

B/7
902

MR. VIKAS HARKESHAN CHAUHAN
OLD FLAT NO. B/7
NEW FLAT NO. 902



520/20537

Monday, September 25, 2023

9:16 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21717 दिनांक: 25/09/2023

गावाचे नाव: घाटकोपर

दन्तऐवजाचा अनुक्रमांक: करल5-20537-2023

दन्तऐवजाचा प्रकार: पर्यायी जागेचा करार

मादरे करणाऱ्याचे नाव: विकास हरकिशन चौहान तर्फे मुखत्वार केतन प्रफुलकुमार भत्ताली

नोंदणी फी

₹. 1000.00

दन्त हाताळणी फी

₹. 1700.00

पृष्ठांची संख्या: 85

DELIVERED

एकूण:

₹. 2700.00

आपणास मूळ दन्त धवनेल प्रिंट, सूची-२ अंदाजे
9:35 AM ह्या वेळेस मिळेल.

Joint S.R. Kuria-5

बाजार मूल्य: ₹. 19748.19 /-

मोवदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 1300/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008270098202324E दिनांक: 25/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 1700/-

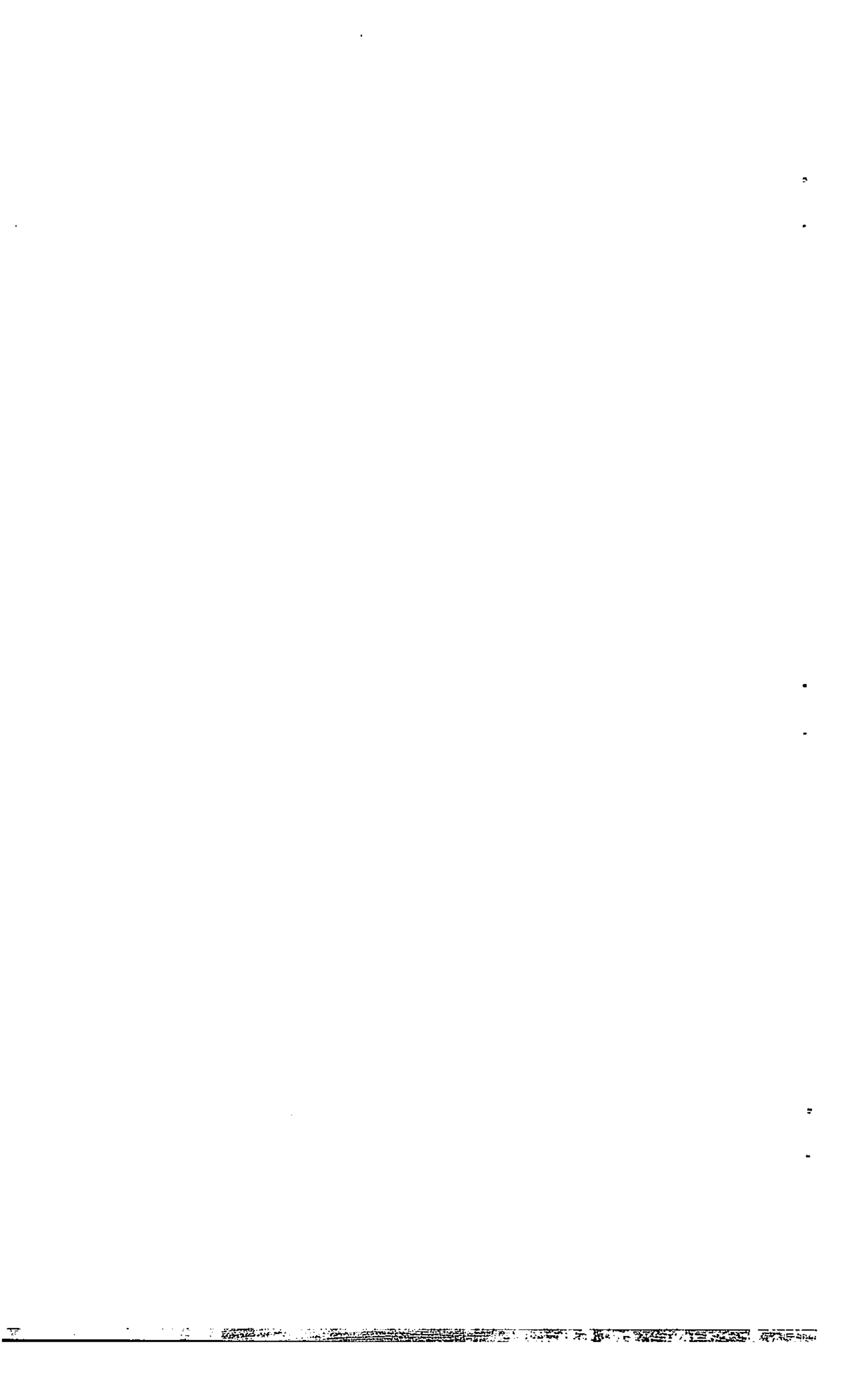
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923188414610 दिनांक: 25/09/2023

बँकेचे नाव व पत्ता:

नोंदणी फी भाफी अमल्यास तपशिल :-

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

K.P. Kharsal



मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव)					
Valuation ID	202309203377				
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	102-घाटकोपर - कुर्ला				
उप मूल्य विभाग	भूभाग उत्तरेस 27.45 मी रस्ता व अंशत गाव हद्द. पूर्वेस गाव हद्द. दक्षिणेस द्रुतगती मार्ग व पश्चिमेस गाव हद्द.				
सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#195				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
79850	170980	196630	232800	170980	चौरस मीटर
वांधीव क्षेत्राची माहिती					
वांधकाम क्षेत्र(Built Up)-	0.11 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	वांधीव
वांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 to 20th	वांधकामाचा दर.	Rs 30250/-
उद्दवाहन सुविधा.	आहे	मजला -	5th floor to 10th floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/20 8					
मजला निहाय घट/वाढ		= 105% apply to rate	Rs 179529/-		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्य दर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर) = (((179529-79850) * (100 / 100)) * 79850) = Rs 179529/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 179529 * 0.11 = Rs 19748.19/-				
Applicable Rules	= 10.4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + हाऊसिंग मूल्य + मेडिनाईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य + इमारती भौकतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाळकनी + भौकनिकल वाहन-1.17 = A + B + C + D + E + F + G + H + I + J = 19748.19 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 19748.19/-				

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)







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

20430

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2023

करल - ५

Receipt of Document Handling Charges

PRN 0923188414610

Receipt Date 25/09/2023

Received from self, Mobile number 0000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 20537 dated 25/09/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 1700

DEFACED

Payment Details

Bank Name SBIN

Payment Date 18/09/2023

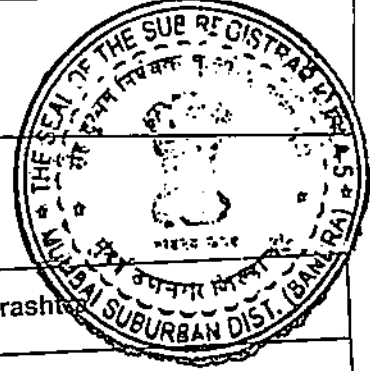
Bank CIN 10004152023091813699

REF No. CHN7167592

Deface No 0923188414610D

Deface Date 25/09/2023

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



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0923188414610

Date 18/09/2023

Received from self, Mobile number 0000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

Payment Details

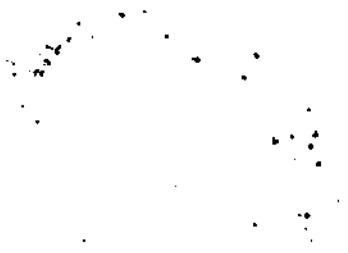
Bank Name SBIN

Date 18/09/2023

Bank CIN 10004152023091813699

REF No. CHN7167592

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





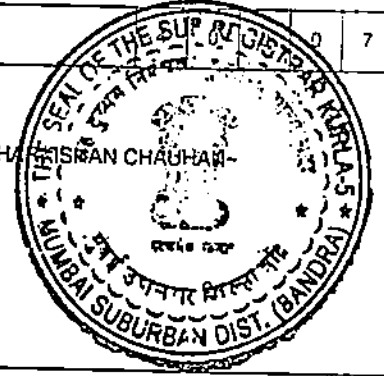
CHALLAN
MTR Form Number-6



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20/09/23 3 24
Payer Details
2023

GRN	MH008328841202324E	BARCODE	Date		20/09/2023-08:53:48	Form ID	25.2
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	RDK CONSTRUCTIONS			
Location	MUMBAI		Flat/Block No.	FLAT NO 902, 9TH FLOOR, RDK VIVANTA,			
Year	2023-2024 One Time		Premises/Bullding	JEEVAN TARANG CHS LTD			

Account Head Details	Amount In Rs.	Road/Street	PLGT NO 193, GARODIA NAGAR, GHATKOPAR EAST
0030045501 Sale of NonJudicial Stamp	1200.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	0 7 7
		Remarks (If Any)	
		SecondPartyName=VIKAS H	SRAN CHAUHAN
		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.	00040572023092088959	CKY0426828
Cheque/DD No.		Bank Date	RBI Date	20/09/2023-08:24:54	Not Verified with RBI	
Name of Bank		Bank-Branch	STATE BANK OF INDIA			
Name of Branch		Scroll No. . Date	Not Verified with Scroll			

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

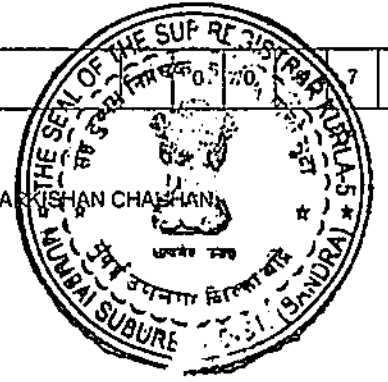




CHALLAN
MTR Form Number-6



GRN	MH008270098202324E	BARCODE	[Barcode]		Date	18/09/2023-11:42:22	FormID	25.2
Department	Inspector General Of Registration				Payer Details			
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)	2043U		5	24	
			PAN No.(If Applicable)	2023				
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 902, 9TH FLOOR, RDK VIVANTA,				
			Premises/Building	JEEVAN TARANG CHS LTD				
Account Head Details		Amount In Rs.						
0030045501	Stamp Duty	100.00	Road/Street	PLOT NO 193, GARODIA NAGAR, GHATKOPAR EAST				
0030063301	Registration Fee	1000.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	7 7				
			Remarks (If Any)	SecondPartyName=VIKAS HADKISHAN CHASHIAN				
					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.	00040572023091852474	CKY0215263		
Cheque/DD No.			Bank Date	RBI Date	18/09/2023-11:24:43	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.
 सधर चलन केवल दुयम निरधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सधर चलन लागू नाही.



करल - ५
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PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

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

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

RPK

DNK

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

AND

MR. VIKAS HARKISHAN CHAUHAN, of Mumbai Indian inhabitant holding
Passport bearing No. 121440380 and PAN Card bearing No. ACWPC7155Q
having his address at 87, Hillview Road, Hatch End, Pinner, Middlesex,
HA5 4PB, UK 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

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

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Coloured boundary line on the plan thereof hereto annexed and marked as

Annexure - "I".

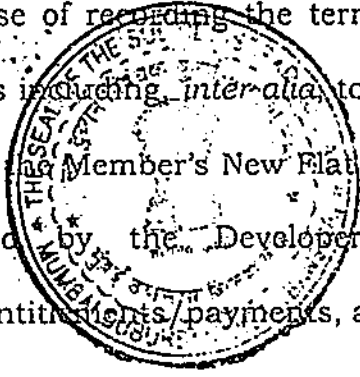
- B. The said Old Building "Jeevan Tarang" consists of ground plus three floors having 24 residential flats/premises. The said flats are occupied by the members of the Society as owners thereof.
- C. By a Development Agreement dated 28th March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5/6485 OF 2023 (hereinafter referred to as 'the said Agreement') made between the Society of the First Part, the Developer of the Second Part and the members of the Society of the Third Part, the Society and its members have granted to 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

RPK		
DNK		
Developer	Member	Society

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the Member, free of cost a new self-contained residential flat on ownership basis, bearing Flat No. 902 admeasuring 451 square feet (MOFA carpet area), on the 9th floor of the New Building ("Member's New Flat") to be constructed on the said Land in lieu of the Existing Premises occupied by the Member.

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



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

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.

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

करल - ५		
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1.2. CONTEXT CONNOTATION

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

2. PERMANENT ALTERNATE ACCOMMODATION AND OTHER COMPENSATION

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

2.1 PERMANENT ALTERNATE ACCOMMODATION:

The Developer hereby agrees to construct the New Building and allot to the Member, free of cost, on ownership basis and free of all encumbrances, a new self-contained residential flat, bearing Flat No. 902 admeasuring 451 square feet (MOFA carpet area), on the 9th floor of the New Building named "RDK Vivanta" ("Member's New Flat") delineated on the sanctioned floor plan annexed hereto as ANNEXURE - "III" and thereon shown surrounded by red colour boundary line, along with fixtures, fittings, specifications and common area amenities as set out in the list contained in ANNEXURE - "IV" together with right to use 1(one) car parking space to be constructed on the said Land ("Member's Parking") as and by way of permanent alternate accommodation in lieu of the Existing Premises occupied by 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.

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Developer	Member	Society

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2.2 OTHER COMPENSATIONS:

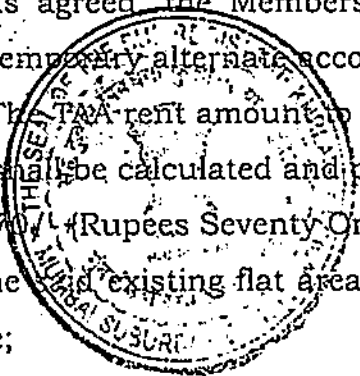
The Developer shall also pay the Monthly Displacement Compensation, Hardship Compensation, Shifting Charges, Brokerage and all other payments as agreed upon in the said Agreement, to the Members as per the terms and in the manner as agreed under the said Agreement that is to say:

2.2.1 Monthly Compensation for Temporary Alternate Accommodation:

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

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

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




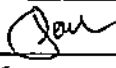
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DNLK		
Developer	Member	Society

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months i.e., Grace Period (from the 36th month to 42nd month from the Vacation Date);

- f) In case there is further delay by the Developer in handing over the new flats to the 24 members beyond 42 (Forty-Two) months from the Vacation Date, (subject to Force Majeure), then the Society shall allow Developer additional period for completion of construction of the New Building. Developer shall continue to pay TAA to all members of the Society @ rate of Rs 84/- (Rupees Eighty-Four Only) per Square-foot 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 PDC having monthly dates at least one 1 month prior to the expiry of each month. It is hereby agreed by the parties that any escalation in hardship rental compensation shall not be considered/ calculated during Force Majeure period (defined 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, a further 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

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करल - ५		
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over the quiet, vacant and peaceful possession of his respective flat then the Developer shall be entitled and shall have a right to recover the amount of rent paid to the other members who have vacated their respective premises during the notice period by the Developer as and by way of damages and additional costs incurred by the Developer in getting the defaulting member vacated from such defaulting Member/s. The Parties hereto agree and accept that this entitlement of the Developer shall be without prejudice to other rights of the Developer against such non-vacating member. It is specifically agreed between parties that till such defaulting Member/s pay to the Developer such outstanding amount to the Developer, the Developer 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 the flat, as they may deem fit.

2.6 Hardship Compensation:

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

2.6.2 The parties hereto agree that 50% of the Hardship Compensation Amount payable by the Developers to each Member on the Vacation date and balance 50% of the hardship compensation shall be payable by the Developers to each Member on 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. 23,380/- (Rupees Twenty

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करल - ५		
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Three Thousand Three Hundred and Eighty only) to the Member (at the time of vacating the Members' Existing Flat).

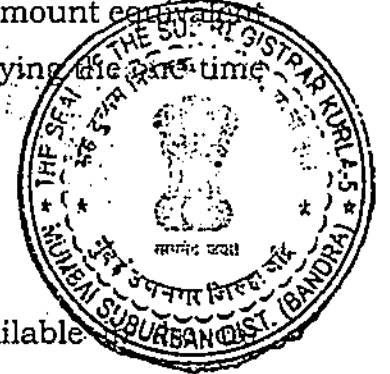
2.8. Shifting Charges:

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

2.9. Car Parking :

- (i) Out of the total number of car parking's available in the car parking tower, the Developers agrees to allot a total of 24 car parkings to the Society in car parking tower of the New Building. The Society shall *inter alia* allot and apportion the 24 approved 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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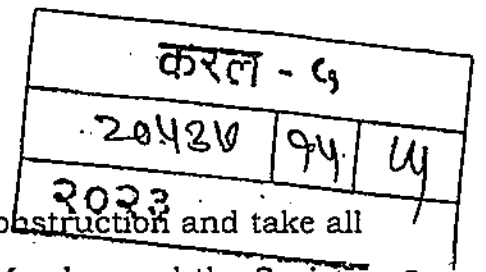
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REGISTRATION CHARGES, TAXES AND OTHER EXPENSES:		

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

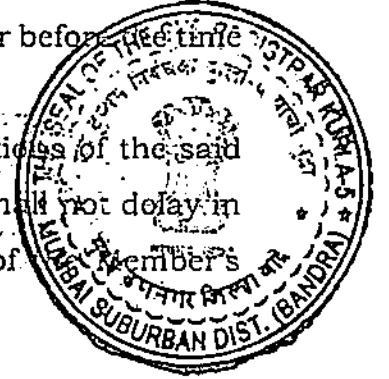
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the injuries or death during the course of construction and take all statutory insurances required by law. The Member and the Society shall not be liable for any mishaps, injuries or deaths that may arise during the construction.

3.4 The Developer shall procure the Occupation Certificate from Slum Rehabilitation Authority (SRA) / Municipal Corporation of Greater Mumbai (MCGM) in respect of the New Building on or before the time limit stipulated in the said Agreement.

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



4 DECLARATIONS AND OBLIGATIONS OF THE MEMBER / DEVELOPER

4.1 The Member is seized and possessed of and/or otherwise well and sufficiently entitled to the Existing Premises.

4.2. The Member has not entered into any agreement or arrangement, oral or written, with regard to the sale of the Existing Premises and/or any part thereof and/or assignment of 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 २०२३	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 flat as it may deem fit and it shall also be entitled to sell the same.

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

4.10 The Members shall maintain the Members New Flat at his own cost and in good and tenable 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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करल - ५		
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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 the repairs/modifications/alterations and changes in the Members New Flat without prior written approval of the Society and concerned statutory authority (when necessary). In the event of the Member committing any act in contravention of the above, the Member shall be responsible and liable for the consequences 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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करल - ५		
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to carry out any structural additions or alterations or internal changes by the Member in and over the Member's New Premises and/or;

- b. due to causing of any damage to the fixtures/services provided to the Member's New Premises by the acts and/or omissions on the part of the Member and/or anybody claiming through or under him as the case may be, and/or
- c. due to any manhandling and/or any misuse of the Member's New Premises and/or of the said amenities, fixtures, etc. and/or
- d. due to carrying out renovation/additions or alterations/structural/internal changes by any other Member within his respective apartment and thereby causing any damage by them to the said New Building or any part thereof or water proofing treatment given by them as the case may be.
- e. Any damage due to wear and tear or alteration/addition of whatsoever nature is caused thereto (save and except the defects as mentioned hereinabove), the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Member and the Member alone shall be liable to rectify and reinstate the same at his own costs.

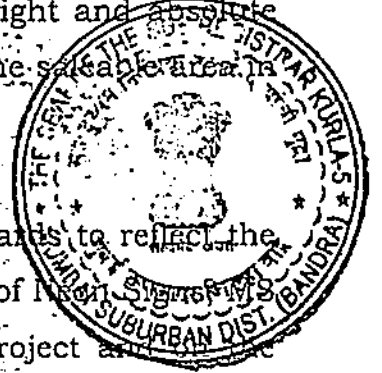
4.15 The Member shall not demolish or cause to be demolished the Members New Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Members New Flat or any part thereof; nor any alteration in the elevation, and outside colour scheme 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 parts in the New Flat without prior written permission of the Society, the Developer and the Concerned Authority.

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

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- 4.17 The Member shall bear and pay any and all differences in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority, and/or Government and/or other public authorities on account of change of user of the Members New Flat by the Member.
- 4.18 The Member hereby declares and confirms that he/she has no claim over the saleable area and the Developer has full right and absolute authority to change/amend the plans in respect of the saleable area in the New Building.
- 4.19 The Developer shall be entitled to put signage / boards to reflect the name of "M/S RDK CONSTRUCTIONS" in the form of Neon Signs, Letters, Vinyl & Sun Boards on the Real Estate Project at 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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2018 Undertaking in favour of the Society and furnishes a copy to the same to the Developer.

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

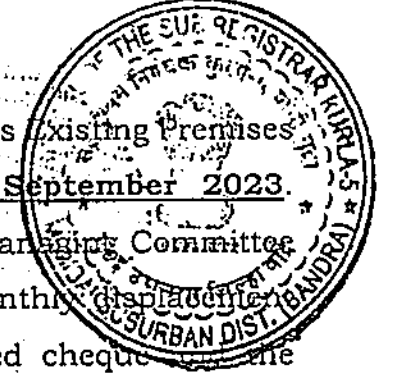
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the redevelopment project registered under RERA, ~~as may be statutorily~~ applicable. It is specifically agreed that it shall be sole and absolute responsibility of the Developer to comply with provisions of RERA and it is further agreed between the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

7. VACATION OF EXISTING FLAT

The Member shall vacate and hand over the keys of his Existing Premises to the Managing Committee on or before 22nd September 2023. Simultaneous to the handing over of the keys, the Managing Committee shall hand over to the Member, the cheque for monthly ~~displacement~~ compensation for the months by way of post-dated cheques. 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

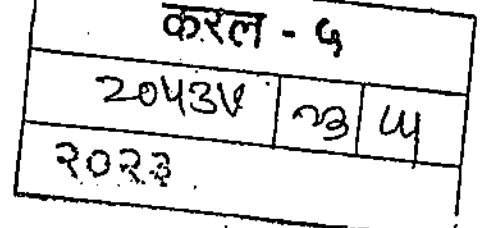
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policies, or any order of any court, tribunal, authority etc. which affect the said Project or development/real estate construction industry as a whole and/or all other acts which are beyond the reasonable control of the Developers and which are not attributable to any default on the part of the Developer. Notwithstanding anything contained in this Agreement, it is agreed that if because of any Force Majeure event, the Developers are prevented from carrying on with or hampered in performance of any of their obligations under this Agreement or otherwise (hereinafter referred to as the "Force Majeure Event"), then the reason and delay shall be intimated by the Developers to the Society and if the Developers invoke this clause, the performance for 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 shall be deemed to have taken possession of the Member's New Premises on the 30th day of receipt of such notice irrespective of whether they have taken physical possession of the 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 expire 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 a 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. Kalindi Chauhan 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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करल - ५		
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11. NOTICE AND COMMUNICATION		

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

12. PAN CARD

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

- (a) The Member's Permanent Account Number is ACWPC7155Q, 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's Permanent Account Number is ABEFRO584P 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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करल - ५		
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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.


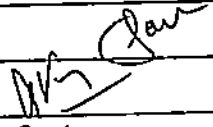
17. SPECIFIC PERFORMANCE

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 sell on ownership basis the flats etc. and allot parking space Building/buildings to the prospective purchasers (except 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

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disputes or differences	30 days	20/11/20
30 days, failing which,		

disputes or differences are not resolved within the said period 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 (itself and for and on behalf of all its Members) and the Developer. Till the Arbitrator decides the quantum, the cost of the Arbitration proceedings shall be borne and paid by the Society and the Developer, in equal shares.

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

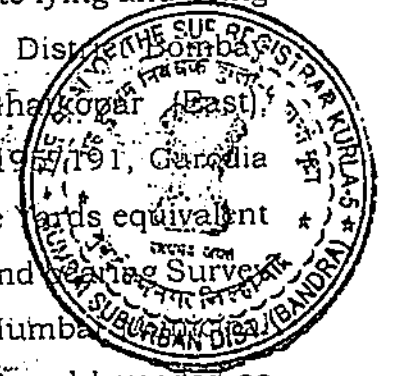
RPK		<i>[Signature]</i>
DNK	<i>[Signature]</i>	<i>[Signature]</i>
Developer	Member	Society

करल - ५		
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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 of Mumbai Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East), Mumbai-400 077 of Village Ghatkopar bearing CTS No. 1959/191, Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or there abouts being portion of land bearing Survey No. 249, Hissa No 1 (part) which is assessed by the Mumbai Corporation under the Assessment No. NX010248001000 and bounded as under:


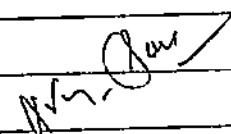


On or towards North	:	Plot No. 179 and 180
On or towards South	:	Road - Dr. Ajay Ahuja Marg
On or towards West	:	Plot no. 194
On or towards East	:	Plot No. 192

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Members New Premises)

A residential flat bearing Flat No. 902 admeasuring 451 square feet (MOFA carpet area), on the 9th floor of the New Building to be constructed on the said Land.

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

करल - 4
 IN WITNESS WHEREOF the Parties hereto have hereunto set and
 2043V ML 4
 subscribed their respective hand and seal the day and year first
 २०२३

hereinabove written

SIGNED SEALED AND DELIVERED)

By the within named "DEVELOPER")

M/S. RDK CONSTRUCTIONS)

Through its Partners)

R.R. Kanani



MR. RAKESH R. KANANI)

D.N. Kamdar



MR. DEVANG N. KAMDAR)

in the presence of)

1. ROMAN GAJKWAD Roman

2. Manil Potadia Manil



<u>RPK</u>	<u>dk</u>	<u>Manil Potadia</u>
<u>DNK</u>		
Developer		

करल - ५		
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SIGNED AND DELIVERED)

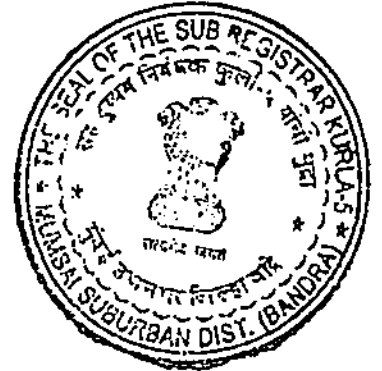
By the within named "MEMBER")

K.P. Chauhan

MR. VIKAS HARKISHAN CHAUHAN
in the presence of



- [Signature]*
- Manil*



SIGNED AND DELIVERED)

By the within named "THE SOCIETY")

JEEVAN TARANG CO-OPERATIVE HOUSING)

SOCIETY LIMITED,)

Sachin Kadakia



(i) Mr. Sachin Manilal Kadakia, Chairman)

[Signature]



(ii) Mr. R. Vijayaghavan, Secretary)



in the presence of

- [Signature]*
- Manil*

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

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List of Annexures

ANNEXURE - I - Copy of CTS Plan

ANNEXURE - II - Copy of the IOA

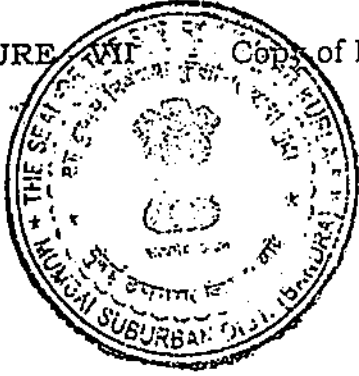
ANNEXURE - III - Copy of Floor plan

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)

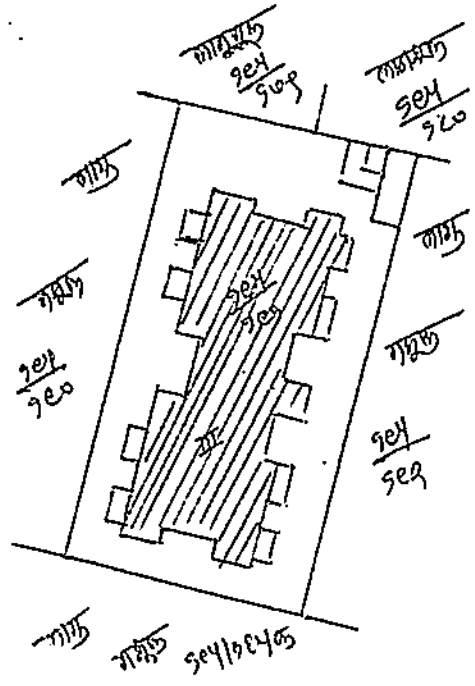
ANNEXURE - VII - Copy of Developer's Permanent Account Number (PAN)



RPK	R	M/S
DNK		
Developer	Member	Society

Annexure - I - CTS Plan

डा. जयदेव श. विठ्ठल ठाकुर सापंत गौरी दिनांक २६/१०/२०२३ रोजी
 कोल्हापूर मंडळी इन्जिनेअर नगर प्रमाणन बांधकाम, ता. कुर्ला येथील
 नक्शा १९५/१९९ ची नक्कल पुनर्विलोकन खाते क्रमांक ६६ वर
 तयार केली आहे.

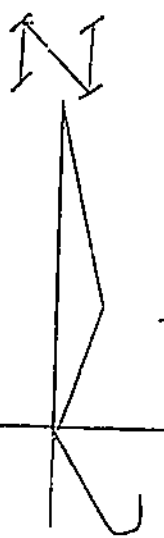


- सदरची नक्कल पुनर्विलोकन आलेखावरून देगेत आली आहे.
- सदरची नक्कल पुनर्विलोकनाचे वेळी जागेवर आढळून आलेली स्थिती दर्शविते. (पुर्विलोकन केलेला काळावधी.....)
- सदरची नक्कल जागेवर असावत स्थिती दर्शवत नाही. जागेची अडथळी स्थिती दर्शविण्याच्या नकाशासाठी योजणी करून घेणे आवश्यक आहे.

अज कपाक २६४	अज आल्याची तारीख २६/१०/२०२३
नक्कलेचा शुल्क ५०/-	नक्कल तयार तारीख १५/११/२०२३
नक्कलेची प्रतिवा तयार करणार Ymadage	
तपासणी शुल्क तपासणी करणार Ymadage	
कागद शुल्क १०/-	नक्कल दिल्याची तारीख १५/१२/२०२३
एकुण शुल्क ६०/-	छापी प्रत

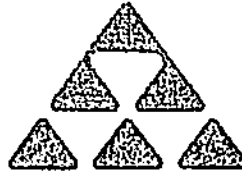
Ymadage
 प्रमुख लिपीक
 नगर प्रमाणन अधिकारी
 घाटकोपर.

नगर प्रमाणन अधिकारी
 घाटकोपर



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करल - ५		
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SLUM REHABILITATION AUTHORITY

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

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

No. N/PVT/0116/20230606/AP

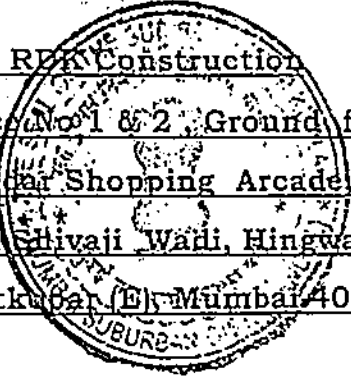
(Sale Building)

Dated:-

21 AUG 2023

To,

M/s. RPK Construction
Office No 1 & 2, Ground floor,
Kamdar Shopping Arcade,
Velji Shivaji Wadi, Hingwala Lane,
Ghatkopar (E), Mumbai 400077.



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

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

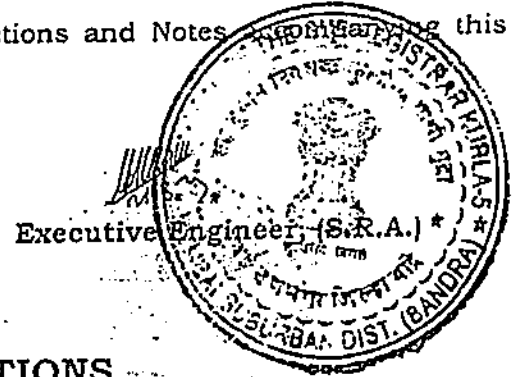
A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate under section 44/69 (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.

करल - ५		
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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

करल - ५		
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- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through 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 made against CEO (SRA) & its staff in this regard.
 - ix) That the buyers / member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.
 - x) That the buyers / member will not be held liable to SRA for deficient open spaces in composite building.

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

12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 49 of 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 stage at which it is insisted upon by the concerned Executive (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.

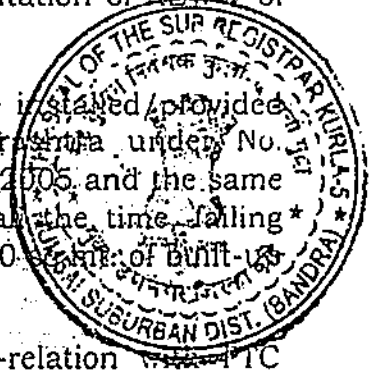
14) That the design and construction of proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.

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

करल - ५		
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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 AEW/M of concerned ward.
- 31) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions at the time of built-up which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
- 32) That the sale C.C. shall be released as per co-relation with TTC 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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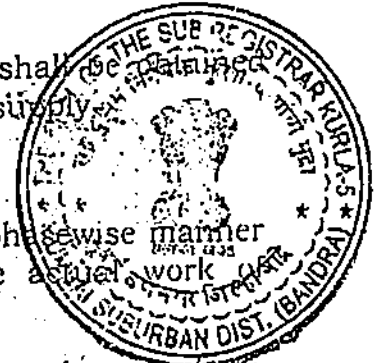
- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate.
- 8) That the requirements from the Reliance Energy /concerned electric Supply Co. shall be complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building 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 wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

[Handwritten signature]

Executive Engineer
Slum Rehabilitation Authority

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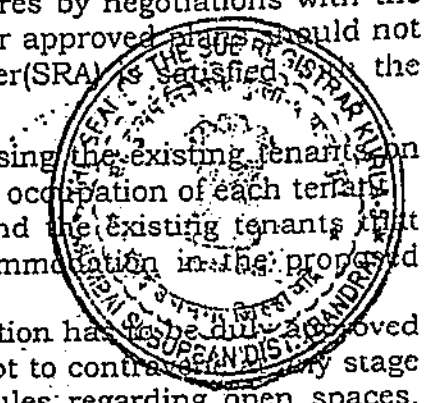
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- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangements should be provided on site for workers, before starting the work.
- (5) Water connection for construction purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The _____ shall intimate the Hydraulic Engineer of M.C.G.M. or his representative towards 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

करल - ५		
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0.125 cubic meters per 11		

concrete having broken glass pieces at the rate of 0.125 cubic meters per 11 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, the following :
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each tenant.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase program of construction has to be duly approved by this office before starting the work so as not to contravene any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure promotion.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the overhead Water Tank above the finished level of the terrace shall not be less than 1.20 meter & not more than 1.50meter.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, wherever necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, will do so at your own risk.

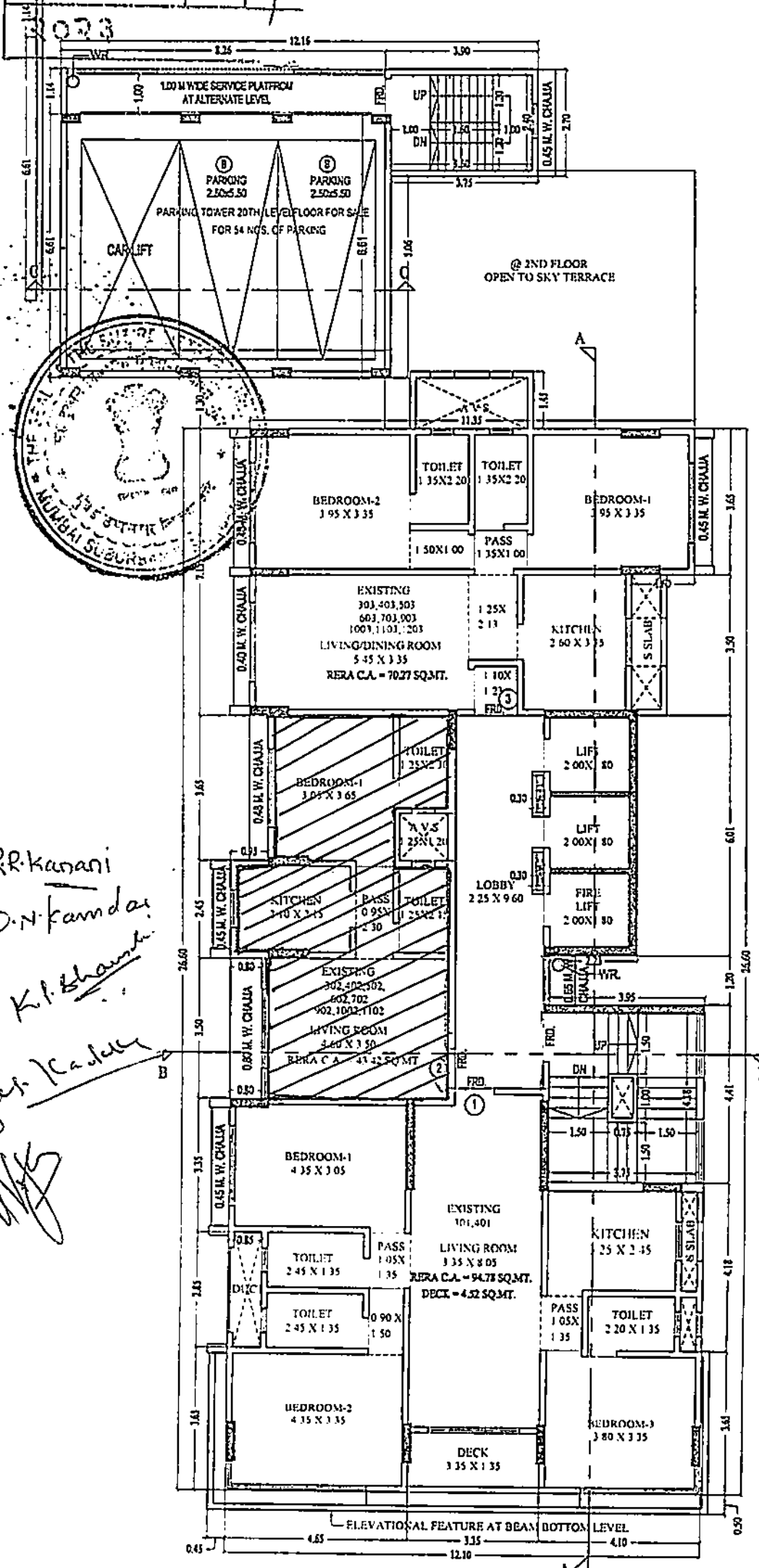


[Handwritten Signature]

Executive Engineer, (S.R.A.)

करल - ५ Annexure III - Copy of Floor Plan

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RR Kamani
 D.N. Kamdar
 K.L. Shant
 Jas. K. Jethi
 [Signature]

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

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

करल - ५		
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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 2 coats
5. All internal walls shall have Gypsum finish.
6. Decorative Name Plates shall be provided for each flat owner
7. Decorative railing for staircase
8. Decorative compound wall with Decorative Pillars/Gates
9. Concrete pavement / Paver blocks / Chequered tiles for open ground
10. Fire-fighting system along with fire alarm, automatic sprinkler as per CFO's requirement and as specified.
11. Bore Well shall be provided as per MCGM rules and regulations for flushing purposes.



B. COMMON AMENITIES INSIDE THE SOCIETY BUILDING

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

C. ENTRANCE HALL / LIFT LOBBY

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

D. LIFT

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

करल Annexure V - Copy of Member's PAN		
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PERMANENT ACCOUNT NUMBER
ACWPC7155Q

नाम (NAME)
VIKAS HARKISHAN CHAUHAN

नाम के पिता के नाम (FATHER'S NAME)
HARKISHAN DURLABHRAJ CHAUHAN

जन्म तिथि (DATE OF BIRTH)
06-01-1974

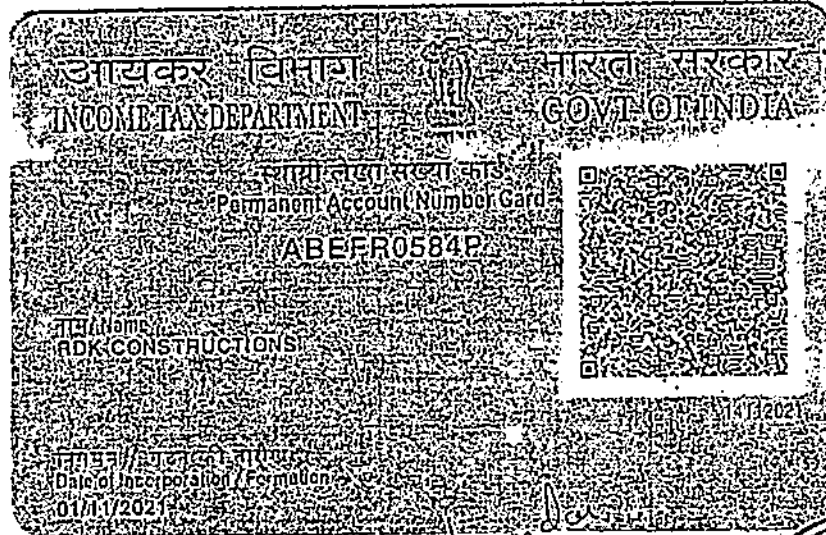
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(Handwritten signature)

SECRETARY (OFFICIAL SIGNATURE)
(Official stamp and signature)

for Vikas Chauhan
R.P. Shand

Annexure – VII – Developer's

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RR Kanani

D. N. Kanani



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Annexure - VI - Society's PAN

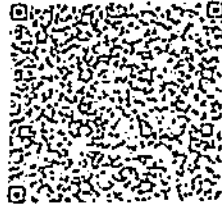
आयकर विभाग
INCOME TAX DEPARTMENT



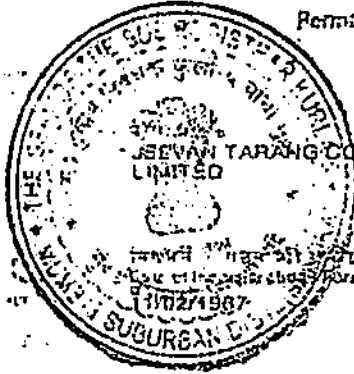
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAIAJ4188M



04013522



Prof. K. K. Jha

[Signature]

ADJ/1100901/ 87	20430	95	2023	6/4
Pages	15			

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

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

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

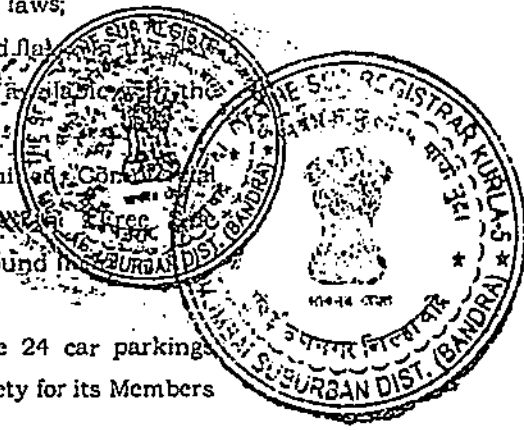
(ii) "Sale Shop/s" shall mean self-contained Shop/s or Unit/s in the New Building/s forming a part of the Free Sale Area available with the Developers for sale on the ground floor.

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

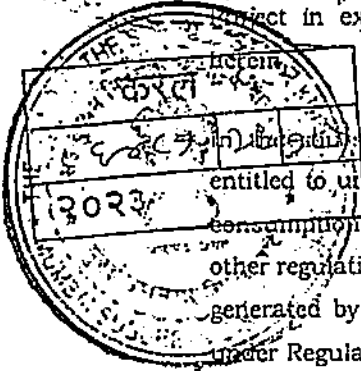
1.1.22 "Visitor Car Parking's" shall mean car parking sanctioned by MCGM/SRA for the purpose of visitor car parking shall belong to Society and same shall not be for allotment.

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



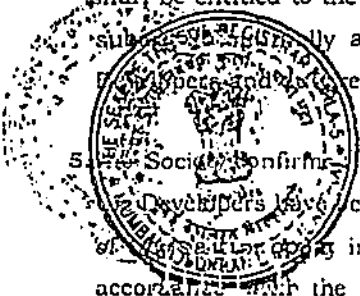
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करल - ५		
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Project in exercise of the said development rights as envisaged

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



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



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

A. PERMANENT ALTERNATE ACCOMMODATION (PAA):

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

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

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करल - 4
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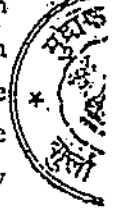
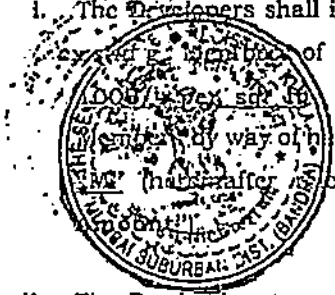
B. HARDSHIP COMPENSATION AMOUNT:

- i. The Developers shall in addition to the above, pay to each of the Members of the said Society an amount calculated Rs. of the Existing Flat Area of the respective by way of hardship compensation as detailed in Annexure (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.

NDK ✓
MMH
S
S.B.
M
T.A.S.
B.L.
SB DB
U
J.S.S.



करल - ५		
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ADJ/1100901/ 87/2023/K
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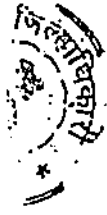
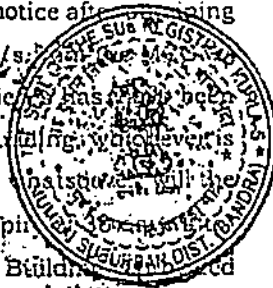


D. MONTHLY COMPENSATION FOR TEMPORARY ALTERNATE ACCOMMODATION (TAA)

In addition to the above, from the Vacation date, the Developers shall provide to the Members monthly compensation to each Member for obtaining Temporary Alternate Accommodation hereinafter referred to as

करल - ५
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(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. The possession of the New Flat is duly offered to that Member in terms of this Agreement. The Monthly compensation for TAA shall be paid by the Developers by way of Post-Dated Cheques (PDC's) for a 12 months' period at a time in advance. Cheque for the subsequent 12-month period shall be handed over 1 month prior to the expiry of any such 12-month period.



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

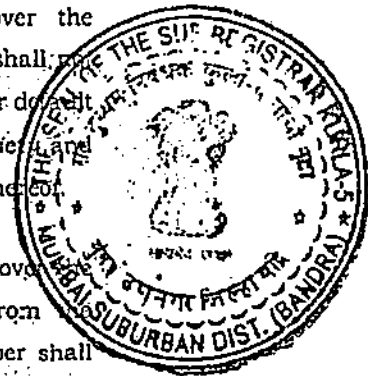
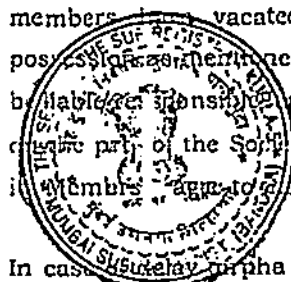
- a) Rs. 70/- (Rupees Seventy Only) per sq. ft. per month on the carpet area of the said Existing Flat Area for the first 12 months from the Vacation Date;
- b) Rs. 73/- (Rupees Seventy-Three Only) per sq. ft. per month on the carpet area of the said Existing Flat Area for the next 12 months i.e., from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

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c) Rs. 76/- (Rupees Seventy-Six Only) per sq. ft. per month on the

करल - ५		
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करल - ५	2023	22	2023
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 only after All 24 members have vacated their premises and handed over the possession of the premises mentioned hereinabove and the Developers shall be liable for any such distribution or for any delay or default on the part of the Society in such distribution and the Society and its Members shall indemnify the Developers in respect thereof.			



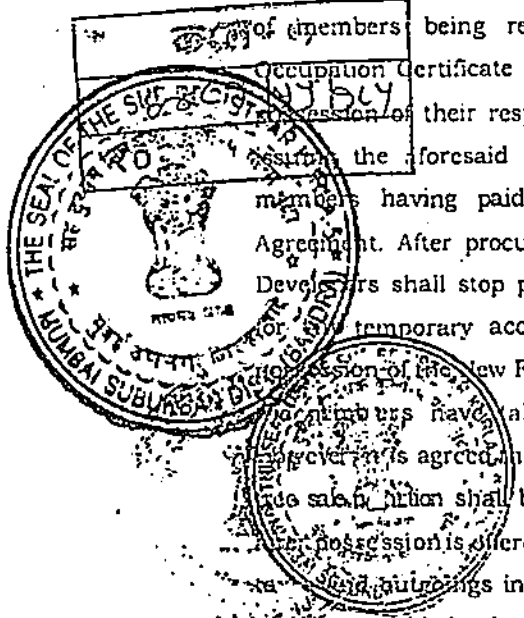
vii. In case there is further delay by the Developer in handing over the new flats to the 24 members beyond the 36 months from the Vacation Date (subject to force majeure), then the Developer shall continue to pay the TAA Rent at Rs. 78/- (Rupees Seventy-Eight Only) per s. ft. per month on the carpet 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

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



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



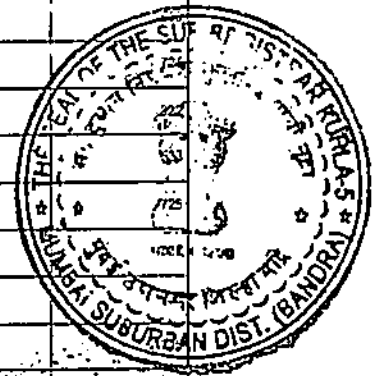
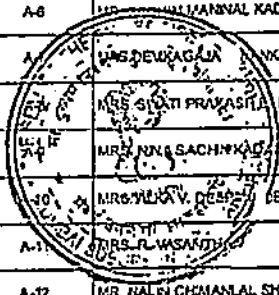
16. In the event any existing member/s desire/s to sell and transfer the flat along with shares of the said Society held by him/them during the construction period, he/they can do so subject to the norms and NOC of the said Society and the said Developers, provided such purchaser/transferee confirms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

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ANNEXURE - B: Existing Members Names & Carpet Areas

करल - ५
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Sl. No.	EXISTING FLAT NO.	MEMBER'S NAME	EXISTING CARPET AREA IN SQFT
1	A-1	MR. RAJESH IYER	533
2	A-2	MR. ANANT MAHADEVI IYER	775
3	A-3	MR. HIMIR NARAYAN GHODKE	322
4	A-4	MRS. REMADEVI SVADASAN	
5	A-5	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESHI SHETH	
6	A-6	MR. MANU MANUVAL KADAKA	
7	A-7	MRS. DEWAGAN KARNAT	
8	A-8	MRS. SUNITI PRAKASH DANWALA & MR. PRAKASH HARIDAS BADAMWALA	725
9	A-9	MRS. NINA SACHIN KADAKA & MR. SACHIN MANLAL KADAKA	
10	A-10	MRS. YASV. DESHPANDE	
11	A-11	MRS. R. VASANTH	
12	A-12	MR. RAJEN CHAMANLAL SHAH	922
13	B-1	MR. MANDAR NARAYAN GHODKE	334
14	B-2	MRS. SULOCHANA R. MANAN	545
15	B-3	MRS. SONAL BHARATKUMAR SANGHVI	576
16	B-4	MRS. MEENA LADHARAM RATESAR	334
17	B-5	MRS. TRUPTI ATUL ZATAGA	533
18	B-6	MR. KETUL A. JHATAKA	533
19	B-7	MR. VIKAS HARKISHAN CHAUDHAN	334
20	B-8	MRS. VEDAVATHI J. SUVARNA	545
21	B-9	MR. SUNDAR A. UCHL	533
22	B-10	MR. NATHURAM PHOOLARAM KUMAVAT	334
23	B-11	MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE	545
24	B-12	MRS. MEGHA NARENDRA RAJE	533
TOTAL			11,908



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

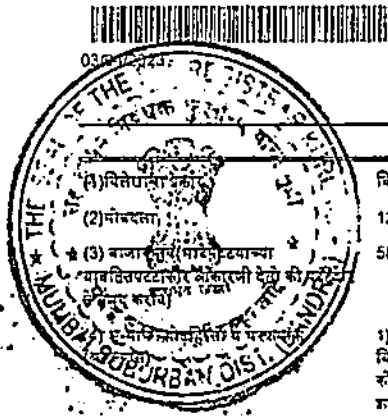
	MEMBER'S NAME	PAA FLAT NO	PAA CARPET AREA IN SQFT
1	MR. ANANTH MAHADEV IYER	101	985
2	MR. RAJESH IYER	103	725
3	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	201	985
4	MRS. SULOCHANA R MANIAN	203	725
5	MRS. ANVATI PRAKASH BADAMWALA & MR. PRAKASH HARIDAS BADAMWALA	301	985
6	MR. MANU NARAYAN GHODKE	302	450
7	MRS. SOHIL BHARATKUMAR SANGHVI	303	725
8	MANU SANTHA	401	985
9	MANU NARAYAN GHODKE	402	450
10	MRS. REMADEVI SVADASAN	403	725
11	MR. SACHIN MANIVAL KADAKIA	502	450
12	MRS. TRUPTI ATUL ZATAKIA	503	725
13	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANLAL 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 PHOCLARAM 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

S/N	EXISTING FLAT NO	MEMBER'S NAME	COSTING CARPET AREA IN SQFT	HARDSHIP COMPENSATION	SHIFTING CHARGES	BROKERAGE	TAA RENT FOR 1ST MONTH	TAA RENT FOR 2ND MONTH	TAA RENT FOR 3RD MONTH	TAA RENT FOR 4TH MONTH	TAA RENT FOR 5TH MONTH	TAA RENT FOR 6TH MONTH	TAA RENT FOR 7TH MONTH	TAA RENT FOR 8TH MONTH	TAA RENT FOR 9TH MONTH	TAA RENT FOR 10TH MONTH	TAA RENT FOR 11TH MONTH	TAA RENT FOR 12TH MONTH
1	A-1	M.R. RAJESH IYER	533	5,33,000	20,000	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310
2	A-2	M.R. ANANTH MAHADEV IYER	725	7,25,000	20,000	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750
3	A-3	M.R. MOHR NARAYAN CHOOKE	322	3,22,000	20,000	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540
4	A-4	MRS. RAMADEVI SIVADASAN	533	5,33,000	20,000	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310
5	A-5	M.R. BHAVAI D. SHETH & MRS. BHAVANA JGNESH SHETH	725	7,25,000	20,000	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750
6	A-6	M.R. SACHIN MANJAL KADAKA	322	3,22,000	20,000	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540
7	A-7	MRS. DEVIKA GAJANAN KAWAT	533	5,33,000	20,000	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310
8	A-8	MRS. SWATI PRAKASH BADAMWALA & M.R. PRAKASH HARIDAS BADAMWALA	725	7,25,000	20,000	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750
9	A-9	MRS. NYA SACHIN KADAKA & M.R. SACHIN MANJAL KADAKA	322	3,22,000	20,000	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540
10	A-10	MRS. AJKA V. DESHPANDE	533	5,33,000	20,000	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310
11	A-11	MRS. R. VASANTHA	725	7,25,000	20,000	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750	50,750
12	A-12	M.R. NALIN CHIMAZAL SHAH	322	3,22,000	20,000	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540	22,540
13	B-1	M.R. MAHAR NARAYAN CHOOKE	324	3,24,000	20,000	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380
14	B-2	MRS. SULOCHANA R. KAMAN	545	5,45,000	20,000	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150
15	B-3	MRS. SONAL BHARATHKUMAR SAJONJI	533	5,33,000	20,000	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310
16	B-4	MRS. MEENA LACHARAM RATESAR	324	3,24,000	20,000	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380
17	B-5	MRS. TRIPATI ATUL ZATAKA	545	5,45,000	20,000	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150
18	B-6	M.R. KETIL A. JHATAKA	533	5,33,000	20,000	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310
19	B-7	M.R. VIKAS HARIKISHAN CHAUBHAN	324	3,24,000	20,000	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380
20	B-8	MRS. VEDAVATI J. SUVARMA	545	5,45,000	20,000	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150
21	B-9	M.R. SUDHAR A. UCHIL	533	5,33,000	20,000	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310
22	B-10	M.R. NATHURAM PHOOLARAM KUMAVAT	324	3,24,000	20,000	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380	23,380
23	B-11	M.R. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE	545	5,45,000	20,000	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150	38,150
24	B-12	MRS. MEGHNA NARENDR RANE	533	5,33,000	20,000	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310	37,310
TOTAL			15,888	1,58,88,000	4,10,000	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760	8,37,760



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सूची क्र.2

दुय्यम निबंधक : सशु दु.नि.कुर्ला 5
 दस्त क्रमांक : 6481/2023
 मोदनी :
 Regn 63m

गावचे नाव : घाटकोपर

- (1) वित्तपत्रा देणारे 127168500
- (2) मोदतला 58362000
- (3) बळगट घुपरी घाटकोपर देणारे 58362000
- (4) मोदतला 58362000
- (5) शेवकड 1) 837.00 चो मीटर
- (6) आकारानी किंवा दुधी देण्यात असेल तेव्हा.

विकसनकराला

127168500

58362000

1) घाटकोपर गाव: Mumbai Mn.na.pa. इतर बर्षाने, इतर माहिती: विकसन करारनामा, अर्जान व सिव्हिल, मोदत घाटकोपर, सी डी, एस. नं. 195/191, प्लॉट नं. 193, या धर्तीस द्यायत प्लॉट नं. 193, जीवत तरंग को. ऑप. ही. सो. लिमिटेड, गरोडिया नगर, घाटकोपर पूर्व, मुंबई 400077, अनिनिर्मित क्रमांक एसीजे/1100901/87/2023/क/197/2023 अन्वये बाजारनाम रु.58362000/-, लिक्चुरिटी प्लॉट मॉड्यु रु. 24042000/- मोदतला रु.127168500/- त्यावर अर्तसे मुद्रांक शुल्क रु.6482635/- दिनांक 08/03/2023 नुसार दस्ताव तमुद केल्याप्रमाणे ((C.T.S. Number : 195/191 ;))

(7) दस्तऐवज बदल देणा-या/विपून ठेवणा-या पक्षकाराचे नाव किंवा दिवानी न्यायातयाचा हुजुमनामा किंवा अर्देस अस्तप्यात, प्रतिपादितचे नाव व पत्ता.

- 1): नाव:-जीवन तरंग को.ऑप.ही.सो.लिमिटेड तर्फे वेअरसन सचिन कडकिया वय-68; पत्ता:-प्लॉट नं. प्लॉट नं 193, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक 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 वेअरसन सचिन कडकिया वय-68; पत्ता:-प्लॉट नं. प्लॉट नं 193, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M
- 3): नाव:-मायवता देणारे तामेरा, अम्बर वय:-54; पत्ता:-प्लॉट नं: ए-1, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAEPI6651H
- 4): नाव:-मायवता देणारे अनंत सुहादेव अम्बर वय:-76; पत्ता:-प्लॉट नं: ए-2, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AALPI1435N
- 5): नाव:-मायवता देणारे सिद्धि वारायण पोखरे तर्फे मुळदार गोपी केदार देवनेकर वय:-53; पत्ता:-प्लॉट नं: ए 3, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADGPG3927R
- 6): नाव:-रमादेवी शिबदास वय:-75; पत्ता:-प्लॉट नं: ए 4, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ARBPS561EA
- 7): नाव:-मायवता देणारे वयस डी. गेड वय:-37; पत्ता:-प्लॉट नं: ए-5, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BBUPS3274E
- 8): नाव:-मायवता देणारे भावना निरंज रोड वय:-59; पत्ता:-प्लॉट नं: ए 5, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPD8797R
- 9): नाव:-मायवता देणारे सचिन सचिन कडकिया वय:-68; पत्ता:-प्लॉट नं: ए 6, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACBPK7810P
- 10): नाव:-मायवता देणारे रेविण मजालम कामठ वय:-82; पत्ता:-प्लॉट नं: ए 7, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BJSFK5125Q
- 11): नाव:-मायवता देणारे रंजनी वज्रल बदामवाला वय:-55; पत्ता:-प्लॉट नं: ए 8, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPS5711K
- 12): नाव:-मायवता देणारे प्रकाश हरिदास बदामवाला वय:-58; पत्ता:-प्लॉट नं: ए 8, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AENPB2009P
- 13): नाव:-मायवता देणारे नीना सचिन कडकिया वय:-65; पत्ता:-प्लॉट नं: ए 9, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ARZPK3175C
- 14): नाव:-मायवता देणारे सचिन सचिन कडकिया वय:-68; पत्ता:-प्लॉट नं: ए 9, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACBPK7810P
- 15): नाव:-मायवता देणारे अनंत म्ही देवगांधे वय:-82; पत्ता:-प्लॉट नं: ए 10, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AACPD6230B
- 16): नाव:-मायवता देणारे अर. बसंता वय:-81; पत्ता:-प्लॉट नं: ए 11, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, क्रमांक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFPPV2715P



करल - ५
 2048 of 46 W
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- 17): नाव:-मान्यता देणारे मलिन विमलनाथ बाहु ठर्फे मुद्रत्यार अनेक वसुधराय मेट्टा देण-80; पत्ता:-प्लॉट नं: ए-12, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-GJPS1238M
- 18): नाव:-मान्यता देणारे मंदार मारामण पोटेके बय:-54; पत्ता:-प्लॉट नं: बी 1, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFTPG5581Q
- 19): नाव:-मान्यता देणारे सुतोषना आर. वसिधन बय:-85; पत्ता:-प्लॉट नं: बी 2, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AOKPR5844M
- 20): नाव:-मान्यता देणारे सोमनाथ धरतकुमार शंभवी बय:-55; पत्ता:-प्लॉट नं: बी 3, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AJKPS2435B
- 21): नाव:-मान्यता देणारे मीना लघाराम खेतर बय:-82; पत्ता:-प्लॉट नं: बी 4, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHKPR9356D
- 22): नाव:-मान्यता देणारे सुनील अशुज हाटकिया बय:-58; पत्ता:-प्लॉट नं: बी 5, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAP22612B
- 23): नाव:-मान्यता देणारे केवुल व् हाटकिया बय:-54; पत्ता:-प्लॉट नं: बी 6, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAP20855N
- 24): नाव:-विकास हरिकानन चौहान ठर्फे मुद्रत्यार केतन प्रभुमकुमार भन्सारी बय:-50; पत्ता:-प्लॉट नं: माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACWPC7159C
- 25): नाव:-मान्यता देणारे येदापाठी के सुवर्णा बय:-79; पत्ता:-प्लॉट नं: बी 8, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BXXPS4761F
- 26): नाव:-मान्यता देणारे सुंदर ए. उचिन बय:-91; पत्ता:-प्लॉट नं: बी 9, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHJPS9247F
- 27): नाव:-मान्यता देणारे मधुसूय कुमाराय कुमवार बय:-61; पत्ता:-प्लॉट नं: बी 10, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AJMPK3526C
- 28): नाव:-मान्यता देणारे प्रदीप दत्ताराम शिंदे बय:-87; पत्ता:-प्लॉट नं: बी 11, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BFXPS1092H
- 29): नाव:-मान्यता देणारे मान्दवी जनाईन शिंदे बय:-75; पत्ता:-प्लॉट नं: बी 11, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BYHPS2469E
- 30): नाव:-मान्यता देणारे मेधा नरेंद्र राणे बय:-55; पत्ता:-प्लॉट नं: बी 12, माळा नं: .. इमारतीचे नाव: जीवन हरंग को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं: 193, गरोडिया नगर, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHIPR9072J



- (8) दस्तऐवज करून घेणा-या पदाकराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा अदेश नसल्यास, प्रतिबाधिते नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केव्हाचा दिनांक
- (11) प्रतुद्धमार्क, घंटे व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) तेरा

- 1): नाव:-नेहास अर दी के बन्धुबहासु ठर्फे भागीदार निरिधन वामदार बय:-67; पत्ता:-प्लॉट नं: 1, प्लॉट नं: 32-33, टीपीएस 1, माळा नं: तळ मजला, इमारतीचे नाव: वेलजी शिवजी घाडी, ब्लॉक नं: द्विपभासा सेन, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P
- 2): नाव:-नेहास अर दी के बन्धुबहासु ठर्फे भागीदार रमेश कलगी बय:-54; पत्ता:-प्लॉट नं: 1, प्लॉट नं: 32-33, टीपीएस 1, माळा नं: तळ मजला, इमारतीचे नाव: वेलजी शिवजी घाडी, ब्लॉक नं: द्विपभासा सेन, पाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P

मुद्रांकनासाठी विचारत घेतलेला उपशीत:-: मुद्रांकनाची आवश्यकता नाही कारण दस्तऐवजगुणार आवश्यक नाही मारणाचा उपशीत दस्तऐवजगुणार आवश्यक नाही

मुद्रांक शुल्क आकारायला नियतसेवा अनुषंगे :-: (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

करल - ५		
20430	५६	५
२०२३		

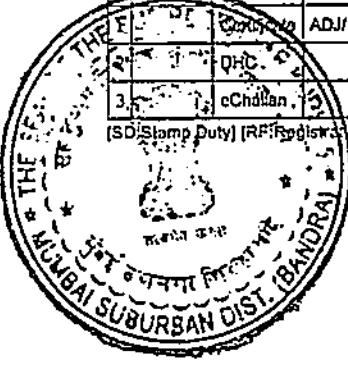
Index-II

Page 3 of 3

Payment Details

Sr.	Purchase Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	Contract	ADJ/1100901/87/23/K/197	1100901	6482700	SD		
2	DHC		2803202300946	2000	RF	2803202300946D	28/03/2023
3	eChallan		MH017519128202223E	30000	RF	0008664974202223	28/03/2023

(SD: Stamp Duty) (RF: Registration Fee) (DHC: Document Handling Charges)



मुंबई नगरपालिका
कुर्ला-५ (वर्ग-२)



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

करल - ५
 20430 49 49
 2023



श्री ५-५-१९९९/१९९९/१९९९
 श्री ५-५-१९९९/१९९९/१९९९
 श्री ५-५-१९९९/१९९९/१९९९

एच. डी. नं. १९९९/१९९९

विशेष नमूना, दस्तावेज नाम व संख्या (अनुसंधान करदाता काच दस्तावेज किंवा अन्य काच दस्तावेज)	सर्वेच्छा, सैदीया व प्र. ५५ (सर्वेच्छा) Survey, Sub- Division and House No. (If any)	वेचल Area	अचल मालकी होती नसताना असताना आमलकाचे नाम व पत्ता Name of the owner and Detailed address	अचल मालकी होती नसताना असताना आमलकाचे नाम व पत्ता Name of the owner and Detailed address	अचल मालकी होती नसताना असताना आमलकाचे नाम व पत्ता Name of the owner and Detailed address	अचल मालकी होती नसताना असताना आमलकाचे नाम व पत्ता Name of the owner and Detailed address	अचल मालकी होती नसताना असताना आमलकाचे नाम व पत्ता Name of the owner and Detailed address	अचल मालकी होती नसताना असताना आमलकाचे नाम व पत्ता Name of the owner and Detailed address	अचल मालकी होती नसताना असताना आमलकाचे नाम व पत्ता Name of the owner and Detailed address
खर्चदस्तान ५-५-१९९९/१९९९/१९९९	सर्वेच्छा नं. ५५३ सर्वेच्छा नं. ५५३ ५५३-०१	५५३	श्री. उमा परमेश्वरीदेवी गोपीनाथ श्री. बाळु गिरधाराय देसाई श्री. कौमल मधुसूदर श्री. सोमनाथ पद्मेश्वर भोसले श्री. विठ्ठलनाथ हरिनाथ भोसले श्री. जयशंकर अण्णासाहेब भोसले श्री. जीवन नरेश को. ऑपरेटिव्ह बँक लिमिटेड मोसायरी लिमिटेड	श्री. जीवन नरेश को. ऑपरेटिव्ह बँक लिमिटेड मोसायरी लिमिटेड					

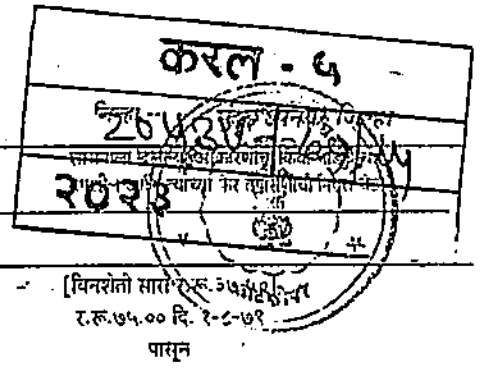


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 १९९९/१९९९/१९९९
 १९९९/१९९९/१९९९

मालमत्ता पत्रक

विभाग/मोजे -- घाटकोपर

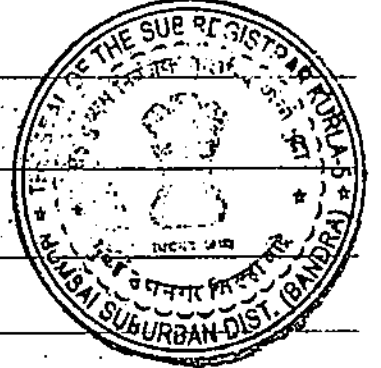
तालुका/न.भु.भा.का. -- न.भु.अ.घाटकोपर



नगर भूभाग क्रमांक/ का.ली.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मो.	धारणाकर्ता
१९५/१९१	१९५/१९१		८३७	क

[विनशेती सार] र.रु.७५.०० दि. १-८-७९ पासून

सुविधाधिकार	--
हफ्ताचा मुळ धारक वर्ग	परमेश्वरीदेवी गोवर्धनदास घोटहिस्सा मोजणी प्रमाणे
पट्टेदार	--
इतर भार	--
र.शे.	--



दिनांक	व्यवस्था	खंड क्रमांक	नगिन धारक (भा) पट्टा (पा) क्रिया भार (भा)	साक्षात्करण
१७/०३/२००३	मा. उपविभागाय अर्जाकरी भुवई उपनगर यांचकांडल नं. LND-B/८२१ दि. ३०-१२-८१ प्रमाणे सुधारांत विनशेती आदेशाची नोंद केली आकार रू. ७५-०० दि. १-८-७९ पासून			साक्षात्करण न.भु.अ. घाटकोपर
१७/०३/२००३	शासन निर्णय महसूल व धन विभाग क्र एन.अं.जे./१०८७/३५७० प.क्र.५३/स-५ दि. २७/९/०१ चे आदेशाप्रमाणे सु.द.वि.शे. अकारणाची नोंद घेतली मुदत १/८/०१ ते ३१/७/२००६			साक्षात्करण १७/३/२००३ न.भु.अ. घाटकोपर

नपासणी करणाऱ्या - धरी नाथदास - न.भु.अ.घाटकोपर मुंबई उपनगर जिल्हा

२००३/०३/०३... नम्र बाल्याणा वारा २००३/०३/०३
 मन्सुखीया मुक्त... तलाब तारीख २००३/०३/०३
 मन्सुखेची प्रतिवार... तलाब करणाव...
 व्यासणी मुक्त... तलासणी करणाव...
 छात्रांचे मुक्त... तलासणी विल्हाची तारीख २००३/०३/०३
 धरी घट

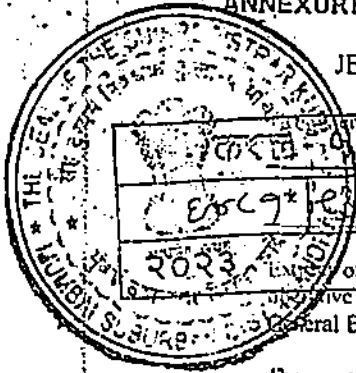
वखर सुभाषन जविका...
 साक्षात्करण

करल - ५		
20430	२०५५	
२०२३		

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

Page 1 of 2

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.



In accordance with the Maharashtra State Co-op. Societies Act 1960-Regn no Bombay/HSG/1318 of 1967)

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

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

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

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

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

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

ADJ/1100901/ 87 / 202.3/K
Pages 83 95

करल - ५
Meeting 43V Page 2 of 2
03 W

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

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

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

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

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

Accordingly the following resolution was passed by majority of members

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

"FURTHER RESOLVED THAT authority be and is hereby given to the Management Committee, jointly and severally, to effect suitable corrections in the 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.

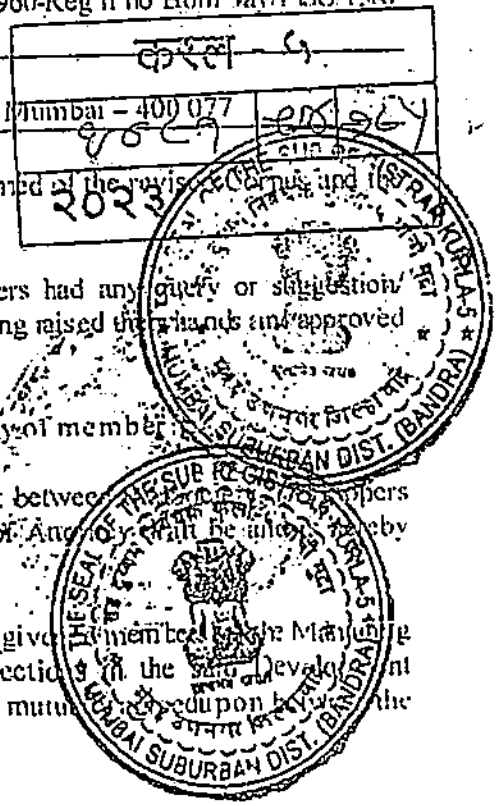
After a brief discussion the following resolution was unanimously passed:

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.Kadokia - 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.



2043V
 2020



1. NAME OF THE PROPOSER
 2. ADDRESS OF THE PROPOSER
 3. ADDRESS OF THE PROPERTY
 4. AREA OF THE PROPERTY
 5. AREA OF THE PROPOSED CONSTRUCTION
 6. HEIGHT OF THE PROPOSED CONSTRUCTION
 7. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE ADJACENT PROPERTY
 8. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE ROAD
 9. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE RAILROAD
 10. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE WATERWAY
 11. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE AIRPORT
 12. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE POWER LINE
 13. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE TELEPHONE LINE
 14. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE GAS LINE
 15. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE SEWER LINE
 16. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE DRAINAGE CANAL
 17. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE FLOODPLAIN
 18. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE EROSION CONTROL STRUCTURE
 19. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE LANDSLIDE PRONE AREA
 20. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE SEISMIC ZONE
 21. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE HISTORIC LANDMARK
 22. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE CULTURAL HERITAGE SITE
 23. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE ENVIRONMENTAL SENSITIVE AREA
 24. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE WETLAND
 25. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE WILDLIFE HABITAT
 26. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE RARE AND ENDANGERED SPECIES HABITAT
 27. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATURAL MONUMENT
 28. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC LANDMARK
 29. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL MONUMENT
 30. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC SITE
 31. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC DISTRICT
 32. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC LANDSCAPE
 33. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC SCENIC AREA
 34. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC STRUCTURE
 35. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC SITE OF INTEREST
 36. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC LANDMARK DISTRICT
 37. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC LANDMARK DISTRICT OF INTEREST
 38. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC LANDMARK DISTRICT OF INTEREST
 39. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC LANDMARK DISTRICT OF INTEREST
 40. DISTANCE FROM THE PROPOSED CONSTRUCTION TO THE NATIONAL HISTORIC LANDMARK DISTRICT OF INTEREST

CONTENT OF SHEET

1. GENERAL INFORMATION
 2. SITE PLAN
 3. FLOOR PLAN
 4. SECTION
 5. ELEVATION
 6. EXTERIOR FINISH
 7. INTERIOR FINISH
 8. MECHANICAL
 9. ELECTRICAL
 10. PLUMBING
 11. PAINT
 12. LANDSCAPE ARCHITECTURE
 13. ARCHITECTURAL MODEL
 14. ARCHITECTURAL RENDERING
 15. ARCHITECTURAL PHOTOGRAPHY
 16. ARCHITECTURAL VIDEO
 17. ARCHITECTURAL ANIMATION
 18. ARCHITECTURAL SOUND
 19. ARCHITECTURAL TOUCHSCREEN
 20. ARCHITECTURAL SMARTPHONE
 21. ARCHITECTURAL TABLET
 22. ARCHITECTURAL WEARABLE
 23. ARCHITECTURAL VOICE CONTROL
 24. ARCHITECTURAL GESTURE CONTROL
 25. ARCHITECTURAL BIOMETRIC
 26. ARCHITECTURAL FACIAL RECOGNITION
 27. ARCHITECTURAL VOICE RECOGNITION
 28. ARCHITECTURAL HAND RECOGNITION
 29. ARCHITECTURAL HEART RATE MONITORING
 30. ARCHITECTURAL SKIN TEMPERATURE MONITORING
 31. ARCHITECTURAL GALVANIC SKIN RESPONSE MONITORING
 32. ARCHITECTURAL PUPIL DILATION MONITORING
 33. ARCHITECTURAL EYE TRACKING
 34. ARCHITECTURAL HEAD POSITION MONITORING
 35. ARCHITECTURAL NECK POSITION MONITORING
 36. ARCHITECTURAL SHOULDER POSITION MONITORING
 37. ARCHITECTURAL ELBOW POSITION MONITORING
 38. ARCHITECTURAL WRIST POSITION MONITORING
 39. ARCHITECTURAL HAND POSITION MONITORING
 40. ARCHITECTURAL FINGER POSITION MONITORING

NAME & SIGN OF OWNER

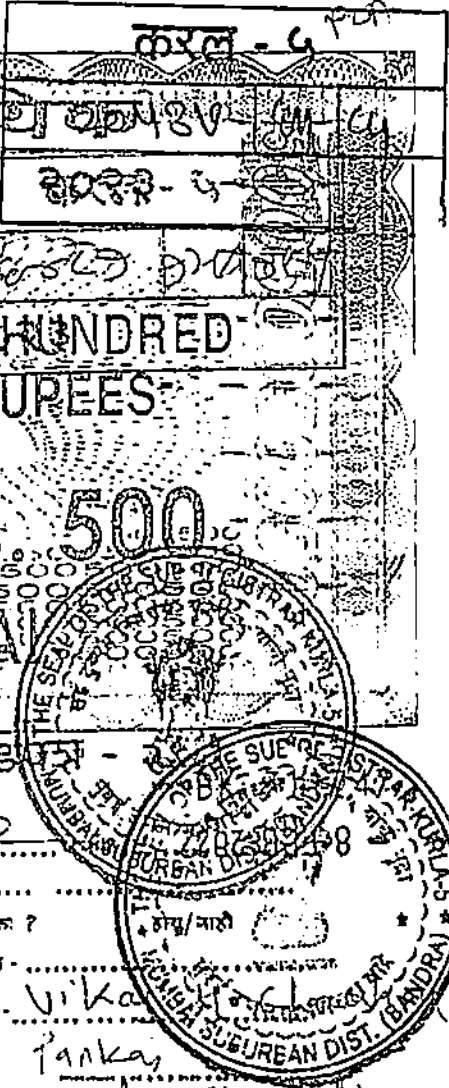
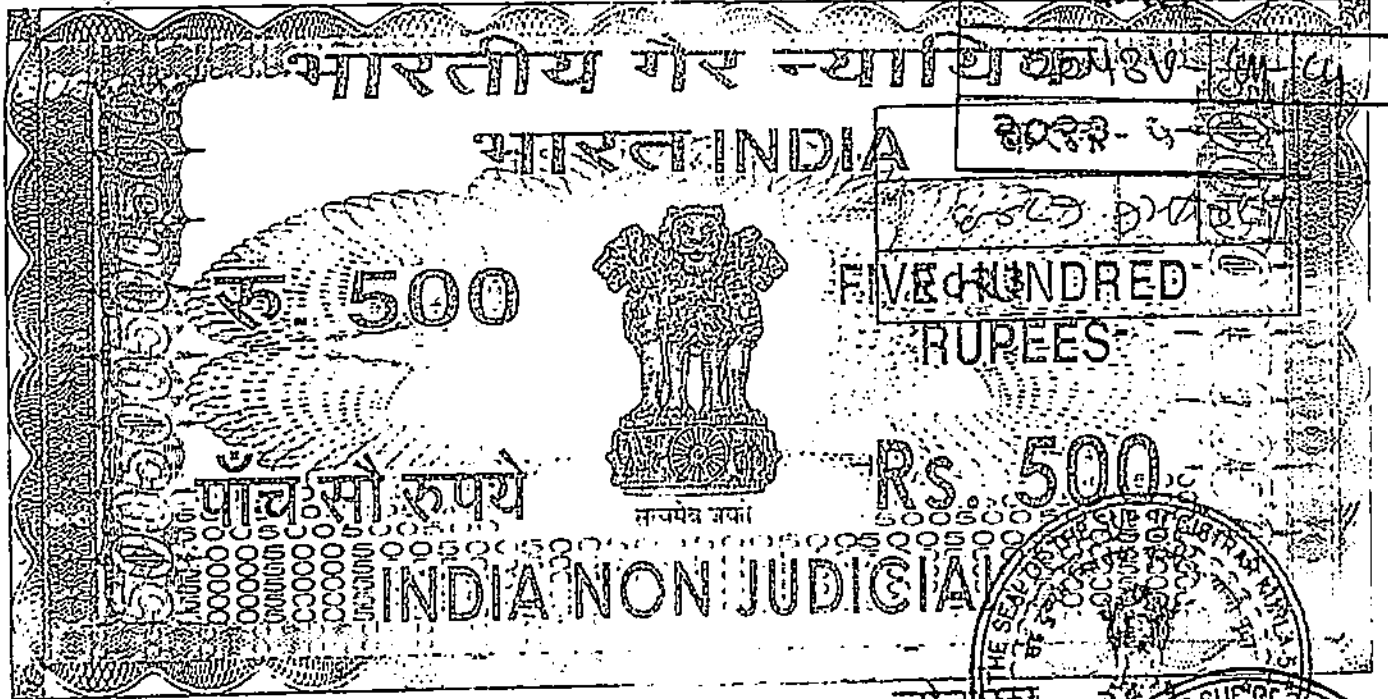
M/R D/J CONSTRUCTION

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

REVISION	DATE	DESCRIPTION	SIGNATURE

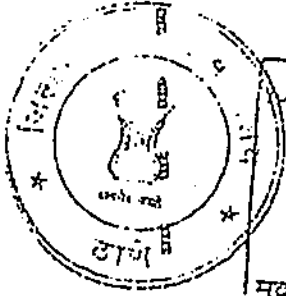




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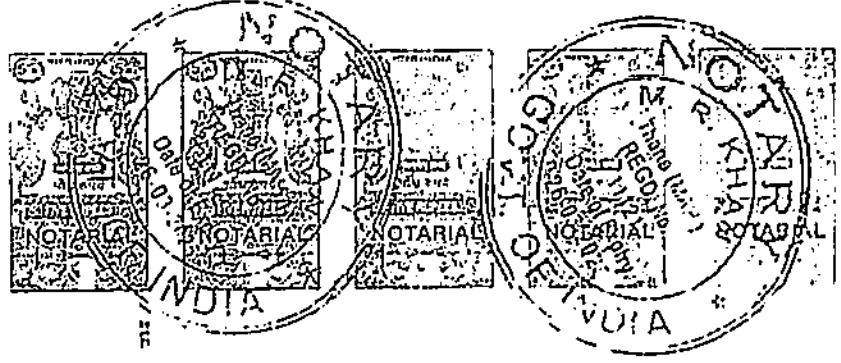
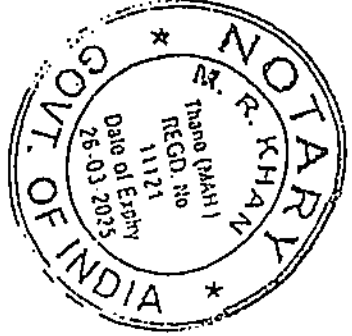


जिल्हा कायदा कार्यालय, ठाणे
27 JAN 2022
मुद्रांक प्रमाण

गुणक विधी नोंदणी
प्रमुद्रांक 112
दस्तावा प्रकार
ह्या नोंदणी करणार आहे का ?
नेमकातीत जोडण्यात येईल
गुणक विधीत येणाऱ्याचे नाव - Vika
ह्या नोंदणीत येणारे नाव, पत्ता - Pankaj
दस्तावा या नावाचे नाव - Keshav Shingari
गुणक क्रमांक - 155/800
गुणक विधीत येणारी (किरीट व. नांजरेकर)
गुणक विधीत येणाऱ्याचे - कर्मा इंस्ट्रॉक्स/ टावरिंग सेंटर
दस्तावा नं. 19, मधली, मॉडेल, कलेक्टर ऑफिस धरम,
24 (प. 1) वर कोण.
दस्तावा गुणक क्रमांक - 9209090



Power of Attorney



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POWER OF ATTORNEY

करल - ५		
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TO ALL TO WHOM THESE PRESENTS SHALL COME: I VIKAS
 HARKISHAN CHAUHAN age 47 years Non Resident Indian having
 address at 87, Hill View Road, Hatch End, Pinner, Middlesex, HA5
 4PB- U.K,

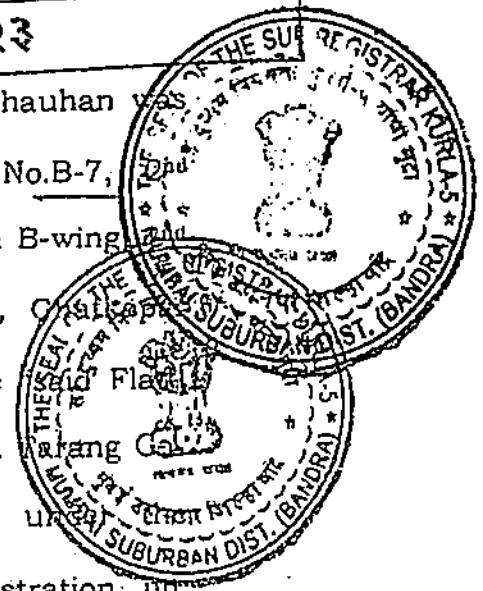
SEND GREETINGS:

WHEREAS:

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(A) I say that my father Mr. Harkishan Durlabhbhai Chauhan was
 the Owner, seized possessed and entitled to the Flat No.B-7,
 measuring 334 sq. ft. of carpet area situate on B-wing
 floor, Jeevan Tarang CHS Ltd., 193, Garodia Nagar,
 (East), Mumbai-400 077 (hereinafter referred to as the
 said Flat) and was registered member and shareholder of Jeevan
 Tarang CHS Ltd. "Jeevan Tarang Co-operative Housing Society Limited"
 duly registered under Maharashtra Co-operative Societies Act,
 under Registration No. BOM/HSB/1318 of 1967 (hereinafter referred to as
 "the said Society") and as such member he was holding 24 shares of the
 Society of Rs.50/- each bearing Nos.753 to 776 covered under share
 certificate No.042 and 5 shares of Rs.50/ each bearing Nos.56 to 60
 covered under share certificate No.056. The said Flat and shares
 hereinafter collectively referred to as the "said Flat and said shares".

(B) The said Mr. Harkishan Durlabhbhai Chauhan expired on
 11/9/2020 leaving behind him my mother Smt. Madhuri Harkison
 Chauhan, myself and my brother Mr. Dharmesh Harkison Chauhan



कॉपी - ५	
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as his only legal heirs. After demise of said Mr. Harkison Durlabhbai Chauhan, as per his nomination filed by him with the Society, the Society has transmitted the Share Certificate in the

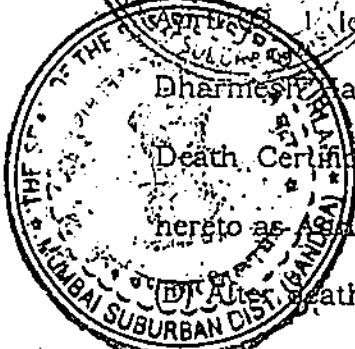
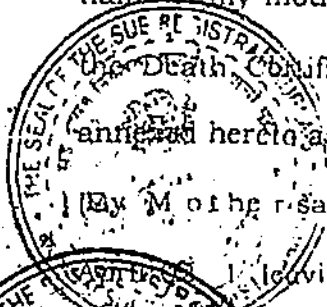
name of my mother said Mrs. Madhuri Harkison Chauhan. Copy of the Death Certificate of Mr. Harkishan Durlabhbai Chauhan is annexed hereto as Annexure-1.

My mother said Mrs. Madhuri Harkison Chauhan expired on 16th leaving behind her myself and my brother said Mr. Dharmesh Harkison Chauhan as her only legal heirs. Copy of the Death Certificate of Mrs. Madhuri Harkison Chauhan is annexed hereto as Annexure-2.

After death of my father and mother I alongwith my brother said Mr. Dharmesh Harkison Chauhan become entitled to 50% each undivided share in the said Flat and Shares.

(E) Out of natural love and affection, my brother said Mr. Dharmesh Harkison Chauhan to me, he has released his 50% undivided share, right, title and interest in the said flat and shares in my favour by executing a Deed of Release in my favour. Accordingly I have also executed a joint Declaration cum indemnity in favour of the Society/Concerned department.

(F) I am residing at U.K. and am unable to personally attend before the Notary Public for notarising and/or before the Sub-Registrar of Assurances for admitting execution of the said Deed of Release and Declaration cum Indemnity, and also unable to sign, execute and register the Development Agreement, Permanent alternate



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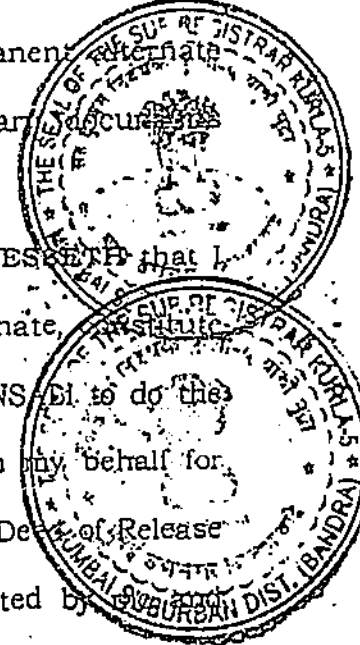
Accommodation Agreement, Affidavit, Declaration, Indemnity etc. if

the said Society is going for redevelopment, therefore, I am desirous of appointing some fit and proper person and requested my friend

करल - ५		
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MR. KETAN PRAFULKUMAR BHANSALI age 48 years having address at Flat No.3, Sukhsadan, Cama Lane, Ghatkopar (West), Mumbai-400

086 (hereinafter called "the Attorney") to attend the office of the Sub-Registrar to lodge and to admit execution of the said Deed of Release and Declaration cum Indemnity executed by me and also for registering the said Development agreement, Permanent Accommodation agreement and any other necessary documents required by the Registrar on my behalf.



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, Mr. VIKAS HARKISHAN CHAUHAN do hereby nominate, constitute, empower, authorize, appoint and appoint said MR. KETAN PRAFULKUMAR BHANSALI to do the acts, deeds, matters and things in my name and on my behalf for lodgment and registering and/or Notarising the said Deed of Release and declaration cum Indemnity signed and executed by me and admitting the execution on my behalf which the Attorneys have consented to do.

1. To appear before the Notary Public for Notarising and/or before Sub-Registrar, Mumbai for lodgment and registering and admitting the execution of the said Deed of Release and Declaration cum Indemnity, Development Agreement, Permanent Alternate Accommodation Agreement, Declaration, Indemnity, Affidavit etc. signed and executed by me on my behalf.



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all forms document/s, paper/s, or declaration applications, letters, writings or any type of affidavit or any other

relevant documents and represent before the Notary Public for getting necessary forms notarized on my behalf for the purpose of getting the

said Deed of Release and Declaration cum Indemnity registered in the said Deed of Release and Declaration cum Indemnity registered in the

records of rights. If the Society is going for redevelopment of its property in that case, I will sign, execute and register the Development agreement,

Agreement of Alternate Accommodation Agreement, Consent Affidavit, Declaration, Indemnity and/or any other necessary documents

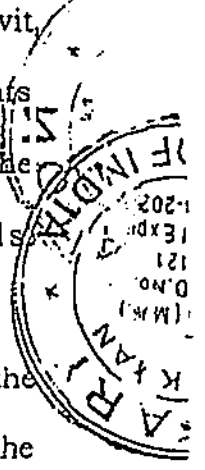
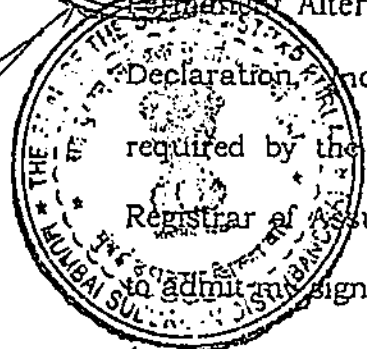
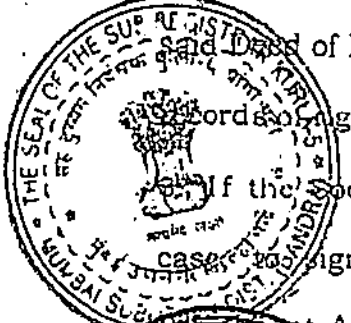
required by the Developer and/or society and to attend before the Registrar of Assurances for registering the said documents and also

to admit my signature for registration on my behalf.

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

5. To sign and execute all transfer forms, Application for membership and any other affidavits, declaration, letters, writing etc. as required by the society and represent before the Society for completing the formalities for getting the said Flat and shares transferred in my name in the records of the Society as the sole member of the Society in respect of the said Flat.

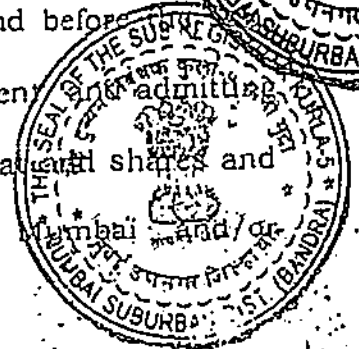
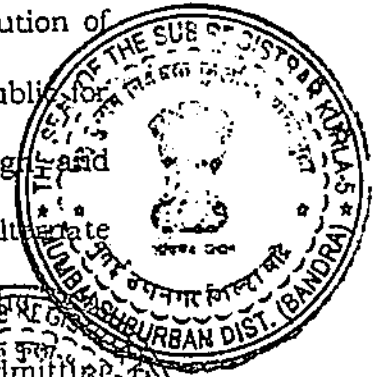
6. I lastly state and declare that I appoint my attorneys to sign the necessary papers for lodgment and for admitting the execution of the



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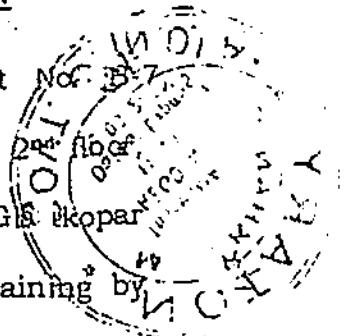
said Deed of Release and Declaration cum Indemnity, Affidavit, Forms, applications, Letters, writings, or any other documents in respect of release of my said 50% share in the said Flat and Shares in my name attend before the Registrar of Assurances for Registration, Lodgment and admitting execution of the documents duly signed by me and/or before the Notary Public and Notarization. The said Attorney is also authorized to sign and execute the Development agreement, Permanent alternate Accommodation, consent Affidavits etc and attend before Registrar of Assurances for Registration, Lodgment and admitting execution of the documents in respect the said flat and shares and appear before Sub-Registrar, Registration Office, Mumbai and/or Notary Public on my behalf only.

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 Flat 94
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SCHEDULE OF THE FLAT ABOVE REFERRED TO:

Release of 50% undivided share in Flat bearing Flat No. B-7 admeasuring 334 sq. ft. of carpet area situate on B-Wing, 2nd floor Jeevan Tarang CHS Ltd., Plot No. 193 of Garodia Nagar, G.S. Ekopar (East), Mumbai-400 077 of Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or thereabouts being portion of land bearing Survey No. 249, Hissa No 1 (part) which is assessed by the Mumbai Municipal Corporation under the Assessment No. NX010248001000 alongwith 24 shares of the Society of Rs. 50/- each bearing Nos 53 to 77



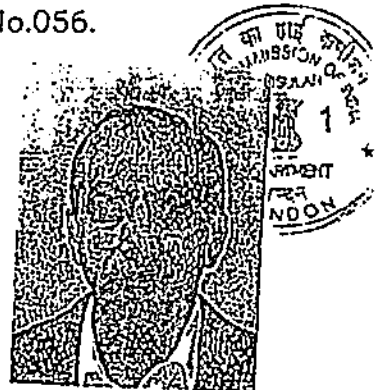
NOTED & REGISTERED
 ADVOCATE GENERAL
 01/02/2023

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for e (s) and/o photograph(s) attested.
 Commission of India does not take any
 responsibility for the contents of the Power of Attorney

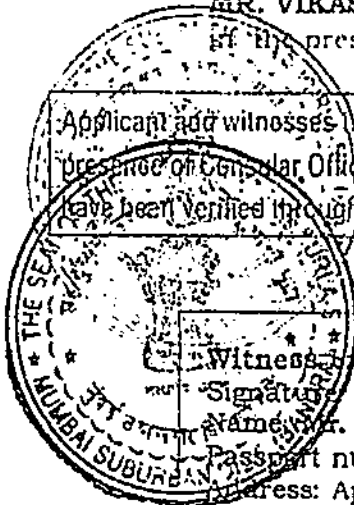
covered under share certificate No.042 and 5 shares of Rs.50/ each
 bearing Nos.56 to 60 covered under share certificate No.056.

SIGNED, SEALED AND DELIVERED by
 the withinnamed
MR. VIKAS HARKISHAN CHAUHAN
 in the presence of



Chauhan

Applicant and witnesses have not signed in the
 presence of Consular Office however, details
 have been verified through virtual means.

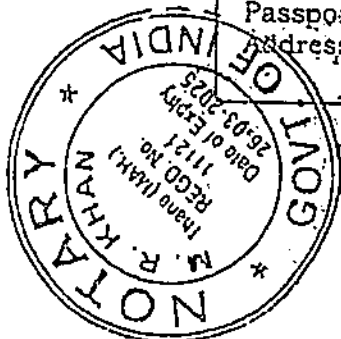


Witness 1
 Signature: *Suresh Narayanan Menon*
 Name: Mr. Suresh Narayanan Menon
 Passport number: Z37724277
 Address: Apartment 67, 11 Sheldon Square,
 Paddington, London W2 6DQ, UK.

Witness 2:
 Signature: *Subrahmanya Kalyan Chakravarthy*
 Name: Mr. Subrahmanya Kalyan Chakravarthy
 Sista Venkata Staya Surya
 Passport number: L3815806
 Address: 3 Hillside rise, Northwood HA6 1RR, UK.

HIGH COMMISSION OF INDIA LONDON
 SERIAL C.0252921 DATE 07.12.21
 SIGNED AND DELIVERED BY THE SIGNATORY
VIKAS HARKISHAN CHAUHAN
 BIRTH 1987.12.14.05.30
 THIS DAY OF 07.12.2021

Anita K. Kanari
 (Anita K. Kanari)
 Attaché (Consular)
 High Commission of India
 London



Power of Attorney holder
 Mr. **KEJAN PRAFULKUMAR KHANSAL**

R. P. Khansal

BEFORE ME
Mohammed Rauf Farook Khan
Mohammed Rauf Farook Khan
 B.Com., LL.M
 ADVOCATE & NOTARY - GOVT. OF INDIA
 Off.: 108-A, Harmony Tower, Court House, Thane (W)
NOTED & REGISTERED



No. 617/2021
 8 FEB 2022

करल - ५		
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घोषणापत्र

मी Ketan P. Bhansali याद्वारे घोषित करतो की, दुय्यम निबंधक KRL-05

यांचे कार्यालयात PAAA या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री Vikas M. Chauhan व इ. यांनी दि. 08/02/2022 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पत्ती

करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मला झालेले

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही.

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

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

शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

25/09/2023

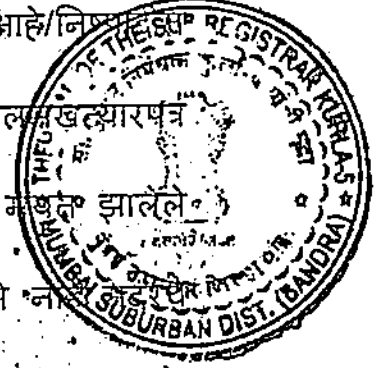
दिनांक ~~25/09/2023~~

~~22~~

K. P. Bhansali

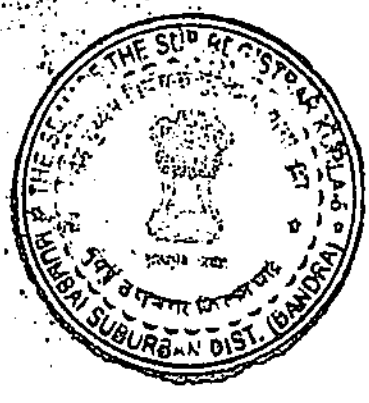
कुलमुखत्यारपत्रधारकाचे नाव

व सही



करल - ५
 20430 10874
 2023

PERMANENT ACCOUNT NUMBER
 AGW71 55 Q
 NAME
 VIKAS HARISHAN CHAUHAN
 HARBHAN CHURABHAI CHAUHAN
 DATE OF BIRTH
 03-01-1974
 SIGNATURE



PERMANENT ACCOUNT NUMBER
 ABZPB2120L
 NAME
 KETAN PRAFULKUMAR BHANSALI
 FATHER'S NAME
 PRAFULKUMAR BILBULAI BHANSALI
 DATE OF BIRTH
 12-12-1973
 SIGNATURE
 PRAFULKUMAR BHANSALI
 Minister of Income Tax (Computer Operation)

Government of India
 Rohan Ravindra Galkwad
 Date of Birth/DOB: 02/03/1999
 Gender/MALE
 4463 3642 4733
 VOT: 9172 0996 8099 7150
 मेरा आधार, मेरी पहचान

INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 Permanent Account Number Card
 EUPPR58391
 VASANT GANGLI POLADIA
 23-03-1997

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 20150014771
 Valid Till: 23-08-2015 (HT)
 DOB: 23-03-1997 BG
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCVG 24-08-2015
 LMV 24-08-2015
 Name: MANIL POLADIA
 S/DAY of VASANT POLADIA
 Add: 21/5, DIVYA DARSHAN, GOLIBAR RD.
 NEAR MADHAV BAUGH KALL, JAGDUSHA
 NAGAR, GHATKOPAR (W), MUMBAI
 PIN: 400068
 Signature & ID of Issuing Authority: MH03 2015275
 Signature/Thumb Impression of Holder

13-7

करल - ५		
20430	U8	U
२०२३		

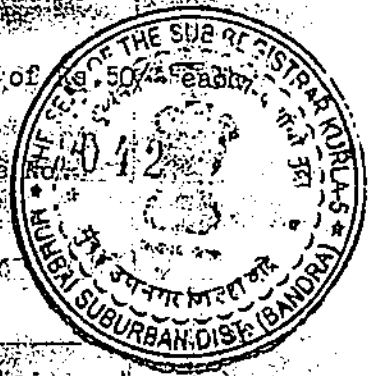
SHARE CERTIFICATE

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

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

Member's Register No. 12

Share Certificate No. 12



THIS IS TO CERTIFY that Mr.

Kurabhai Chandra

Bombay is the Registered Holder of (*24*) Shares of Rupees *fifty* each numbered *153 to 176*)

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 *50/-*

has been paid.

GIVEN under the Common Seal of the said Society at *Bombay*

this *30th* day of *June* 19*50*.



Chairman

Chairman

Hon. Secretary

Hon. Secretary

Member of the Committee

Member of the Committee

करल - ५		
2048V	06	4
२०२३		



Date of Transfer:	Transfer No.	Serial No. Old	To whom transferred
9-10-16		042	Mrs. Madhvi H. Chouhan (Wife)
11/10/2022			MR. VIKAS HARISH CHANDAN

JATIL MEMBER
COMMITTEE MEMBER

HON. CHAIRMAN

CHAIRMAN

करल - ५		
20438	66	4
3027		

DUPLICATE IN PLACE OF ORIGINAL
SHARE CERTIFICATE
 (Signed on 31.12.1999)
 THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

CAPITAL Rs.1,00,000/-

divided into Shares of Rs.50/-

Member's Register No. _____

Share Certificate No. 055



THIS IS TO CERTIFY that Mr. HARIKISON DADA

DEEYASHAI CHAUHAN

is the Registered Holder of (5) Shares

of Rupees fifty each numbered 56 to 60

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

MUMBAI - 77 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 12th day of Sept 1999.

[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee.

करल - ५
20430
2022



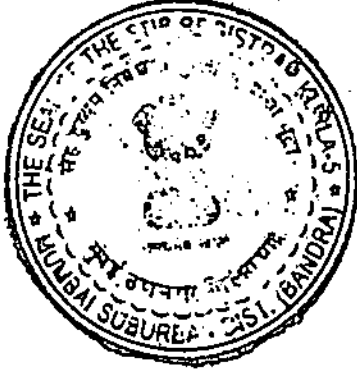
How proposed of the transfer
 which mentioned S

Date of Transfer	Transfer No.	Share held No. Old	To whom	Share held No. New
14/5/2022		056	Mrs Machuri H (Chautan (Nominee) MR VIJAY HIRAKISHAN CHAUHAN	[Signature]

CHAIRMAN
 SECRETARY
 COMMITTEE NUMBER

Total Defacement Amount	1,200.00
-------------------------	----------

₹ १,२००.००	
20430	02 LY
२०२३	



Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02
 Date: 2023.09.26 09:17:27
 IST
 Reason: GRAS Secure
 Document
 Location: India

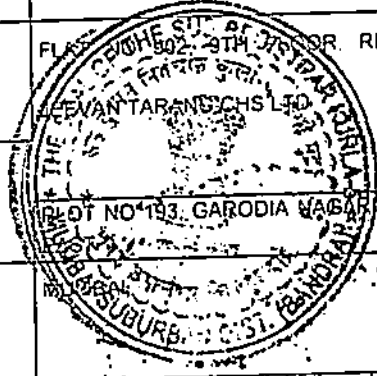


CHALLAN
MTR Form Number-6

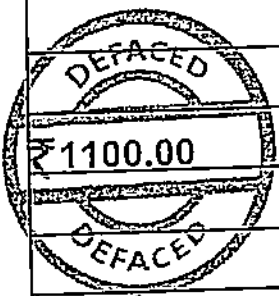


करल - ६
Date: 19/09/2023 Form ID: 25.2
Paper Details: 2023

GRN MH008270098202324E	BARCODE	Date: 19/09/2023	Form ID: 25.2
Department: Inspector General Of Registration		Paper Details: 2023	
Type of Payment: 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			
Year: 2023-2024 One Time	Fla/Block No.	RDK VIVANTA.	



Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	100.00				
0030063301 Registration Fee	1000.00				
Remarks (If Any): SecondPartyName=VIKAS HARKISHAN CHAUHAN-					
Total	1,100.00	Amount In Words: One Thousand One Hundred Rupees Only			



Payment Details: STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572023091852474	CKY0215263
Cheque/DD No.	Bank Date	RBI Date	19/09/2023-11:43:11	20/09/2023
Name of Bank	Bank-Branch	STATE BANK OF INDIA		
Name of Branch	Scroll No. , Date	262 , 20/09/2023		

Department ID: Signature Not Verified
 NOTE:- This challan is valid only for registered document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर घटान करायला घालायला नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी सादर घटाने घालायला घालायला नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी सादर घटाने घालायला घालायला नोंदणी करावयाच्या दस्त्यासाठी लागू आहे.
 Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02 Date: 2023.09.25 09:17:35 IST
 Mobile No. 0000000000

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-20537	0004463992202324	25/09/2023-09:15:39	IGR561	100.00

GRN : MH008270098202324E Amount : 1,100.00

Bank : STATE BANK OF INDIA

Date : 18/09/2023-11:42:28

2	(IS)-520-20537	0004463992202324	25/09/2023-09:15:39	IGR561	1000.00
Total Defacement Amount					1,100.00

करल - ५		
2048V	U	U
२०२३		



Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.09.25 09:17:36
IST
Reason: GRAS Secure
Document
Location: India

520/20537

सोमवार, 25 सप्टेंबर 2023 9:15 म.पू.

दस्त गोपवारा भाग-1

करल5

दस्त क्रमांक: 20537/2023

दस्त क्रमांक: करल5 /20537/2023

बाजार मूल्य: रु. 19,748/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 1,300/-

नोंदणी फी भाफी अमल्यान नपशिन :-

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

दु. नि. नह. दु. नि. करल5 यांचे कार्यालयान

अ. क्र. 20537 वर दि.25-09-2023

रोजी 9:14 म.पू. वा. हजर केला.

पावनी:21717

पावनी दिनांक: 25/09/2023

मादरकरणाचाचे नाव: विकास हरकिशन चौहान तर्फे मुखत्यार केतन प्रफुलकुमार भन्नाली

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकुण: 2700.00

K.P. Bhansali
दस्त हजर करणाऱ्याची मही:

Joint S.R. *[Signature]*
सह. दुय्यम निबंधक

कुर्ला-4 (वर्ग-2)

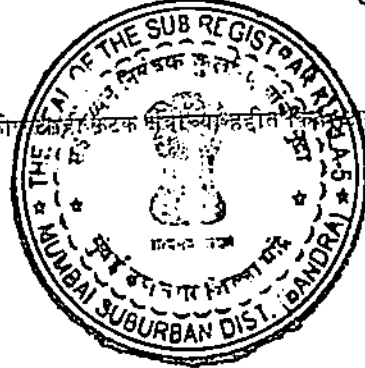
दस्ताचा प्रकार: पयायी जागेचा करार

Joint S.R. *[Signature]*
सह. दुय्यम निबंधक
कुर्ला-4 (वर्ग-2)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही क्षेत्रात किंवा कोणत्याही नागरी क्षेत्रात केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 25 / 09 / 2023 09 : 14 : 55 AM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 25 / 09 / 2023 09 : 15 : 42 AM ची वेळ: (फी)



प्रातज्ञापत्र

'सदर दस्तऐवज हा नोंदणी करण्यात आलेला असलेल्या तरदुतीनुसारच नोंदणीस दाखल करण्यात आला. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदारांची जागेवरील कामदपत्रांची आणि "दस्ताची सत्यता, वेळीस दस्तऐवज हाबीसाठी खालील दस्त निष्पादक व साक्षीदारांनी कोणत्याही प्रकारे राहतील, तसेच, हस्तांतरण दस्तऐवज कोणत्याही प्रकारे शासन यांचा कोणताही कायदा/नियम/पारंपारिक कायदा किंवा कायदा हात नाही."

लिहून देणारे

१) *[Signature]*२) *[Signature]*

३) R.R. Kanani

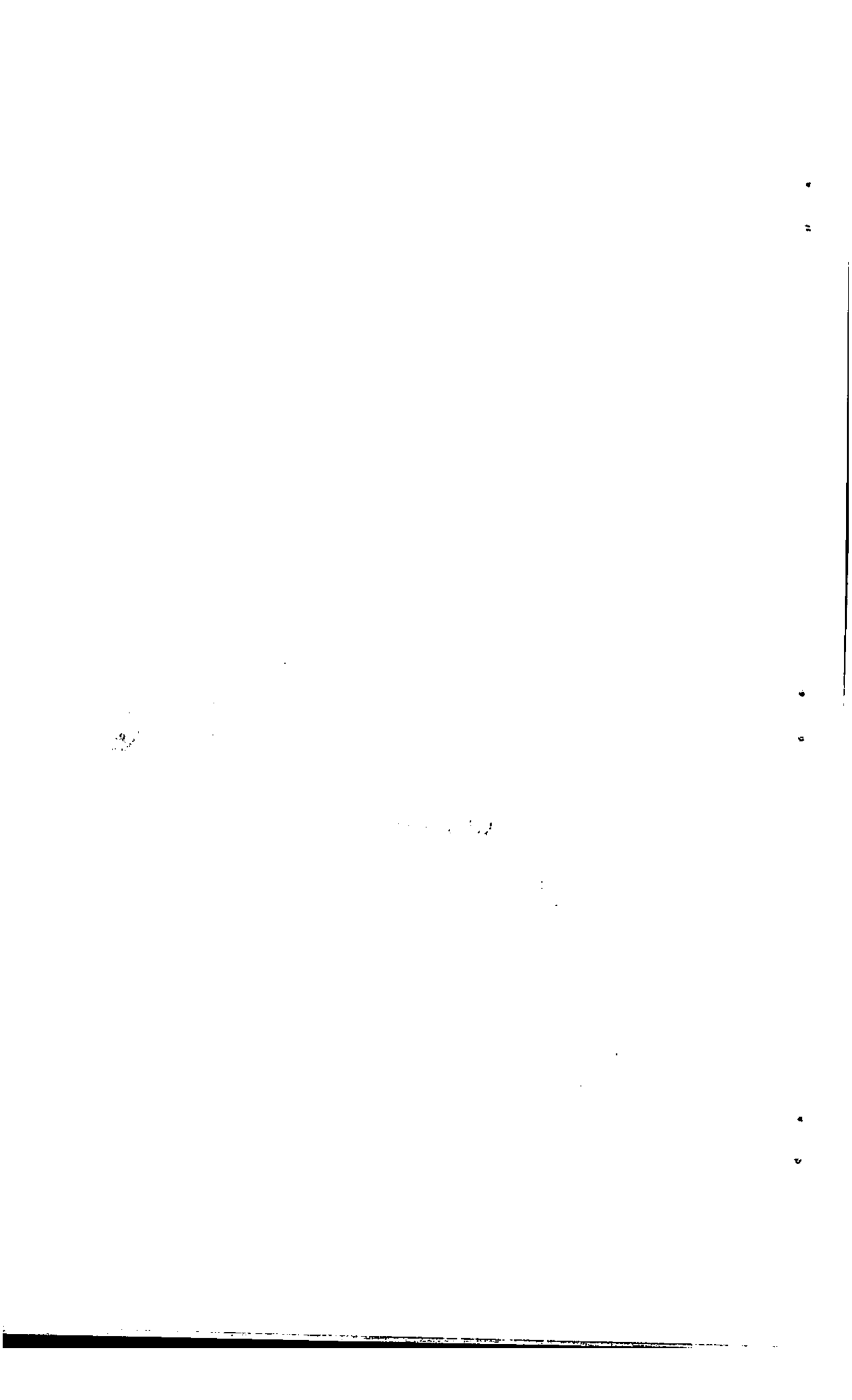
D.N. Kamdar

लिहून घेणारे

१) K.P. Bhansali

२)

३)





25/09/2023 9 20:00 AM

दस्तावेज क्रमांक : करन5/20537/2023

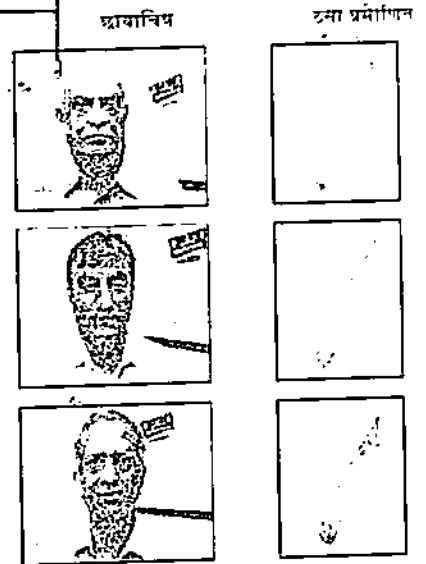
दस्तावेजा प्रकार : पर्यायी जालेचा करन

करल - ५
 2023 13 19
 2023
 करन क्रमांक: 20537/2023

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:मान्यता देणारे जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड तर्फे. मान्यता देणार
 वेअरमन मचिन मथिलाल कडकिया
 पत्ता:प्लॉट नं. प्लॉट नं. 193, माळा नं. .. इमारतीचे नाव: जीवन तरंग
 को. ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं. मंगेरिया नगर, घाटकोपर
 पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI.
 पिन नंवर:AAIAJ4188M
- 2 नाव:मान्यता देणारे जीवन तरंग को. ऑप. ही. सोमायटी लिमिटेड तर्फे. मान्यता देणार
 मॅट्रेटनी आर विजयराघवन
 पत्ता:प्लॉट नं. प्लॉट नं. 193, माळा नं. .. इमारतीचे नाव: जीवन तरंग
 को. ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं. मंगेरिया नगर, घाटकोपर
 पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI.
 पिन नंवर:AAIAJ4188M
- 3 नाव:चिकान इन्फिअन चौहान तर्फे मुख्यकार कतः प्रफुलकुमार
 मन्माली
 पत्ता:प्लॉट नं. वी/7, माळा नं. .. इमारतीचे नाव: जीवन तरंग को.
 ऑप. ही. सोमायटी लिमिटेड, ब्लॉक नं. नाथ पे नगर, प्लॉट नं. 193.
 मंगेरिया नगर, घाटकोपर पूर्व, रोड नं. .. महाराष्ट्र, MUMBAI
 पिन नंवर:ACWPC7155Q

San Kadane
[Signature]
K. P. Shand



वरील दस्तावेज करन देणार तयारकीत पर्यायी जालेचा करन चा दस्तऐवज करन दिल्याचे कळू परतान.

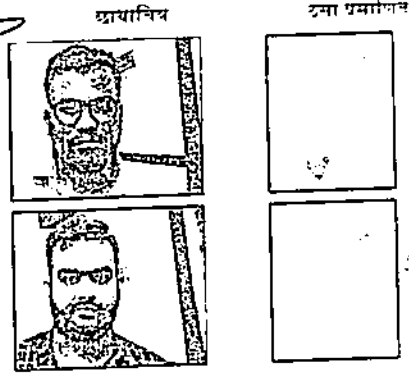
शेवट:-

वरील इमन अने निवेदीन करतात की ते दस्तावेज करन देणा-यानां व्यक्तीशः ओळखतान, व त्यांची ओळख पदवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:नाशन . नायकबाद
 वय:25
 पत्ता:चंभूर, मुंबई
 पिन कोड:400071
- 2 नाव:मंजीन . पोलाडिया
 वय:25
 पत्ता:21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई
 पिन कोड:400086

[Signature]
[Signature]



वरील पक्षकारांची कवुली उपलब्ध नाही

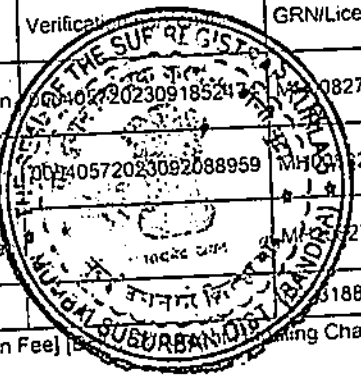
अनु क्र.

- 1 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
- 2 पक्षकाराचे नाव व पत्ता
 मेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार :राकेश 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.O. and
 सह. दुय्यम निबंधक

sr.	Purchaser	Type	Verification	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	0004057202309185242	MUMBAI08270098202324E	100.00	SD	0004463992202324	25/09/2023
2	RDK CONSTRUCTIONS	eChallan	00040572023092088959	MUMBAI0828841202324E	1200.00	SD	0004463994202324	25/09/2023
3	RDK CONSTRUCTIONS	eChallan	00040572023092088959	MUMBAI08270098202324E	1000	RF	0004463992202324	25/09/2023
4		DHC		08188414610	1700	RF	0923188414610D	25/09/2023

(SD:Stamp Duty) [RF:Registration Fee] [Municipal Charges]



Know Your Rights as Registrants

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

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



09/10/2023 9 40:53 AM

दस्ता क्रमांक: करण5/20537/2023

दस्ताचा प्रकार: पर्यायी जागेचा करार

दस्ता क्रमांक: करण-2

करल - 4

20536 L8 L9

2023

करण5

दस्ता क्रमांक: 20537/2023

- | अनु क्र. | पक्षकारांचे नाव व पत्ता | पक्षकाराचा प्रकार |
|----------|--|-----------------------------------|
| 1 | नाव:ममन आर डी के फर्नडिस तर्फे भागीदार नोकरी आर कप्तानी पत्ता:प्लॉट नं: सुनिट नं. 1, माळा नं: नळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:ABEFR0584P | निवृत्त देशात वय :-54 व्याक्षरी:- |
| 2 | नाव:ममन आर डी के फर्नडिस तर्फे भागीदार देशांतून कामदार पत्ता:प्लॉट नं: सुनिट नं. 1, माळा नं: नळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1, ब्लॉक नं: वेलजी शिवजी वाडी, हींगवाला लेन, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:ABEFR0584P | निवृत्त देशात वय :-43 व्याक्षरी:- |
| 3 | नाव:मान्यता देशांतून जीवन तरंग को. ऑप. डी. सोमायटी लिमिटेड तर्फे चेअरमन मचिन मणिलाल वाडविया पत्ता:प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. डी. सोमायटी लिमिटेड, ब्लॉक नं: गणेशिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M | मान्यता देशात वय :-68 व्याक्षरी:- |
| 4 | नाव:मान्यता देशांतून जीवन तरंग को. ऑप. डी. सोमायटी लिमिटेड तर्फे नॉन्डेटनी आर विजयनाथवन पत्ता:प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. डी. सोमायटी लिमिटेड, ब्लॉक नं: गणेशिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M | मान्यता देशात वय :-57 व्याक्षरी:- |
| 5 | नाव:विक्रम इन्फोटेक चॅट्टान तर्फे मुख्यत्वर केलन प्रफुलकुमार भन्नामी पत्ता:प्लॉट नं: सी/7, माळा नं: .. इमारतीचे नाव: जीवन तरंग को. ऑप. डी. सोमायटी लिमिटेड, ब्लॉक नं: माथ पे नगर, प्लॉट नं. 193, गणेशिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:ACWPC7155Q | निवृत्त देशात वय :-50 व्याक्षरी:- |

R.R.Kanani

D.N.Kamdar

ध्यायचित्र	दस्ता प्रमाणित

वरील दस्तऐवज करून देणारा नयाकधील पर्यायी जागेचा करार चा दस्ता वेळज करून दिल्याचे कथुल करताना. शिक्का क्र.3 ची वेळ:09 / 10 / 2023 09 : 37 : 36 AM

ओळख:- खालील इमन असे निवेदीत करताना की ते दस्तऐवज करून देणा-याना व्यक्तीश: ओळखनात, व त्यांची ओळख पटविताना

- | अनु क्र. | पक्षकारांचे नाव व पत्ता |
|----------|---|
| 1 | नाव:नेहन, गावकऱ्यात वय:25 पत्ता:चेंबूर, मुंबई पिन कोड:400071 |
| 2 | नाव:परम, पोलाडिया वय:23 पत्ता:21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड:400086 |

ध्यायचित्र	दस्ता प्रमाणित

शिक्का क्र.4 ची वेळ:09 / 10 / 2023 09 : 40 : 10 AM

शिक्का क्र.5 ची वेळ:09 / 10 / 2023 09 : 40 : 26 AM नोंदणी पुस्तक 1 मध्ये

Joint Report

सह. दुय्यम निबंधक
कुर्ला-4 (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	00040572023091852474	MH008270098202324E	100.00	SD	0004463992202324	25/09/2023
2	RDK CONSTRUCTIONS	eChallan	00040572023092088959	MH008328841202324E	1200.00	SD	0004463994202324	25/09/2023
3	RDK CONSTRUCTIONS	eChallan		MH008270098202324E	1000	RF	0004463992202324	25/09/2023
4		DHC		0923188414610	1700	RF	0923188414610D	25/09/2023

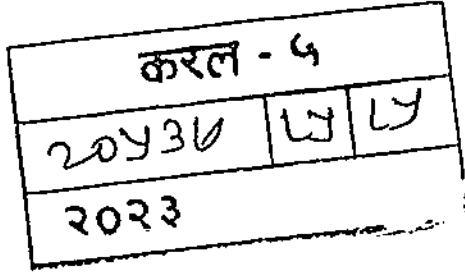
[SD Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

20537 /2023

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प्रमाणित करण्यत येते कि या दस्तामध्ये
स्कूण (.....) पत्रे आहेत.
करल-५/२०१३०/२०२३
पुस्तक क्रमांक १ क्रमांकादर नोंदला
दिनांक : ०९/१०/२०२३



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



09/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 20537/2023

नोदणी :

Regn 63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार पर्यायी जागेचा करार

(2) मोबदला 0

(3) बाजारभाव (माटेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 19748.19

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

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्जन : 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. वी-7 मॅबर पूर्वी वापरत असलेले जुने क्षेत्रफळ 334 चौ. फूट कारपेट त्या बदल्यात विनामका कडून विनामूल्य मिळालेले नवीन क्षेत्रफळ 117 चौ. फूट मोफा कारपेट म्हणून एकूण क्षेत्रफळ 451 चौ. फूट मोफा कारपेट, नवीन इमारतीत नवीन सदनिका नं. 902,9 वा मजला, आरटीके विवांता, जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व मुंबई 400077 व सोबत एक कार पार्किंग स्पेस सहित (C.T.S. Number : 195/191 ;)

(5) क्षेत्रफळ 1) 451 चौ.फूट

(6) आकारणी किंवा जुळी देण्यात असेल वेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मेतर्स आर डी के कन्स्ट्रक्शन तर्फे 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: वेसजी शिवजी वाडी, हींगवाला लेन, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P
2): नाव:-मेतर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार देवांग सन कामदार वय:-43; पत्ता:-प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1 , ब्लॉक नं: वेसजी शिवजी वाडी, हींगवाला लेन, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P
3): नाव:-मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड तर्फे चेअरमन सचिन मणिसाल कडकिया वय:-68; पत्ता:-प्लॉट नं: प्लॉट नं. 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M
4): नाव:-मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड तर्फे सेक्रेटरी आर विजयराघवन वय:-57; पत्ता:-प्लॉट नं: प्लॉट नं. 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M

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

1): नाव:-विकास हरकिशन चौहान तर्फे मुघलपार केतन प्रफुलकुमार भन्साली वय:-50; पत्ता:-प्लॉट नं: वी/7, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: नाथ पे नगर, प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACWPC7155Q

(9) दस्तऐवज करून दिल्याचा दिनांक 20/09/2023

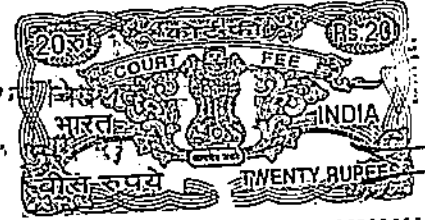
(10) दस्त नोंदणी केल्याचा दिनांक 09/10/2023

(11) अनुक्रमांक, खंड व पृष्ठ 20537/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 1300

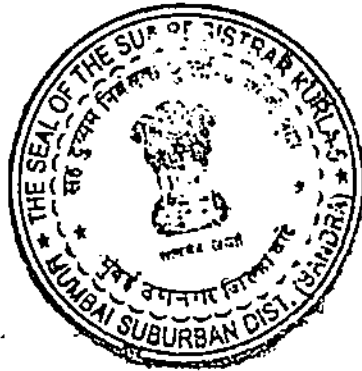
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 1000

(14) शेरत



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	00040572023091852474	MH008270098202324E	100.00	SD	0004463992202324	25/09/2023
2	RDK CONSTRUCTIONS	eChallan	00040572023092088959	MH008328841202324E	1200.00	SD	0004463994202324	25/09/2023
3	RDK CONSTRUCTIONS	eChallan		MH008270098202324E	1000	RF	0004463992202324	25/09/2023
4		DHC		0923188414610	1700	RF	0923188414610D	25/09/2023

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

