of the transfer of the
within mentioned shares

| Date of Transfer | Transfer No. | Share Regd. No. etc. | To whom Transferred | Share Regd. No. etc. |
|------------------|--------------|----------------------|---------------------|----------------------|
| 3-1-92 | | | ... | <i>[Signature]</i> |
| 2-1-92 | | | ... | <i>[Signature]</i> |
| | | | ... | <i>[Signature]</i> |
| | | | ... | <i>[Signature]</i> |
| | | | ... | <i>[Signature]</i> |



[Signature]
Chairman

CHAIRMAN

COMMITTEE MEMBER



| | | |
|---------|----|----|
| करल - ५ | | |
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| 12023 | | |

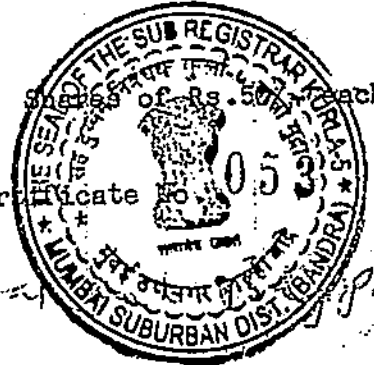
Duplicate in
SHARE CERTIFICATE

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

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

Member's Register No. 20

Share Certificate No. 05



THIS IS TO CERTIFY that Mr. *Umanand*

of

Bombay is the Registered Holder of (5) Five
 Shares of Rupees *Fifty* (Rs. 50/- each) (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 *Fifty*
 has been paid.

GIVEN under the Common Seal of the said Society at
 this *3rd* day of *Feb*, 19*54*.

Ghosh

[Signature] Chairman

Hon. Secretary

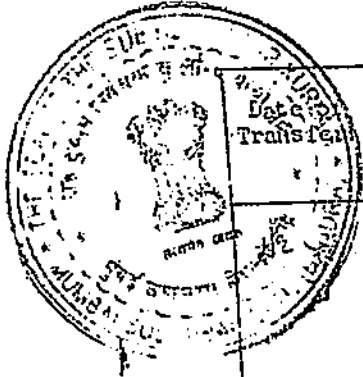
[Signature]
[Signature]

Member of the
 Committee.

PRINTED

| | | |
|---------|---|----|
| करल - ५ | | |
| 2349 | 9 | LL |
| 2023 | | |

Memorandum of the transfers of the within mentioned shares



| Transfer No. | Share Regd. No. in | To whom Transferred | Share Regd. No. Now |
|--------------|--------------------|---------------------|---------------------|
| | | Shareholder's name | APR 2023 |

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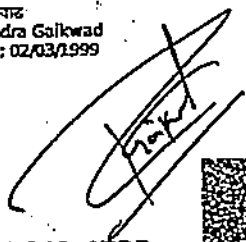
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6-11-2023
COMMITTEE MEMBER

Page 1

करल - ५
23349 12/11
२०२३

राहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
पन् दिवि/DOB: 02/03/1999
पुल्ल/ MALE




4463 3642 4733
Vid: 9127 0286 8893 7359

मेरा आधार, मेरी पहचान

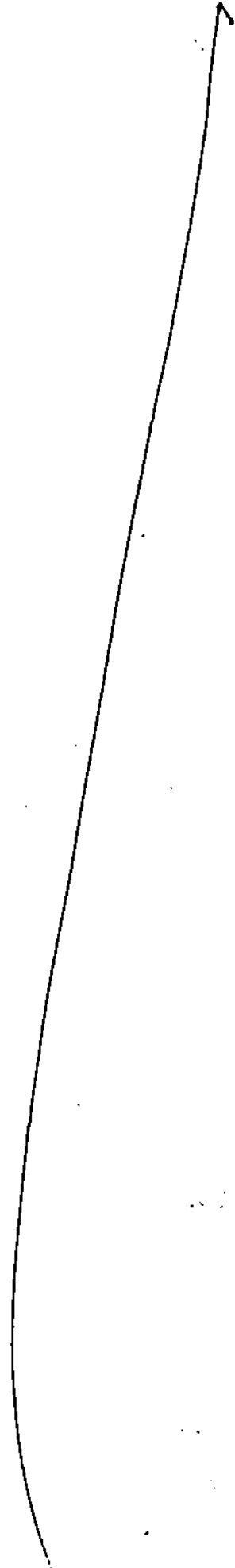


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA



4463 3642 4733

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| करल - 4 | | |
| 23349 | 3 | LL |
| 2023 | | |



520/23351

मंगळवार, 31 ऑक्टोबर 2023 10:20 म.पू.

दस्त गोपवारा भाग-1

करल5

दस्त क्रमांक: 23351/2023

दस्त क्रमांक: करल5 /23351/2023

बाजार मूल्य: रु. 19,748/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 1,300/-

नोंदणी फी माफी असल्याम तपशिल :-

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

| | | |
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| करल - 5 | | |
| 23351 | म | 2L |
| 2023 | | |

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयान

अ. क्र. 23351 वर दि. 31-10-2023

गेजी 10:16 म.पू. वा. हजर केला.

पावती: 24699

पावती दिनांक: 31/10/2023

मादरकरणाराचे नाव: नलिन चिमनलाल शाह तर्फे मुखत्यार अमेश अनंतराय मेहता

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

दस्त हजर करणाऱ्याची सही:

एकुण: 2760.00

सह. दुय्यम निबंधक

कुर्ला-5 (वर्ग-2)

दस्ताचा प्रकार: पर्यायी जागेचा करार

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

शिक्षा क्र. 1 31 / 10 / 2023 10 : 16 : 16 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 31 / 10 / 2023 10 : 19 : 02 AM ची वेळ: (फी)



Joint S.R. Kurli-5

सह. दुय्यम निबंधक

कुर्ला-5 (वर्ग-2)

प्रातिज्ञापत्र

'सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातीत संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेबाह्य साक्षीसाठी खालील दस्त निष्पादक व कपुलीदारक हे संपूर्ण मजकूर राहतील. तसेच, हस्तांतरण दरतामुळे राज्य शासनाच्या शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

1) Jay Kadam

2) [Signature]

3) [Signature]

R.R. Kanani

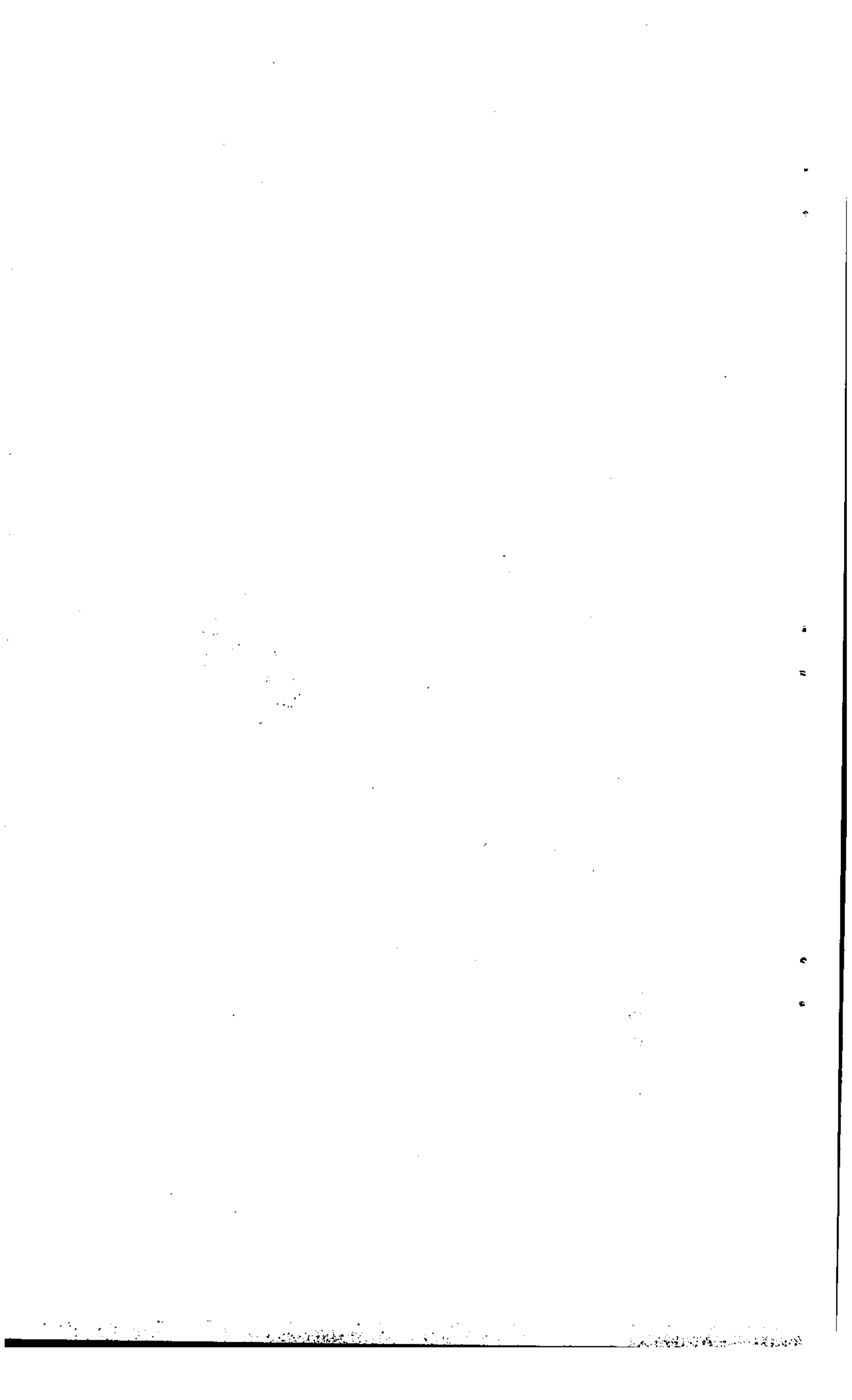
D.N. Komda

लिहून घेणारे

1) [Signature]

2) [Signature]


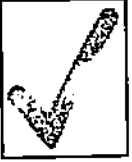

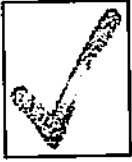


3) [Signature]



31/10/2023 10:24:29 AM
 दस्ता क्रमांक: करल5/23351/2023
 दस्ताचा प्रकार: पर्यायी जागेचा कर





दस्ता गोपवाग भाग-2
 करल5
 दस्ता क्रमांक: 23351/2023

करल - 4

| अनु क्र. | पक्षकाराचे नाव व पत्ता | ध्यायानिय | दस्ता प्रमाणित |
|----------|---|---|---|
| 1 | नाव: मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड तर्फे वंशमन मधिम मणिलाल कडकिया पत्ता: प्लॉट नं. प्लॉट नं. 193, माळा नं. ., इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गंगेडिया नगर, घाटकोपर पूर्व, गेट नं. ., महाराष्ट्र, MUMBAI. पिन नंबर: AAIAJ4188M |  |  |
| 2 | नाव: मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड तर्फे मंजूरणी आर विजयराघवन पत्ता: प्लॉट नं. प्लॉट नं. 193, माळा नं. ., इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गंगेडिया नगर, घाटकोपर पूर्व, गेट नं. ., महाराष्ट्र, MUMBAI. पिन नंबर: AAIAJ4188M |  |  |
| 3 | नाव: मलिन चिमनेलाल शाह तर्फे मुखत्यार अनेक अनंतराय मेहता पत्ता: प्लॉट नं. ग/12, माळा नं. ., इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नाथ पै नगर, प्लॉट नं. 193, गंगेडिया नगर, घाटकोपर पूर्व, गेट नं. ., महाराष्ट्र, MUMBAI. पिन नंबर: CIJPS1238M |  |  |

वरील दस्तांमोज करन देणार तथ्याकरीत पर्यायी जागेचा कर वा दस्ता मोज करन दिल्याचे कबुल करतात.

अंदाज:-
 घातील इमारत अने निवेदीत करताना ही ते दस्तांमोज करन देणा-यानां व्यक्ती: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | ध्यायानिय | दस्ता प्रमाणित |
|----------|---|---|---|
| 1 | नाव: परमं, मोलसडिया वय: 23 पत्ता: 21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड: 400086 |  |  |
| 2 | नाव: गीहन, गायकवाड वय: 25 पत्ता: चेंबूर, मुंबई पिन कोड: 400071 |  |  |

घातील पक्षकाराची कबुली उपलब्ध नाही.

- अनु क्र. पक्षकाराचे नाव व पत्ता
- मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार : देवांग एन कामदार
 प्लॉट नं: युनित नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, घाटकोपर
 पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI.
 ABEFR0584P
 - मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार : राकेस आर कनानी
 प्लॉट नं: युनित नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, घाटकोपर
 पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI.
 ABEFR0584P

Joint S.R. 
सद दर्याम निबंधक
 Payment Details.

| क्र. | करीदार (वर्ग-2) Purchaser | Type | GRN/Licence | Amount | Used At | Ceface Number | Deface Date |
|------|------------------------------|----------------------------|--------------------|---------|---------|------------------|-------------|
| 1 | RDK CONSTRUCTIONS | eChallan 000000231030542 | MH010275319202324E | 1200.00 | SD | 0005384426202324 | 31/10/2023 |
| 2 | RDK CONSTRUCTIONS | eChallan 00000072023091133 | MH008272045202324E | 100.00 | SD | 0005384425202324 | 31/10/2023 |
| 3 | | DP 0923200400355 | | 1760 | RF | 0923200400356D | 31/10/2023 |
| 4 | RDK CONSTRUCTIONS | eChallan | MH008272045202324E | 1000 | RF | 0005384425202324 | 31/10/2023 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] 23351 /2023

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| | | |
|---------|----|----|
| करल - ५ | | |
| 233y9 | FE | LL |
| २०२३ | | |

प्रमाणित करण्यात येते कि या दस्त्यामध्ये
एकूण (.....) पाने आहेत.
करल-५/ १२०२३
पुस्तक क्रमांक ९ क्रमांक:२२/नोंदला
दिनांक: १/१२०२३



ई. व्ही. वेवरी
सह. दफ्तरी निबंधक: कर्ला-५
मुंबई उपनगर जिल्हा

| करल - ५ | | करल 5 | दस्ता क्रमांक: 23351/2023 | |
|-----------------------------------|---|--|---------------------------|----------------|
| 01/11/2023 11 02:32 AM | | | | |
| दस्ता क्रमांक: करल5/23351/2023 | | | | |
| दस्ताचा प्रकार: पर्यायी जागेचा कर | | | | |
| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | दस्ता प्रमाणित |
| 1 | नाव: मेमर्न आर डी के कन्स्ट्रक्शन तर्फे भागीदार गोकेश आर कर्नाठी पत्ता: प्लॉट नं. युनिट नं. 1, माळा नं: तळ मंजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लॅन, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर: ABEFR0584P | 2023 लिहून देणार वय :-54 व्याख्या:- R.R.Kanani | | |
| 2 | नाव: मेमर्न आर डी के कन्स्ट्रक्शन तर्फे भागीदार देवांग मल कामदार पत्ता: प्लॉट नं: युनिट नं. 1, माळा नं: तळ मंजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लॅन, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर: ABEFR0584P | लिहून देणार वय :-43 व्याख्या:- D.N./caundar | | |
| 3 | नाव: मान्यता देणारे जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड तर्फे वेअरमन सचिन मणिलाल कडविया पत्ता: प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं: गगेडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर: AAIAJ4188M | मान्यता देणार वय :-68 व्याख्या:- | | |
| 4 | नाव: मान्यता देणारे जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड तर्फे मॅनेजरी आर विलयगणवन पत्ता: प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं: गगेडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर: AAIAJ4188M | मान्यता देणार वय :-57 व्याख्या:- | | |
| 5 | नाव: सतिन चिमनलाल थाड तर्फे मुखत्यार अमेश अनंतराय मेहता पत्ता: प्लॉट नं: 17/12, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं: नाथ पै नगर, प्लॉट नं. 193, गगेडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर: CIJPS1236M | लिहून देणार वय :-60 व्याख्या:- | | |

वरील दस्तापेय करून देणार तयारकीत पर्यायी जागेचा कर चा दस्त पेय करून दिल्याचे कटवून करतात.
शिफा क्र.3 ची वेळ: 01 / 11 / 2023 10 : 58 : 51 AM

ओळख:-
व्यापारीक इमम अने विचारीत करतात की ते दस्तापेय करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | दस्ता प्रमाणित |
|----------|---|--|-----------|----------------|
| 1 | नाव: परम . पान्नाडिया वय: 23 पत्ता: 21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड: 400086 | लिहून देणार वय :-23 व्याख्या:- Param | | |
| 2 | नाव: गेंहन . नायकवाड वय: 25 पत्ता: चेंचुर, मुंबई पिन कोड: 400071 | लिहून देणार वय :-25 व्याख्या:- Ganhan | | |

शिफा क्र.4 ची वेळ: 01 / 11 / 2023 10 : 59 : 17 AM

शिफा क्र.5 ची वेळ: 01 / 11 / 2023 10 : 59 : 28 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/License | Amount | Used At | Deface Number | Deface Date |
|-----|-------------------|----------|------------------------|---------------------|---------|---------|------------------|-------------|
| 1 | RDK CONSTRUCTIONS | eChallan | 00040572023103054234 | MH010275319202324E | 1200.00 | SD | 0005384426202324 | 31/10/2023 |
| 2 | RDK CONSTRUCTIONS | eChallan | 00040572023091853738 | MH00827: 045202324E | 100.00 | SD | 0005384425202324 | 31/10/2023 |
| 3 | | DHC | | 09232004L0356 | 1760 | RF | 0923200400356D | 31/10/2023 |
| 4 | RDK CONSTRUCTIONS | eChallan | | MH008272045202324E | 1000 | RF | 0005384425202324 | 31/10/2023 |

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

23351/2023

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| | | |
|---------|----|----|
| करल - ५ | | |
| २३३५९ | १५ | ६६ |
| २०२३ | | |

प्रमाणित करण्यात येते कि या दस्तामध्ये
 एकूण (.....) पाने आहेत.
 करल-५/२३३५९/२०२३
 पुस्तक क्रमांक १ क्रमांकावर नोंदला
 दिनांक : ०९/११/२०२३



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



01/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्ता क्रमांक : 23351/2023

नोंदणी :

Regn.63m

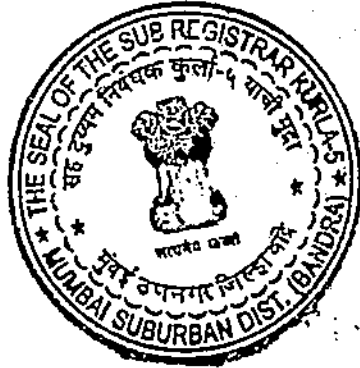
गावाचे नाव : घाटकोपर

| | |
|---|---|
| (1) विलेखाचा प्रकार | पर्यायी जागेचा करार |
| (2) मोबदला | 0 |
| (3) बाजारभाव (भाडेपट्ट्याच्या वास्तुपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 19748.19 |
| (4) भू-मापन, भोटेहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: पर्यायी जागेचा करारनामा, मोजे घाटकोपर, सी. टी. एस. नं. 195/191, जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व मुंबई 400077 जुना प्लॉट नं. ए-12 नंबर पूर्वी वापरत असलेले जुने क्षेत्रफळ 322 चौ. फूट करपेट त्या बदल्यात विकासका कडून विनामूल्य मिळालेले नवीन क्षेत्रफळ 129 चौ. फूट मोफा कारपेट म्हणून एकूण क्षेत्रफळ 451 चौ. फूट मोफा कारपेट, नवीन इमारतीत नवीन सदनिका नं. 1002, 10 वा मजला, आरडीके विवांठा, जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व मुंबई 400077 व सोबत एक कार पार्किंग स्पेस सहित ((C.T.S. Number : 195/191 ;)) |
| (5) क्षेत्रफळ | 1) 451 चौ.फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्ताऐवज 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 वर्क भागीदार राकेश आर कनानी वय:-54; पत्ता:- प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला सेन, घाटकोपर पूर्व, रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P 2): नाव:- मेसर्स आर डी के कन्स्ट्रक्शन वर्क भागीदार देवांग एन कामदार वय:-43; पत्ता:- प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला सेन, घाटकोपर पूर्व, रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P 3): नाव:- मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड वर्क चेअरमन जचिन मणिलाल कठकिया वय:-68; पत्ता:- प्लॉट नं: प्लॉट नं. 193, माळा नं: ,, इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M 4): नाव:- मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड वर्क सेक्रेटरी अर विजयराय वय:-57; पत्ता:- प्लॉट नं: प्लॉट नं. 193, माळा नं: ,, इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M |
| (8) दस्ताऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- नलिन चिमनलाल शाह वर्क मुखत्यार अमेश अनंतराय मेहता वय:-60 पत्ता:- प्लॉट नं: ए/12, माळा नं: ,, इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नाय १ नगर, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ,, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-CIJPS1238M |
| (9) दस्ताऐवज करून दिल्याचा दिनांक | 31/10/2023 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 01/11/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 23351/2023 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1300 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 1000 |
| (14) शेर | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-------------------|----------|------------------------|--------------------|---------|---------|------------------|-------------|
| 1 | RDK CONSTRUCTIONS | eChallan | 00040572023103054234 | MH010275319202324E | 1200.00 | SD | 0005384426202324 | 31/10/2023 |
| 2 | RDK CONSTRUCTIONS | eChallan | 00040572023091853738 | MH008272045202324E | 100.00 | SD | 0005384425202324 | 31/10/2023 |
| 3 | | DHC | | 0923200400356 | 1760 | RF | 0923200400356D | 31/10/2023 |
| 4 | RDK CONSTRUCTIONS | eChallan | | MH008272045202324E | 1000 | RF | 0005384425202324 | 31/10/2023 |

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

