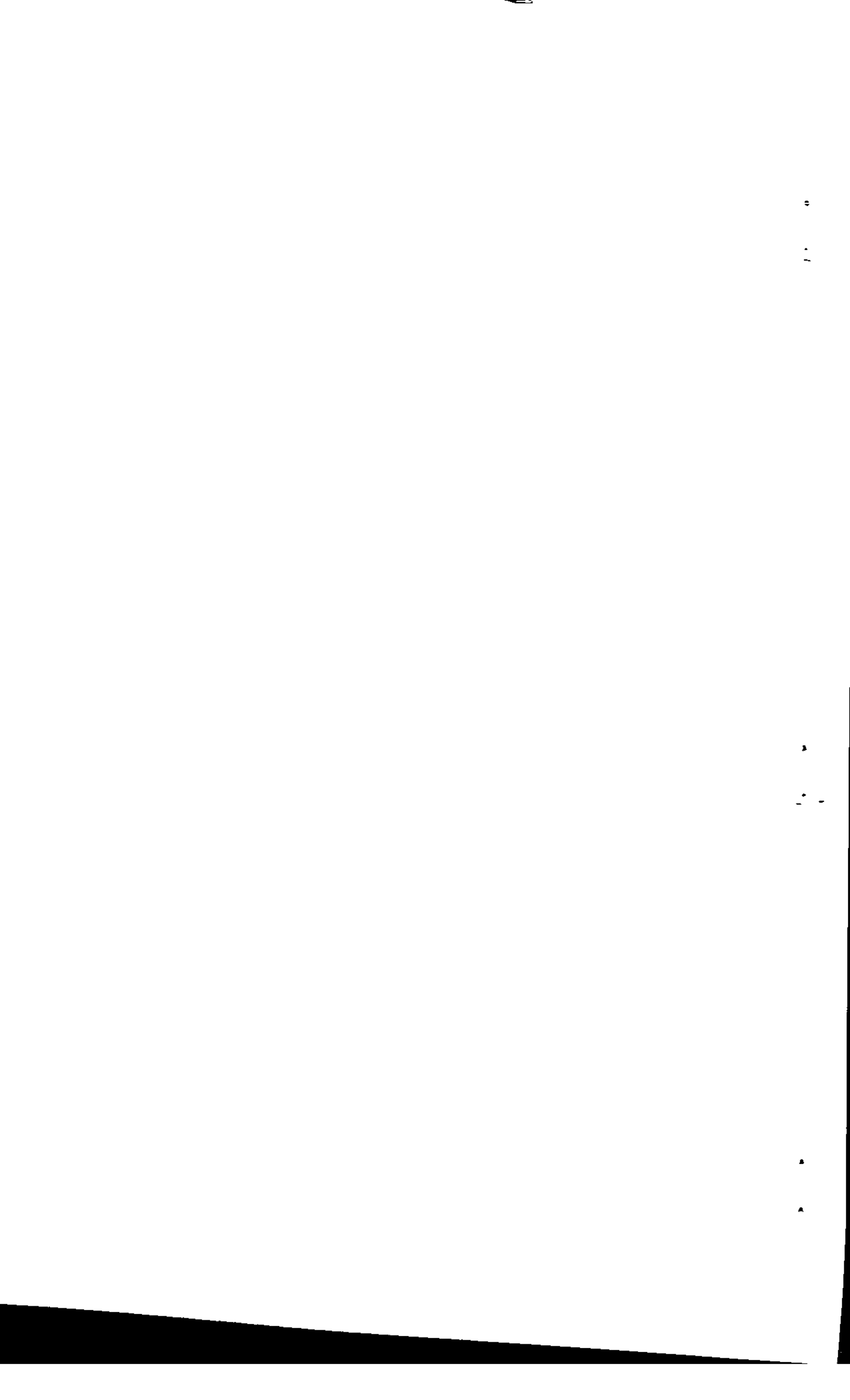


B/10  
1102

MR. NATHURAM PHULARAM KUMAVAT  
OLD FLAT NO. B/10  
NEW FLAT NO. 1102



520/21571

पावती

Original/Duplicate

Monday, October 09, 2023

नोंदणी क्र.: 39म

10:17 AM

Regn.: 39M

पावती क्र.: 22806 दिनांक: 09/10/2023

गावाचे नाव: चाटकोपर

दस्तावेजाचा अनुक्रमांक: करल5-21571-2023

दस्तावेजाचा प्रकार: पर्यायी जागेचा करार.

मादर करणाऱ्याचे नाव: नत्थूराम फूलाराम कुमावत

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

**DELIVERED**

एकूण:

रु. 2500.00

आपणास मूळ दस्त भंगलेल प्रिंट, सूची-२ अंदाजे

10:37 AM ह्या वेळेस मिळेल.

Joint S.R. रजिस्ट्रार-5

वाजार मुल्य: रु. 20688.58/-

मोवदला रु. 0/-

भंगलेल मुद्रांक शुल्क: रु. 1300/-

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु. 1500/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0923185613580 दिनांक: 09/10/2023

वॅकचे नाव व पत्ता:

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

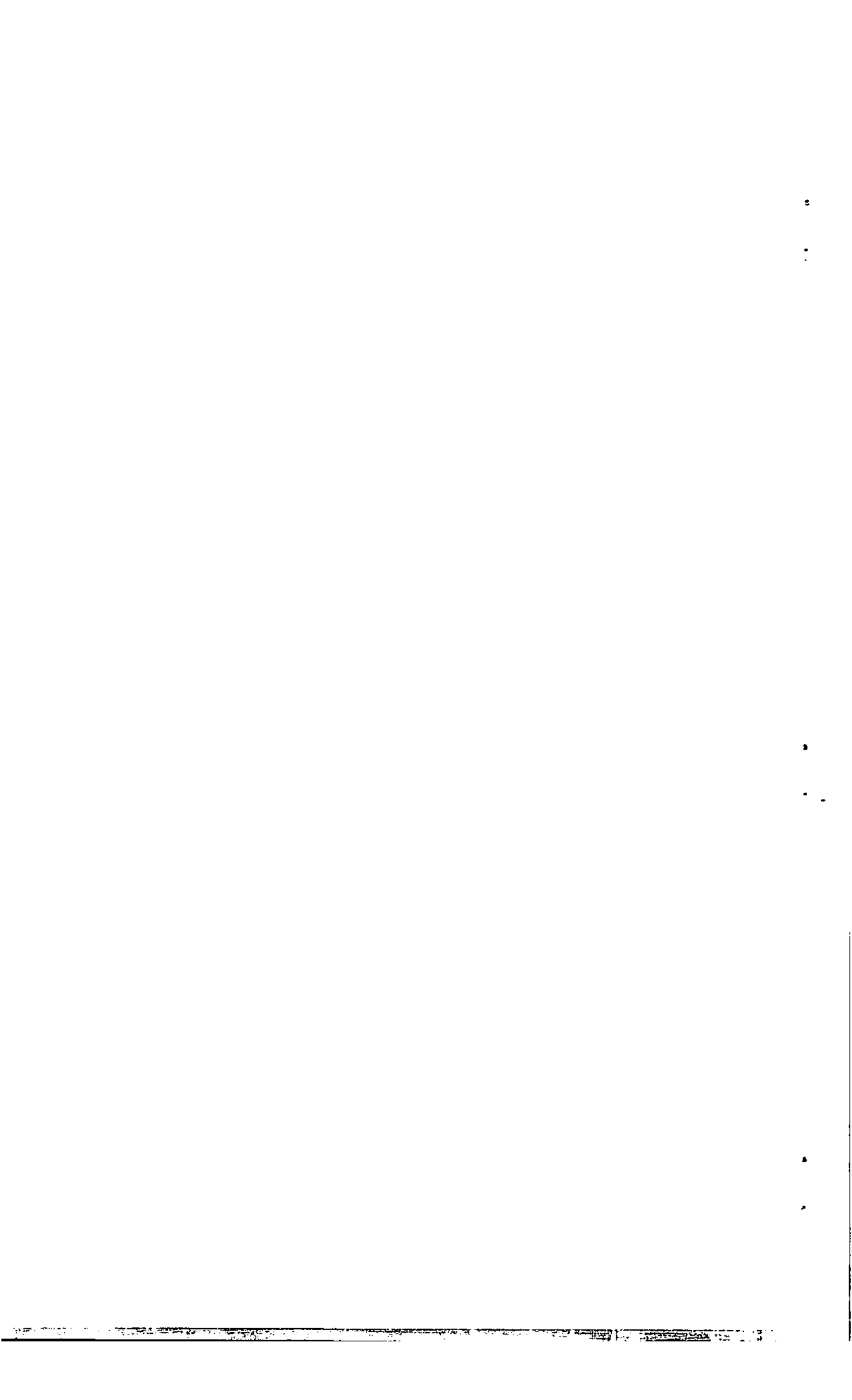
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH008270473202324E दिनांक: 09/10/2023

वॅकचे नाव व पत्ता:

नोंदणी फी माफ़ी अनव्यास तपशिल :-

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

नत्थूराम कुमावत

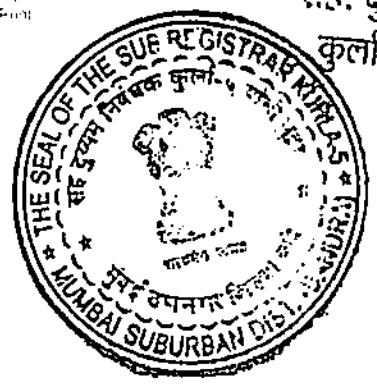


मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		करल - ५	
Valuation ID	20231009109	09 October 2023 09:03:42 AM	
मूल्यांकनाचे वर्ष	2023	29/10/23	9/10/23
जिल्हा	मुंबई (उपनगर)	2023	
मूल्य विभाग	102.घाटकोपर - कुर्ला	मुंबई प्रान्त पाश्चिमी गाव हद्द	
उप मूल्य विभाग	भुभाग उत्तरेस 27.45 मी रस्ता व अंशात गाव हद्द, पूर्वेस गाव हद्द दक्षिणेस		
सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#195		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
79850	170980	196630	232800
ओद्योगिक	मोजभापनाचे एकक		
170980	वीरस मीटर		
<b>बांधीव क्षेत्राची माहिती</b>			
बांधकाम क्षेत्र (Built Up)	0.11 चौरस मीटर	मिळकतीचा वापर -	निवृत्ती सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 to 2वर्ष
उद्घवाहन सुविधा -	आहे	मजला -	1 <sup>st</sup> floor To 2 <sup>nd</sup> floor
रस्ता सन्मुख -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ		= 110% apply to rate = Rs 188078/-	
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) - घसा.यानुसार टक्केवारी ) * खुल्या जमिनीचा दर )	
		= ( ( (188078-79850) * (100 / 100) ) * 79850 )	
		= Rs 188078/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 188078 * 0.11	
		= Rs 20688.58/-	
Applicable Rules	= 10.4		
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य * तहकधराचे मूल्य * मॅजिनर्डन मजला क्षेत्र मूल्य * लागतच्या गाळीचे मूल्य * वरील पक्कीचे मूल्य * यदिस्त वाहन तळाचे मूल्य * खुल्या जमिनीवरील वाहन तळाचे मूल्य * दुमारी भावतीच्या खुल्या जागाचे मूल्य * यदिस्त वाळकनी * पॅकिंगकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 20688.58 - 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 20688.58/-		

*(Signature)*

Home Print

सह. दुध्म निबंधक  
कुर्ला-५ (वर्ग-३)







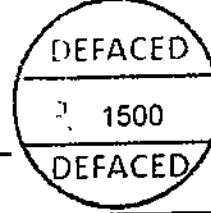
**D**ocument **H**andling **C**harges  
Inspector General of Registration

करले - ५  
29/09 2 09  
& 2023

**Receipt of Document Handling Charges**

PRN	0923185613580	Receipt Date	09/10/2023
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Received from self, Mobile number 0000000000, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 21571 dated 09/10/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	SBIN	Payment Date	18/09/2023
Bank CIN	10004152023091812738	REF No.	CHN7163149
Deface No	0923185613580D	Deface Date	09/10/2023

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



10

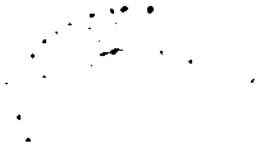


Department of Stamp & Registration, Maharashtra		करत - 4	
Receipt of Document Handling Charges		29405	3 47
PRN 0923185613580		Date 18/09/2023	
Received from self, Mobile number 0000000000, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub 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 10004152023091812738	REF No.	CHN7163149	
This is computer generated receipt, hence no signature is required.			









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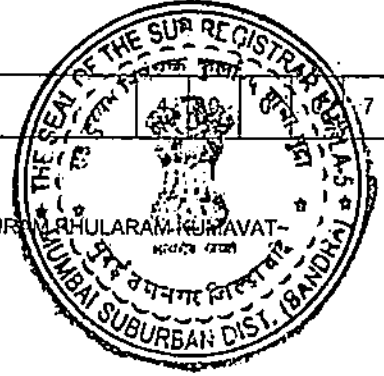
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CHALLAN  
MTR Form Number-6



GRN	MH008328774202324E	BARCODE	[Barcode]		Date	20/09/2023-08:47:36	Form ID	25.2
Department	Inspector General Of Registration					20/09/2023	Y	Y
Stamp Duty	Type of Payment Stamp Duty		TAX ID / TAN (If Any)	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 1102, 11TH FLOOR, RDK VIVANTA,				
Account Head Details		Amount In Rs.	Premises/Building	JEEVAN TARANG CHS LTD				
0030045501	Sale of NonJudicial Stamp		1200.00	Road/Street	PLOT NO 193, GARODIA NAGAR, GHATKOPAR EAST			
			Area/Locality	MUMBAI				
			Town/City/District					
			PIN	7 7				
			Remarks (If Any)	SecondPartyName=NATHURAM KURAVAT-				
			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.	00040572023092088918	CKY0426474		
Cheque/DD No.			Bank Date	RBI Date	20/09/2023-08:24:48	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. . Date		Not Verified with Scroll			



Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुसरा निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही .

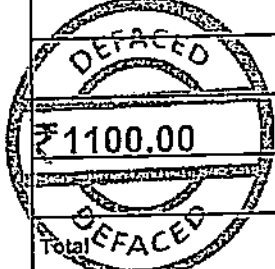
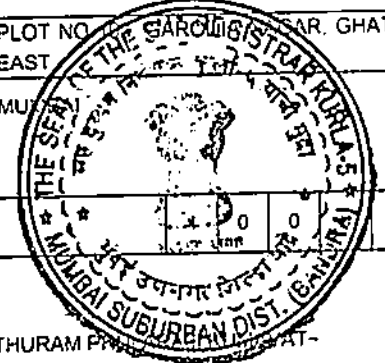




CHALLAN  
MTR Form Number-6

करल - ५	
29409	e
2023	

GRN	MH008270473202324E	BARCODE	Date		18/09/2023-11:45:45	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	RDK CONSTRUCTIONS				
Location	MUMBAI	Flat/Block No.	FLAT NO 1102, 11TH FLOOR, RDK VIVANTA.				
Year	2023-2024 One Time	Premises/Building	JEEVAN TARANG CHS LTD				
Account Head Details		Amount In Rs.					
0030045501	Stamp Duty	100.00	Road/Street	PLOT NO. 1102, 11TH FLOOR, RDK VIVANTA, GHATKOPAR EAST			
0030063301	Registration Fee	1000.00	Area/Locality	MUMBAI			
			Town/City/District	MUMBAI			
			PIN	400 007			
			Remarks (If Any)	SecondPartyName=NATHURAM P...			
			Amount In	One Thousand One Hundred Rupees Only			
			Words	1,100.00			
			Total	1,100.00			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572023091852722	CKY0216037		
Cheque/DD No.		Bank Date	RBI Date	18/09/2023-11:46:20	20/09/2023		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	262 , 20/09/2023				



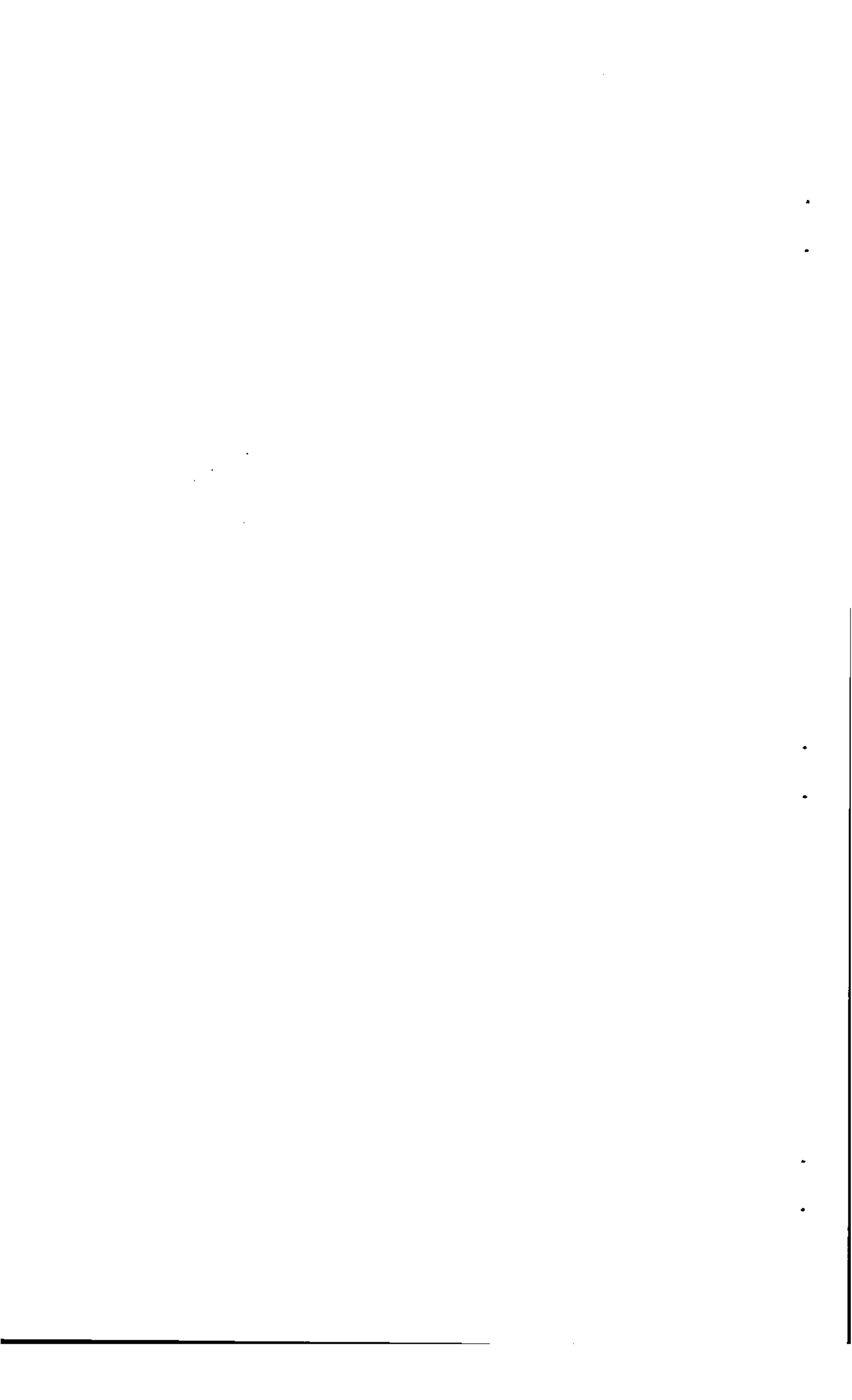
Department ID : Mobile No. : 0000000000  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालान फक्त दफ्तरी लिखतक कार्यालयी नोंदणी कारवायाच्या दस्तऐवजात वापरू शकते. नोंदणी न करतावाच्या दस्तऐवजात सदर चालान वापरू शकत नाही.

Signature Not Verified

Challan Defaced Details

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2023.10.10 18:35:15  
Reason: GRAS Secure Document  
Location: India

Sr. No.	Remarks	Defacement No.	Def: cement Date	Userid	Defacement Amount
1	(IS)-520-21571	0004802145202324	09/10/2023-10:17:39	IGR561	100.00
2	(IS)-520-21571	0004802145202324	09/10/2023-10:17:39	IGR561	1000.00
Total Defacement Amount					1,100.00









करल - ६		
29/09	७	७
2023	८	

1K 2

B-10



**PERMANENT ALTERNATE ACCOMMODATION AGREEMENT**

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

DNK  
 सचिन  
 RPK  
 Jan

**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>सचिन</u>	<u>Jan</u>
<u>DNK</u>		
Developer	Member	Society

29/10/2017	2023
Plot No. 12-33, TPS-1, Viji 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. NATHURAM PHULARAM KUMAVAT, of Mumbai Indian inhabitant holding Aadhaar Card bearing No. 9709 2001 9170 and PAN Card bearing No. AJMPK35269 having his address at Ward No. 7, Manaksas, Jhunjhunun, Rajasthan 338801, 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 the heirs, executors, administrators and permitted assigns) of the **THIRD PART**

WHEREAS:

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

RPK		
DNK	मि. न. कुमावत	DNK
Developer	Member	Society

Kurla		
29/09	90	02
2023		

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

Annexure - "I"

- B. The said Old Building "Jeevan Tarang" consists of ground plus three floors having 24 residential flats/premises. The said flats are occupied by the members of the Society as owners thereof.
- C. By a Development Agreement dated 28<sup>th</sup> March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5/6481 of 2023 (hereinafter referred to as 'the said Agreement') made between the Society of the First Part, the Developer of the Second Part and the members of the Society of the Third Part, the Society and its members have granted unto the Developer, the rights to redevelop the said Property on the terms and conditions therein mentioned.
- D. Pursuant to the Development Agreement, the Society had also executed Power of Attorney dated 28<sup>th</sup> March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5/6485 OF 2023 ("Power of Attorney") in favour of the Developer and its designated partners empowering them to do all the acts, deeds and things as set out therein for redevelopment of the said Property in terms of the said Agreement.
- E. For development of the said Property, the Developer has submitted the building plans through its Architect and in pursuance thereto has obtained Intimation of Approval ("IOA") bearing No. N/PVT/0116/20230606/AP dated 21<sup>st</sup> August 2023 from SRA/MCGM/BMC and has also procured approved plans ("Approved Plans") in respect of the new building to be 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



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

करल = 4  
 2023  
 the Member, free of cost a new self-contained residential flat on ownership basis, bearing Flat No. 1102 admeasuring 451 square feet (MOFA carpet area), on the 11<sup>th</sup> 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.

PRK	पारस	DRK
DNK		DRK
Developer	Member	Society

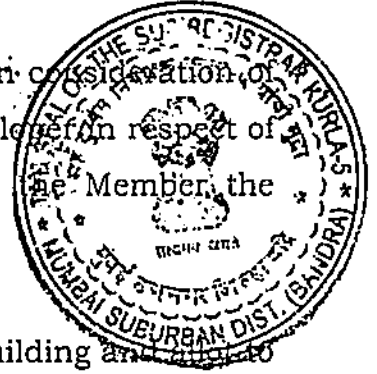
25769		
92	VJ	
2023		

**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 to provide to the Member, free of cost, on ownership basis and free of all encumbrances, a new self-contained residential flat, bearing Flat No. 1102 admeasuring 451 square feet (MOFA carpet area), on the 11<sup>th</sup> floor of the New Building named "RDK Vivanta" ("Member's New Flat") delineated on the sanctioned floor plan annexed hereto as ANNEXURE - "III" and thereon shown surrounded by red colour boundary line, along with fixtures, fittings, specifications and common area amenities as set out in the list contained in ANNEXURE - "IV" together with right to use 1(one) car parking space to be constructed on the said Land ("Member's Parking") as and by way of permanent alternate accommodation in lieu of the Existing Premises occupied by 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.

PRK	Flay 21/11	Signature
DNK		Signature
Developer	Member	Society

करल - 4
2.2 OTHER COMPENSATIONS:
२०२३ 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:

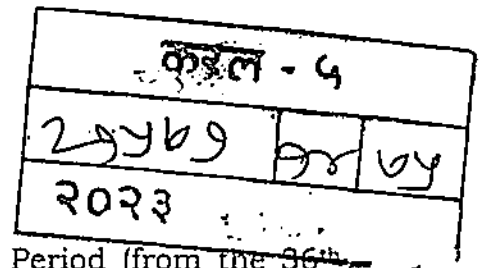
2.2.1.1. As agreed, the Members shall make their own arrangements for temporary alternate accommodation.

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:

- Rs. 70/- (Rupees Seventy Only) per sq. ft. per month on the carpet area of the said existing flat area for the first 12 months from the Vacation Date;
- Rs. 73/- (Rupees Seventy-Three Only) per sq. ft. per month on the carpet area of the said existing flat for the next 12 months i.e., from the 13<sup>th</sup> month to the 24<sup>th</sup> month from the Vacation Date;
- Rs. 76/- (Rupees Seventy-Six Only) per sq. ft. per month on the carpet area of the said existing flat for the next 12 months i.e., from the 25<sup>th</sup> month to the 36<sup>th</sup> month from the Vacation Date;
- It is agreed that the cheques for TAA payable by the Developers to the Members shall be handed over by the Developers to the Managing Committee Members of the Society along-with the Vacation Notice and the Managing Committee Members shall in turn distribute the said cheques amongst its Members only after all 24 members have vacated their premises and handed over the possession as mentioned hereinabove and the Developers shall not be liable/ responsible for such distribution or for any delay or default on the part of the Society in such distribution and the Society and its Members agree to indemnify the Developers in respect thereof;
- In case of delay on the part of the Developers in handing over the new flats to the 24 members beyond the 36 months from the Vacation Date (subject to force majeure), then the Developer shall continue to pay the TAA Rent at Rs. 78/- (Rupees Seventy-Eight Only) per s. ft. per month on the carpet area of the said existing flat

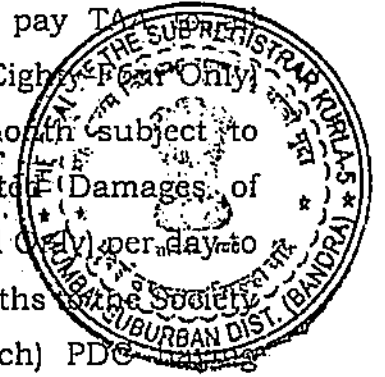
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for a further period of 6 months i.e., Grace Period (from the 36<sup>th</sup> month to 42<sup>nd</sup> month from the Vacation Date);

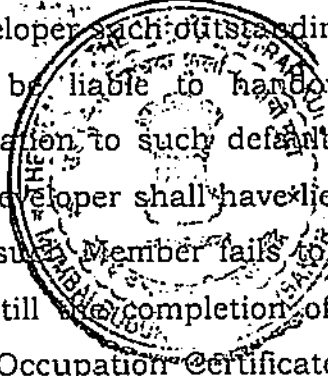
- f) In case there is further delay by the Developer in handing over the new flats to the 24 members beyond 42 (Forty-Two) months from the Vacation Date, (subject to Force Majeure), then the Society shall allow Developer additional period for completion of construction of the New Building. Developer shall continue to pay TAA to 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 by depositing six monthly (1 month's Rent each) PDC on 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

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

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### 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 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 one-time to & fro shifting/transportation charges.



### 2.9 Car Parking :

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

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The car parking cannot be allotted to any third party (outsiders) other than purchasers of new flats/commercial premises in the new building or existing members.

- (iv) No commercial vehicle of commercial premises purchasers shall be allowed to park their vehicle in building.

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

It is clearly agreed, understood and confirmed by the Developer that all present and future stamp duty, registration charges, GST and all such and other statutory taxes (fees, 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.

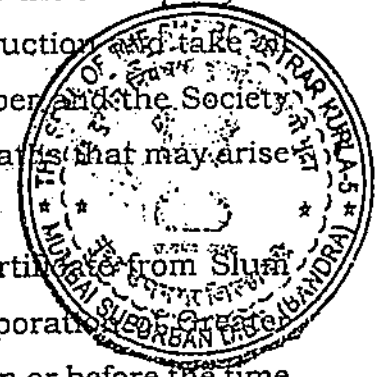
**3. SPECIFIC OBLIGATIONS OF THE DEVELOPER**

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.

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- 3.2 The Developer shall undertake the redevelopment of the said Property and construct the New Building thereon in compliance and accordance with the terms and conditions of the said Agreement, as well as in accordance with the sanctioned plans for development of the said Property.
- 3.3 During the course of construction, the Developer shall take adequate proper insurance of the workers as also the third party for the injuries or death during the course of construction and take 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

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21/04/2023	has been received	or served upon the Member in respect of the
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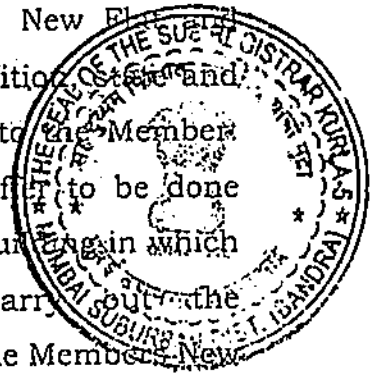
- 4.5 There is no injunction or any other order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the Member from dealing with the Existing Premises or entering into this Agreement.
- 4.6 The Member will not create any unnecessary hindrances, obstacles in the redevelopment process and extend his co-operation to the Developer for any lawful purpose under this Agreement and/ or the said Agreement.
- 4.7 The Member hereby agrees and confirms that the terms and conditions of the said Agreement/Power of Attorney are binding on him.
- 4.8 The Member hereby agrees and confirms that the Developer shall be entitled to construct flats as it may deem fit and it shall also be entitled to sell the same.
- 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 tenantable condition from the date on which the possession of the Members New Flat was taken by him and shall not do or allow or suffer to be done anything in and or to the common areas in the New Building or any part of the New Building in which the Members New Flat is situated which is not expressly permitted by the Developer in writing.
- 4.11 The Members shall not store in the Members New Flat, any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the New Building in which the Members New Flat is situated or storage of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase,

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common passage or lift or any other structure of the New Building in which the Members New Flat is situated including entrance of the New Building. In case of any damage caused to the New Building on account of negligence or default of the Member, the Member shall be liable to pay or make good the damage incurred or caused due to the default of the Member.

4.12 The Member shall carry out at his own cost, all internal repairs/modifications/alterations to the Member's New Flat and maintain the Members New Flat in the same condition 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 Member's New Flat without prior written approval of the Society and concerned statutory authority (when necessary). In the event of the Member committing any act in contravention of the above provision, the Member shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.



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

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waterproofing, the Developer shall be liable to carry out such repairs at its own costs and expenses for a period of 10 years.

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

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

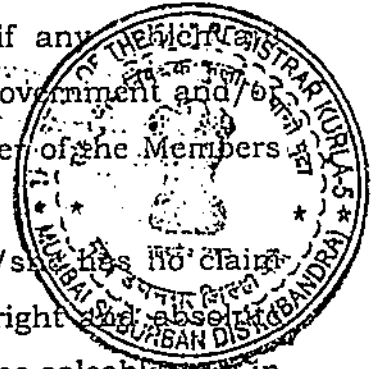
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RCC pardis in the New Flat without prior written permission of the Society, the Developer and the Concerned Authority.

- 4.16 The Member shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Members New Flat in the compound or any portion of the New Building in which the Members New Flat is situated.
- 4.17 The Member shall bear and pay any and all differences in local taxes, water charges, insurance and such other levies if any 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 authority to change/amend the plans in respect of the saleable area in the New Building.
- 4.19 The Developer shall be entitled to put signage / boards to reflect the name of "M/S RDK CONSTRUCTIONS" in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Developer shall also be entitled to place, select, decide hoarding/board sites.



**5 THIRD PARTY TRANSFER**

- 5.1 If any Member during the subsistence of the redevelopment project is desirous to transfer by sale, gift, exchange, lease or otherwise of the Member's New Premises , then the transfer/transaction shall be subject to the New Transferee giving a registered undertaking to the Developer that such purchaser shall comply with all the terms and conditions of the said Agreement as well as these presents, as if the New Transferee was a party to the said Agreement.
- 5.2 Such transferee shall be treated as New Transferee and accordingly the Developer shall be handing over consideration under these presents to such New Transferee. Similarly, the New Transferee shall be liable to pay to the Society / Developer any amount duly payable by the Member and also any amount duly payable as per this Agreement.

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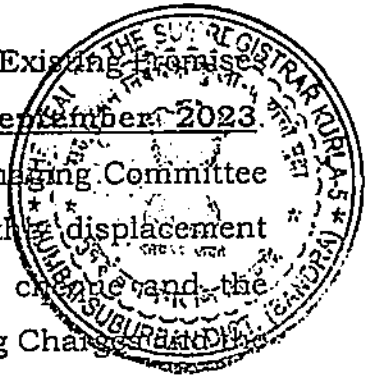


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responsibility of the Developer to comply with provisions of RERA and it is further agreed between the parties that Society and/or MEMBERS shall not have any role in completing the project as a promoter or otherwise.

**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 and the cheques pertaining to Hardship Compensation, Shifting Charges and the brokerage amount shall be paid in terms of Article 4 as stated in the Development Agreement.



**8. APPROVALS AND CONSTRUCTIONS MILESTONES**

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

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industry as a whole and/or all other acts which are beyond the reasonable control of the Developers and which are not attributable to any default on the part of the Developer. Notwithstanding anything contained in this Agreement, it is agreed that if because of any Force Majeure event, the Developers are prevented from carrying on with or hampered in performance of any of their obligations under this Agreement or otherwise

(hereinafter referred to as the "Force Majeure Event"), then the reason and delay shall be intimated by the Developers to the

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

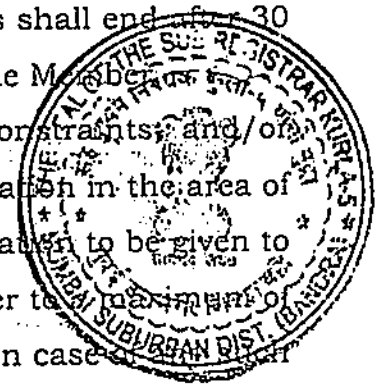
- 8.4 Upon receipt of Occupation Certificate, the Developer shall intimate to the Society/ Member with a 30 (Thirty) days' notice in writing to take possession of the Member's New Premises and within 30 days from the date of receipt of notice from the Developer, the Member shall take possession of the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

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have taken possession of the Member's New Premises on the 30<sup>th</sup> day of receipt of such notice irrespective of whether they have taken physical possession of the Members New Flat or not and shall be liable to bear and pay the taxes and other outgoing relating to the Members New Premises from the date of such deemed possession. It is clarified that the obligation to pay Hardship Compensation under these presents shall end 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 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. Reshmi Devi Kumavat 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/s of such legal heirs/nominee of the deceased Member/ first nominee will be intimated by the Society in writing to the Developer.

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

#### 12. PAN CARD

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

- The Member's Permanent Account Number is AJMPK3526C, and a copy of his PAN Card is annexed hereto and marked Annexure "V";
- The Society's Permanent Account Number is AAIAJ4188M and a copy of its PAN Card is annexed hereto and marked Annexure "VI";
- The Developer'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.

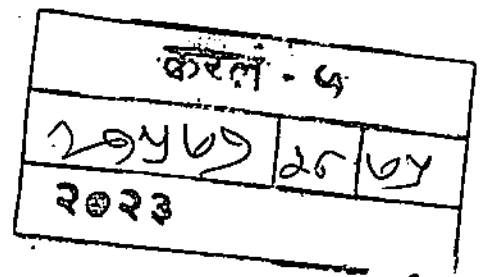
#### 14. INVALIDITY AND SEVERABILITY

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

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

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

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The Parties shall jointly appoint a sole arbitrator upon expiry of 30 days, failing which, each Party shall appoint one arbitrator, and the two appointed arbitrators shall, before entering upon the reference, appoint a third arbitrator who shall act as the presiding arbitrator, to resolve the aforesaid disputes and differences. Such arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996, or any statutory amendment or re-enactment thereof for the time being in force. The arbitration proceedings shall be held at Mumbai and the language of the proceedings shall be English. The Arbitrator/s shall have summary powers and be entitled to give interim directions and awards from time to time. The award/s of the Arbitrator/s shall be reasoned and given in writing and shall be final and binding upon the Society (for itself, and for and on behalf of all its Members) and the Developer. Till the Arbitrator decides the quantum, the cost of the Arbitration proceedings shall be borne and paid by the Society and the Developer, in equal shares.

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;

RRK		
DNK	१९/१०/२३	for
Developer	Member	Society

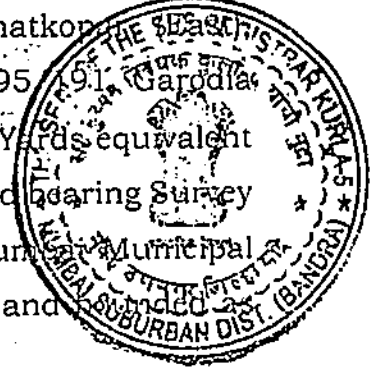


करल - ५		
२९५७७	३०	७५
२०२३		

**FIRST SCHEDULE HEREINABOVE REFERRED TO:**

(Description of the said Property)

All that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar, Mumbai-400 077 of Village Ghatkopar bearing CTS No. 195 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 Municipal Corporation under the Assessment No. NX010248001000 and 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. 1102 admeasuring 451 square feet (MOFA carpet area), on the 11<sup>th</sup> floor of the New Building to be constructed on the said Land.

<u>RPV</u>	<u>जय रम</u>	<u>[Signature]</u>
<u>DNK</u>		
Developer	Member	Society

करल - ५  
 29/03/2023

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

SIGNED SEALED AND DELIVERED )

By the within named "DEVELOPER" )

M/S. RDK CONSTRUCTIONS )

Through its Partners )

R.R. Kanani

MR. RAKESH R. KANANI



D.N. Kamdar

MR. DEVANG N. KAMDAR



in the presence of .....

1. ROMAN GAIKWAD

2. Manil Patadiya



<u>PRK</u>	<u>Manil Patadiya</u>	<u>Manil Patadiya</u>
<u>DNK</u>		
Developer	Member	Society

करल ०५		
29/09	02	04
2023		

SIGNED AND DELIVERED )

By the within named "MEMBER" )

नथुराम फुलारम



MR. NATHURAM PHULARAM KUMAVAT )

in the presence of .....

1. [Signature]
2. Manil



SIGNED AND DELIVERED )

By the within named "THE SOCIETY" )

JEEVAN TARANG CO-OPERATIVE HOUSING )

SOCIETY LIMITED, )

Jas. Kadakia



(i) Mr. Sachin Manilal Kadakia, Chairman )

[Signature]



(ii) Mr. R. Vijayraghavan, Secretary )

in the presence of .....

1. [Signature]
2. Manil

<u>PRK</u>	<u>नथुराम</u>	<u>Jas</u>
DNK	Member	DKZ
Developer		Society

७२८ - ५		
२१५१९	३३	१०५
२०२३		

List of Annexures

ANNEXURE - I - Copy of CTS Plan

ANNEXURE - II - Copy of the IOA

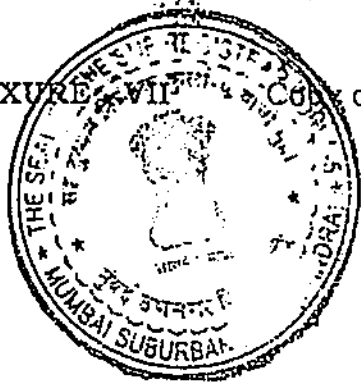
ANNEXURE - III - Copy of Floor plan

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)

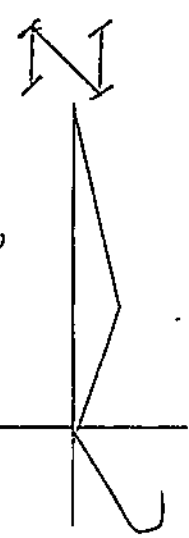
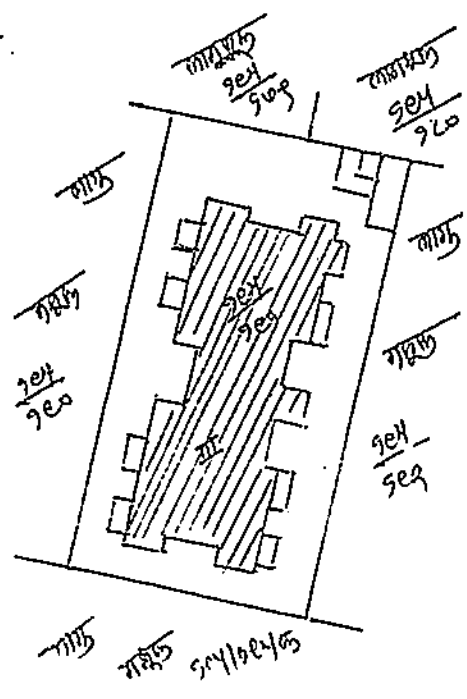
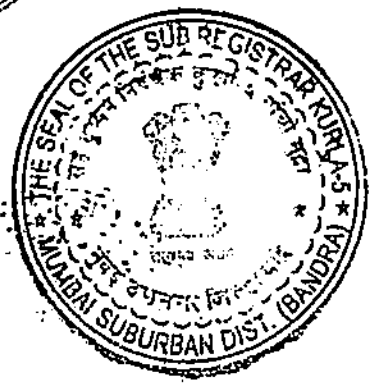
ANNEXURE - VII - Copy of Developer's Permanent Account Number (PAN)



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

Annexure - I - CTS Plan

सदरची नवकल पुनर्विलोकन सापेक्ष तारीख दिनांक 29/10/2023 रोजी  
 केवळ मासणी अडविलेला नगर प्रमाण बांधणी, ता. कुर्ला येथील  
 नवकल 904/900 ची नवकल पुनर्विलोकन आदेश क्रमांक ६६ यानुसार  
 तयार केला आहे.



- १) सदरची नवकल पुनर्विलोकन आलेखावरून देणेत आली आहे.
- २) सदरची नवकल पुनर्विलोकनाची वेळी लागणारा आढळून आलेली स्थिती दर्शविते. (पुनर्विलोकन केवळ वास्तव्यसाठी)
- ३) सदरची नवकल बांधणी अडविलेले दर्शवित नाही. बांधणी अडविलेले स्थिती दर्शविलेले नवकलसाठी बांधणी करून घेणे आवश्यक आहे

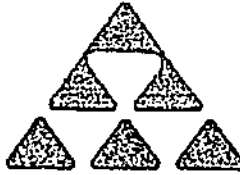
अज कपात ..... 2.६४ ..... अज आल्याचा ताराख ..... 29/10/2023  
 नवकलेचा शुल्क ..... ५० ..... नवकल तयार तारीख ..... 29/10/2023  
 नवकलेची प्रतिवार ..... तयार करणार .....  
 मासणी शुल्क ..... मासणी करणार .....  
 कागद शुल्क ..... १० ..... नवकल दिव्यात तारीख ..... 29/10/2023  
 एकूण शुल्क ..... ६० ..... खर्च घेत .....

*Nmadar*  
 प्रमुख लिपीक  
 नगर प्रमाण अधिकारी  
 घाटकोपर.

*[Signature]*  
 नगर प्रमाण अधिकारी  
 घाटकोपर

प्रमाण 9:400

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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 Greater Mumbai

No. N/PVT/0116/20230606/AP

( Sale Building )

Dated:-

21 AUG 2023

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

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

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

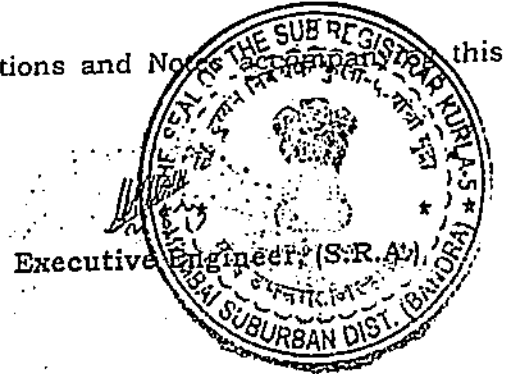
A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

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

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2023		

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

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



### SPECIAL INSTRUCTIONS

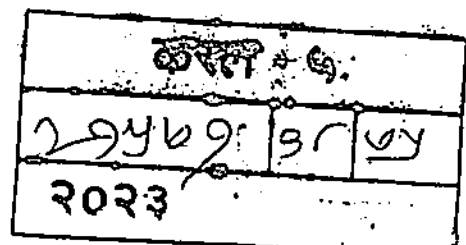
- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Dy.Ch. Engineer (S.R.A.)/ Executive Engineer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

Attention is drawn to the notes accompanying this Intimation of Approval

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- 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 with 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.

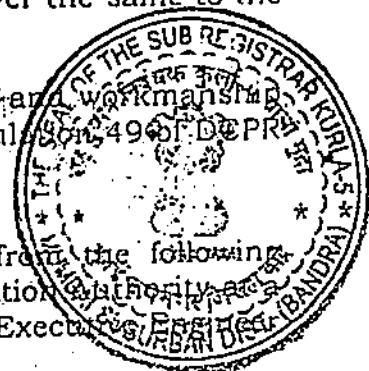




- xi) That the buyers / member will not be held liable to SRA for failure of mechanical parking system in future.
- xii) Not misusing a roof top gardening area / community open space which will be used by the sale residents of sale building as an additional amenity the same and will hand over the same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

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

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



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

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

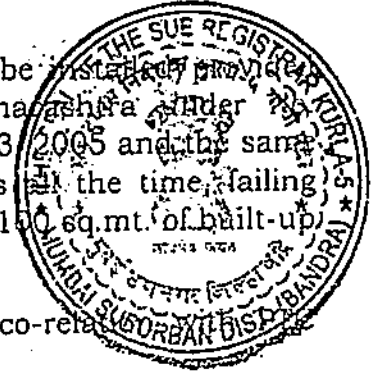
15) That the regular/sanctioned/proposed lines & reservation will be got demarcated at site through A.E. (Survey)/E.E. (T. & C.)/E.E. D.P./DILR before applying for C.C.

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

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- 29) That the C.C. shall be released as per co-relation Rehab BUA & P.R. card in word policy as may be decided by SRA.
- 30) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AEWV of concerned ward.

31) That the Rain Water Harvesting system should be installed as per the direction of U.D.D., Govt. of Maharashtra under TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions at the time of filing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.



32) That the sale C.C. shall be released as per co-relation proposed in scheme-1.

**A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:**

- 1) That a plan showing the dimensions of the plinth and 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 Form certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.

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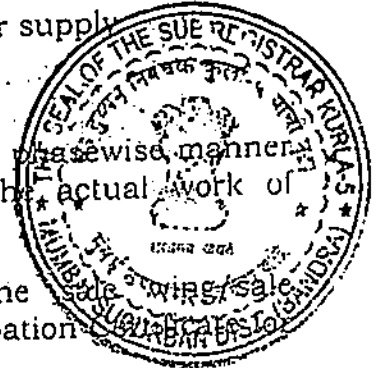
23) That Extra water sewerage & charges shall be paid to A.E. W.W. 'N' of MCGM before OCC

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 building/sale area shall be considered until Occupation equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.



*[Handwritten signature]*

Executive Engineer  
Slum Rehabilitation Authority

20/11/19		
20/11/19	03	11/19
20/11/19		

## NOTES

- (1) ~~20/11/19~~ work should not be started unless objections \_\_\_\_\_ are complied with \_\_\_\_\_
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted alongwith the building completion certificate.
- (4) Temporary ~~sanitary~~ accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for construction purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc should not be deposited over footpaths or public street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from Licensed Structural Engineer.
- (10) The work above plinth should not be started before the same is shown to this office Sub Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open space dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. \_\_\_\_\_ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert. if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in

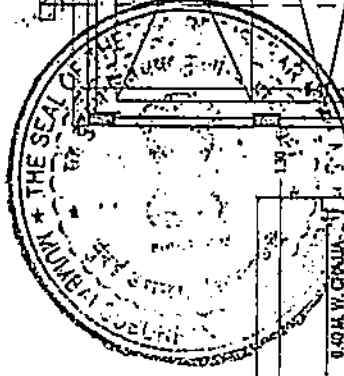
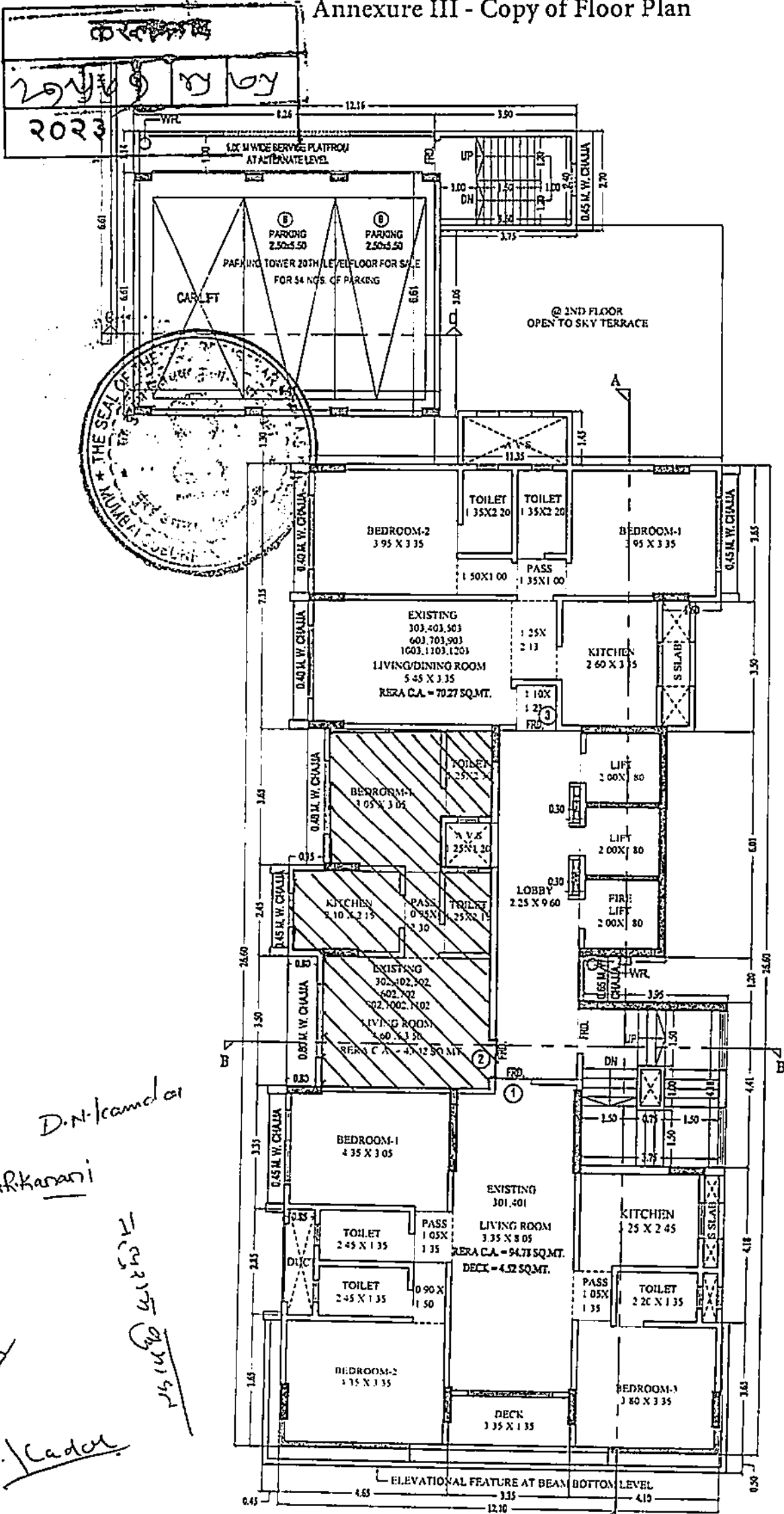
concrete having broken glass pieces at the rate of 0.125 sq.mt below pavement.

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

  
Executive Engineer, (S.R.A.)

Annexure III - Copy of Floor Plan

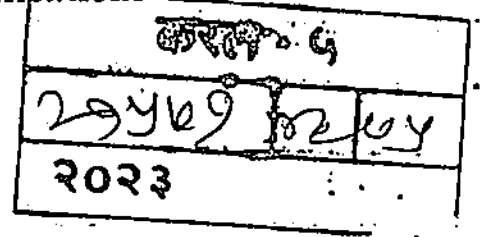


*D.N. Kamalakar*  
*R.R. Kanani*  
*15/11/20*  
*16/11/20*  
*17/11/20*

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



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



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



B. COMMON AMENITIES INSIDE THE SOCIETY BUILDING

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

C. ENTRANCE HALL / LIFT LOBBY

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

D. LIFT

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

Annexure V - Copy of Member PAN		
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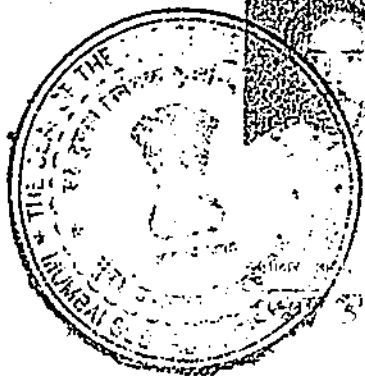
PERMANENT ACCOUNT NUMBER  
**AJMPK3526C**

NAME  
**NATHURAM PHULARAM KUMAWAT**

FATHER'S NAME  
**PHULARAM DEDARAM KUMAWAT**

DATE OF BIRTH  
**10-10-1962**

Commissioner of Income-tax (Computer Operator)



*Handwritten signature/initials*

Annexure - VI - Society's

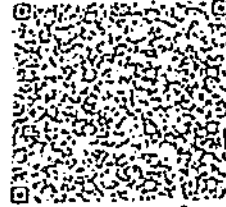
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAIAJ4188M



माला - १२०६  
JEEVAN TARANG CO OP HSG SOC  
LIMITED



निर्माण : गणतंत्र प्रजासत्ताक  
Date of Issuance: 11/02/1987

*Jal Kader*

*[Signature]*

Annexure - VII - Developer's PAN

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या का  
Permanent Account Number Card

ABEFR0584P

RDK CONSTRUCTIONS



1202



R. R. K. Jyani

D. N. Kamelani

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

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

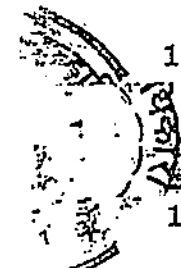
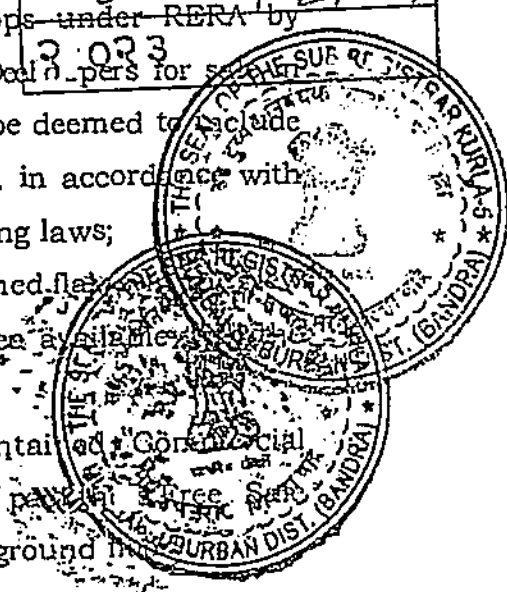
(ii) "Sale Shop/s" shall mean self-contained Shop/s or Unit/s in the New Building/s forming a part of the Free Sale Area available with the Developers for sale on the ground floor.

1.1.20 "Society's Car Parkings" shall mean the 24 car parkings agreed to be allotted by the Developers to the Society for its 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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v. The society office with toilet to be provided by the Developers as may be approved by the competent authority. Further, the proposed space for the fitness center shall be as approved by the competent authority and all the Members, including the existing Members of the said Society shall be entitled to use and enjoy the said space for fitness center as well as all other amenities to be provided by the Developers.

B. HARDSHIP COMPENSATION AMOUNT:

i. The Developers shall in addition to the above, pay to each of the existing members of the said Society an amount calculated Rs. 1008/- per sq. ft. of the Existing Flat Area of the respective flats by way of hardship compensation as detailed in Annexure 'M' hereinafter referred to as "the Hardship Compensation".

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

C. TO AND FRO SHIFTING CHARGES AND BROKERAGE:

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

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

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MONTHLY COMPENSATION FOR TEMPORARY ALTERNATE ACCOMMODATION (TAA):

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

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

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

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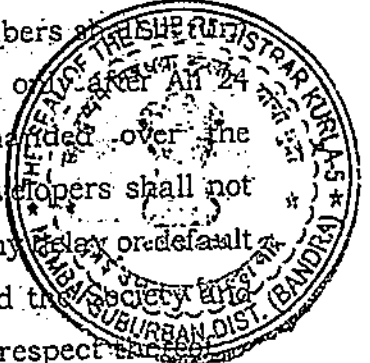
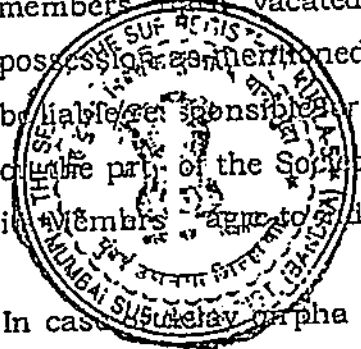
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c) Rs. 76/- (Rupees Seventy-Six Only) per sq. ft. per month on the carpet area of the said Existing Flat Area for the next 12 months i.e.,

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from the 25<sup>th</sup> month to the 36<sup>th</sup> month from the Vacation Date;

vi. It is agreed that the cheques for TAA payable by the Developers to the Members shall be handed over by the Developers to the Managing Committee Members of the Society along-with the Vacation Notice and the Managing Committee Members shall distribute the said cheques amongst its Members on the day after the 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 Members agree to indemnify the Developers in respect thereof.

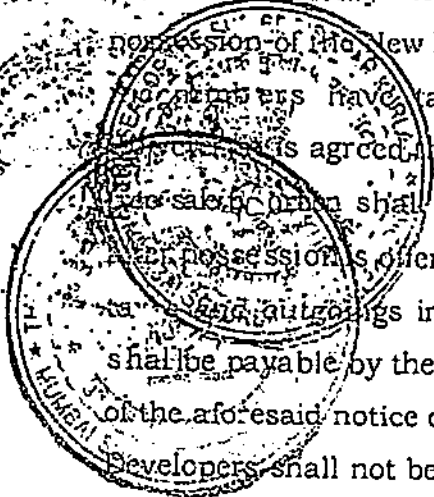


vii. In case of further delay on part of the Developers in handing over the new flats to the 24 members beyond the 36 months from the Vacation Date (subject to force majeure), then the Developer shall continue to pay the TAA Rent at Rs. 78/- (Rupees Seventy-Eight Only) per s. ft. per month on the carpet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

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

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



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

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

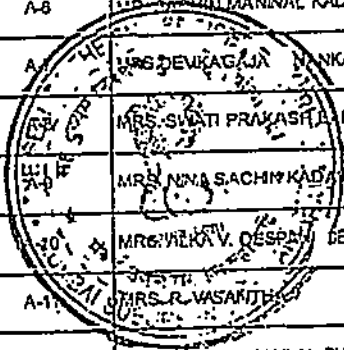
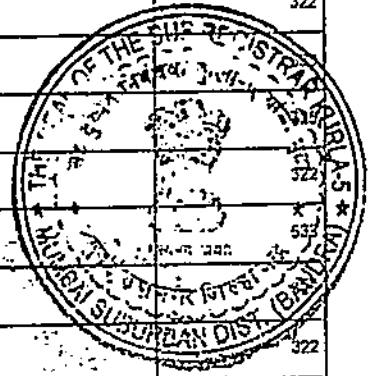
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ANNEXURE - B: Existing Members Names & Carpet Areas

Sl. No.	EXISTING FEAT. NO.	MEMBER'S NAME	EXISTING CARPET AREA IN SQFT
1	A-1	MR. RAJESH IYER	533
2	A-2	MR. ANANTH MAHADEV IYER	725
3	A-3	MR. MIHIR NARAYAN GHODKE	322
4	A-4	MRS. REMADEVI SIVADASAN	
5	A-5	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	
6	A-6	MR. MANILAL MANILAL KADAKIA	322
7	A-7	MRS. DEVIKAGAJA MANKMAT	533
8	A-8	MRS. SWATI PRAKASH DAMWALA & MR. PRAKASH HARIDAS BADAMWALA	
9	A-9	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANILAL KADAKIA	322
10	A-10	MRS. VEENA V. DESHPANDE	533
11	A-11	MRS. R. VASANTHI	725
12	A-12	MR. NALIN CHIMANLAL SHAH	322
13	B-1	MR. MANDAR NARAYAN GHODKE	334
14	B-2	MRS. SULOCHANA R MANIAN	545
15	B-3	MRS. SONAL BHARATKUMAR SANGHVI	533
16	B-4	MRS. MEENA LADHARAM RATESAR	334
17	B-5	MRS. TRUPTI ATUL ZATAKIA	545
18	B-6	MR. KETUL A. HATAKIA	533
19	B-7	MR. VIKAS HARKISHAN CHAUHAN	334
20	B-8	MRS. VEDAVATHI J SUVARNA	545
21	B-9	MR. SUNDAR A UCHIL	533
22	B-10	MR. NATHURAM PHOOLARAM KUMAVAT	334
23	B-11	MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE	545
24	B-12	MRS. MEGHA NARENDRA RANE	533
TOTAL			11,968

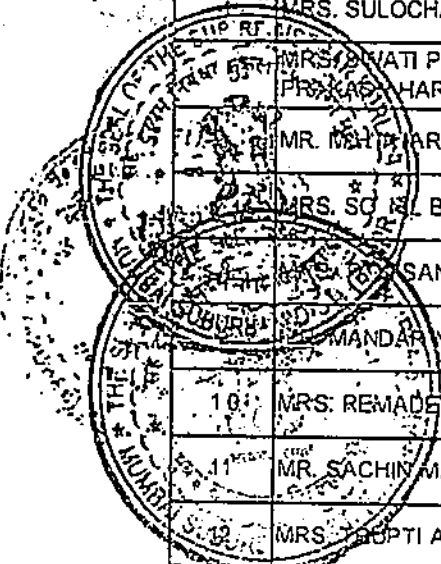


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ANNEXURE - I List of Permanent Alternate Accommodation (PAA) Areas

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



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

2023

SN.	EXISTING FLAT NO	MEMBER'S NAME	EXISTING CARPET AREA IN SQFT	HARDSHIP COMPENSATION	SHIFTING CHARGES	BROKERAGE	TAA RENT FOR 1ST TO 12TH MONTH	TAA RENT FOR 13TH TO 24TH MONTH	TAA RENT FOR 25TH TO 36TH MONTH
1	A-1	MR. RAJESH IYER	533	5,33,000	20,000	37,310	37,310	38,909	40,508
2	A-2	MR. ANANTH MAHADEV IYER	725	7,25,000	20,000	50,750	50,750	52,925	55,100
3	A-3	MR. MIHIR NARAYAN GHODKE	322	3,22,000	20,000	22,540	22,540	23,506	24,472
4	A-4	MRS. REMADEVI SIVADASAN	533	5,33,000	20,000	37,310	37,310	38,909	40,508
5	A-5	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	725	7,25,000	20,000	50,750	50,750	52,925	55,100
6	A-6	MR. SACHIN MANNAL KADAKIA	322	3,22,000	20,000	22,540	22,540	23,506	24,472
7	A-7	MRS. DEVKA GAJANAN KAMAT	533	5,33,000	20,000	37,310	37,310	38,909	40,508
8	A-8	MRS. SWATI PRAKASH BADAMWALA & MR. PRAKASH HARIDAS BADAMWALA	725	7,25,000	20,000	50,750	50,750	52,925	55,100
9	A-9	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANNAL KADAKIA	322	3,22,000	20,000	22,540	22,540	23,506	24,472
10	A-10	MRS. ALKA V. DESHPANDE	533	5,33,000	20,000	37,310	37,310	38,909	40,508
11	A-11	MRS. R. VASANTHA	725	7,25,000	20,000	50,750	50,750	52,925	55,100
12	A-12	MR. NALIN CHIMANLAL SHAH	322	3,22,000	20,000	22,540	22,540	23,506	24,472
13	B-1	MR. MANDAR NARAYAN GHODKE	334	3,34,000	20,000	23,380	23,380	24,382	25,384
14	B-2	MRS. SULOCHANA R MANAN	545	5,45,000	20,000	38,150	38,150	39,785	41,420
15	B-3	MRS. SONAL BHARATKUMAR SANGHVI	533	5,33,000	20,000	37,310	37,310	38,909	40,508
16	B-4	MRS. MEENA LADHARAM RATESAR	334	3,34,000	20,000	23,380	23,380	24,382	25,384
17	B-5	MRS. TRUPTI ATUL ZATAKA	545	5,45,000	20,000	38,150	38,150	39,785	41,420
18	B-6	MR. KETUL A. JHATAKA	533	5,33,000	20,000	37,310	37,310	38,909	40,508
19	B-7	MR. VIKAS HARKISHAN CHAUHAN	334	3,34,000	20,000	23,380	23,380	24,382	25,384
20	B-8	MRS. VEDAVATHI J SUVARNA	545	5,45,000	20,000	38,150	38,150	39,785	41,420
21	B-9	MR. SUNDAR A UCHIL	533	5,33,000	20,000	37,310	37,310	38,909	40,508
22	B-10	MR. NATHURAM PHOCLARAM KHAMAVAT	334	3,34,000	20,000	23,380	23,380	24,382	25,384
23	B-11	MR. PRADEEP DATTARAM SHINDE & MRS. JANSHAVI JANARDAN SHINDE	545	5,45,000	20,000	38,150	38,150	39,785	41,420
24	B-12	MRS. MEGHA NARENDRA RANE	533	5,33,000	20,000	37,310	37,310	38,909	40,508
TOTAL			11,963	1,19,68,000	4,80,000	8,37,760	8,37,760	8,73,664	9,09,568





- 17): नाव:-मान्यता देणारे नलिन विमललाल शाह तर्फे मुखत्यार अमेश अनंतराय मेहता वय:-60; पत्ता:-प्लॉट नं: ए-12, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-CIJPS1238M
- 18): नाव:-मान्यता देणारे मंदार नारायण घोडके वय:-54; पत्ता:-प्लॉट नं: वी 1, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFTPG5581Q
- 19): नाव:-मान्यता देणारे सुलोचना आर. मणियन वय:-85; पत्ता:-प्लॉट नं: वी 3, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AOKPR5844M
- 20): नाव:-मान्यता देणारे सोनल भरतकुमार तंभवी वय:-55; पत्ता:-प्लॉट नं: वी 3, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AIKPS2435B
- 21): नाव:-मान्यता देणारे भीमा लघाराम रतेसर वय:-82; पत्ता:-प्लॉट नं: वी 4, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHKPR9356A
- 22): नाव:-मान्यता देणारे तृती अतुल शादकिया वय:-58; पत्ता:-प्लॉट नं: वी 5, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPZ2612B
- 23): नाव:-मान्यता देणारे केतुल ए शादकिया वय:-54; पत्ता:-प्लॉट नं: वी 6, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPZ0655N
- 24): नाव:-विकास हरमिशन चौहान तर्फे मुखत्यार केतन प्रफुलकुमार भन्ताली वय:-50; पत्ता:-प्लॉट नं: वी 7, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACWPC7155Q
- 25): नाव:-मान्यता देणारे वेदापाठी जे सुवर्णा वय:-79; पत्ता:-प्लॉट नं: वी 8, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BXXPS4761F
- 26): नाव:-मान्यता देणारे सुंदर ए. उचिल वय:-91; पत्ता:-प्लॉट नं: वी 9, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHJPS9247F
- 27): नाव:-मान्यता देणारे नमुराम फुलाराम कुमावत वय:-61; पत्ता:-प्लॉट नं: वी 10, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AJMPK3526C
- 28): नाव:-मान्यता देणारे प्रदीप दत्ताराम शिंदे वय:-67; पत्ता:-प्लॉट नं: वी 11, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BFXPS1092H
- 29): नाव:-मान्यता देणारे जान्हवी जनाईन शिंदे वय:-75; पत्ता:-प्लॉट नं: वी 11, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BYIPS2469E
- 30): नाव:-मान्यता देणारे भेषा नरेंद्र राणे वय:-55; पत्ता:-प्लॉट नं: वी 12, माळा नं: .. इमारतीचे नाव: जीवन तरंग को.ऑप.ही.सो.लिमिटेड, ब्लॉक नं: प्लॉट नं. 193, गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AHIPR9072J

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

(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023
(10)दस्त नोंदणी घेतल्याचा दिनांक	03/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6481/2023
(12)वाजारमावाप्रमाणे मुद्रांक शुल्क	6482700
(13)वाजारमावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

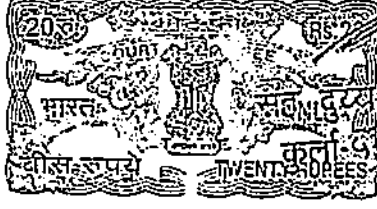
मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निघडलेला अनुच्छेद :-

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

Payment Details		Confirmation no./endor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	2023 Certificate	MH017519126202223E/K/197	1100901	6482700	SD		
2	2023 DHC		2803202300946	2000	RF	2803202300946D	28/03/2023
3	2023		MH017519126202223E	30000	RF	0008664974202223	28/03/2023

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



सह. दुर्यम निबंधक  
कुर्ला-५ (वर्ग-२)



सह. दुर्यम निबंधक  
कुर्ला-५ (वर्ग-२)





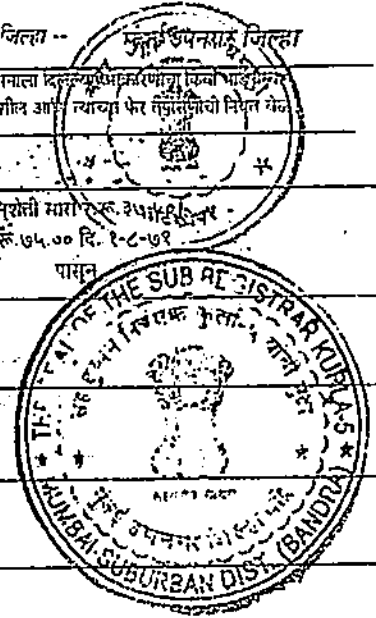


करल - ५  
 29/10/2023  
 2023

मालमत्ता पत्रक

विभाग/मोजे -- घाटकोपर तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूदान क्रमांक / का. को. नं.	साट नंबर	प्लॉट नंबर	क्षेत्र चौ.मो.	धारणाधिकार	शासनाला देवलेण्याधिकार/भोगा किंवा भाडेकरून तपशील आहे त्याच्या फेर वेपनासाठी नियत वेळ
१९५/२९१	१९५/२९१		८३७	क	
सुविधाधिकार					
हक्काचा मूळ धारक यंत्र १९७४	परमेश्वरीदेवी गोवर्धनदास पोटहिस्सा मोजणी प्रमाणे				
पट्टेदार					
इतर धार					
र मंत्रे					



दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (भर) धारदार (ए) किंवा धार (भा)	साक्षात्कार
२७/१२/१९८७	मा. उपाधिभागीय अधिकारी मुंबई उपनगर कांचिकाडिल नं. LND/B/८२१ दि. ३०-१२-८१ प्रमाणे सुधारित विनशेती आदेशाची नोंद केली आकार रु. ७५-०० दि. १-८-७९ पासून			सा. १२/१२/८१ न.भू.अ. घाटकोपर
१७/०३/२००३	शासन निर्णय महसूल व वन विभाग क्र एन.अ.अ./१०८७ ३५७० प.क्र.५३/ल-५ दि. २७/९/०१ चे आदेशाप्रमाणे सु.द.वि.शे.अकारणीची नोंद घेतली मुदत १/८/०१ ते ३१/७/२००६			सा. १७/३/००३ न.भू.अ. घाटकोपर

तपासणी करणारा - खरी नकाल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

२००११८०... २००११२६०  
 ७२५२५०३  
 ११/१०/२५  
 १५/१२/०१

घरप सुधारण घडिमाफी  
 घाटकोपर.

Dated 12th February 2023

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

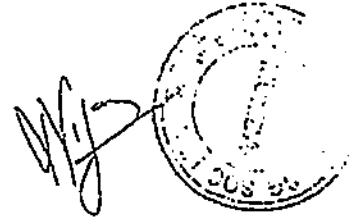
Registered under	Maharashtra State Co-op Societies Act 1960-Regn no Bombay/HSG/1318 of 1967)
Address	No 193, Garodia Nagar, Ghatkopar East, Mumbai - 400 077
Date	2023 12 12
Time	11:30 AM
The meeting was called by the Chairman Mr Sachin Kadakia when the following members were present:	

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

	RAGHAVAN	A-1
	KADAKIA	A-6
	BADAMWALA /SWATI	A-8
		A-1
		A-2
	VENIVADASAN	A-4
	AND BHAVANA SHETH	A-5
	KAMAT	A-7
	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



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

Page 2 of 2  
2023

(Registered under Maharashtra State Co-op Societies Act 1960-Reg n-np Bombay/1 ESG/MS of 1967)

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

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

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

Accordingly the following resolution was passed by majority of members

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

"FURTHER RESOLVED THAT authority be and is hereby given to the Managing 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.Kadakia - Chairman  
Prakash Badamwala - Committee Member

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

Meeting ended with a vote of thanks by Chairman.

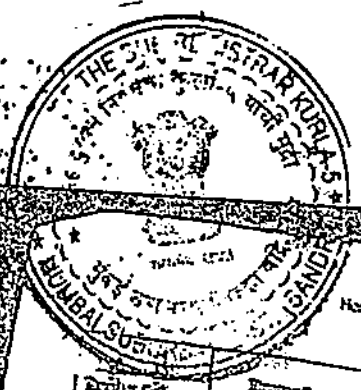






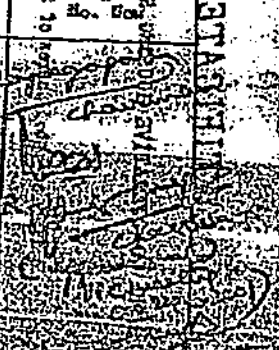
५	
२५५७	६६७
२०२३	

B-70



Memorandum of the Transfers of Shares within Registered Shares

Serial No.	Transferor's Name	Share No.	Share Amount	Transferee's Name	Share No.	Share Amount	Remarks
8096-1652							
07.06.93							
11-7-2001							





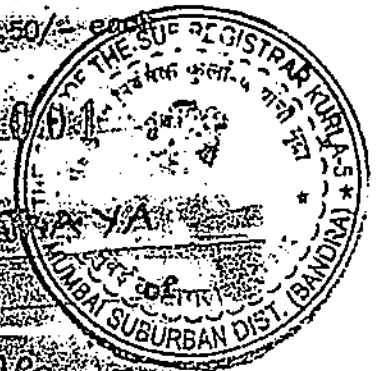
# SHARE CERTIFICATE

THE JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

करल = ५  
25/12/2023

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

Member's Register No. \_\_\_\_\_ Share Certificate No. \_\_\_\_\_



THIS IS TO CERTIFY THAT CHANDRA DATTA

AKAL

is the holder of (10) Shares of Rupees 50/- each.

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

Company is subject to the Bye-Laws of the said Society, and that

upon each of the Shares the sum of Rupees 50/-

has been paid.

WITNESSED BY the Board of Directors of the said Society on \_\_\_\_\_

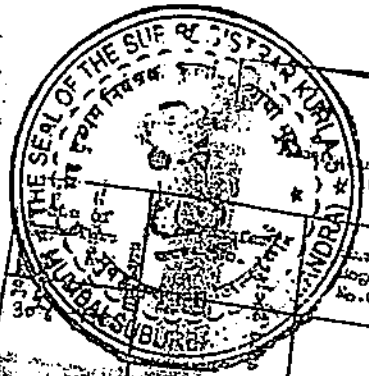
at \_\_\_\_\_



[Signature]  
Secretary

करल - ६		
२९५६९	०९	०५
२०२३		

370



Office of the Registrar of Companies  
Kerala State

370	09	05	2023
...	...	...	...
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...

करल - ५

29/12/99 - 02/10/04

२०२३



भारत सरकार  
Government of India



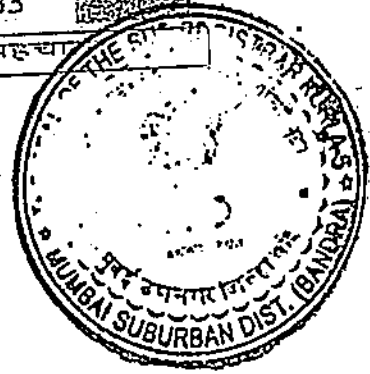
रोहन रविंद्र गायकवाड  
Nohan Ravindra Gaiikwad  
पन्ना क्रि/DOB: 02/03/1999  
पुल्ल/ MALE

*[Handwritten Signature]*

4463 3642 4733

9079127852480597350

नेरा आधार, नेरी पहचान

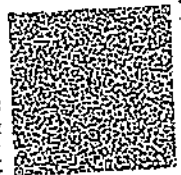


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



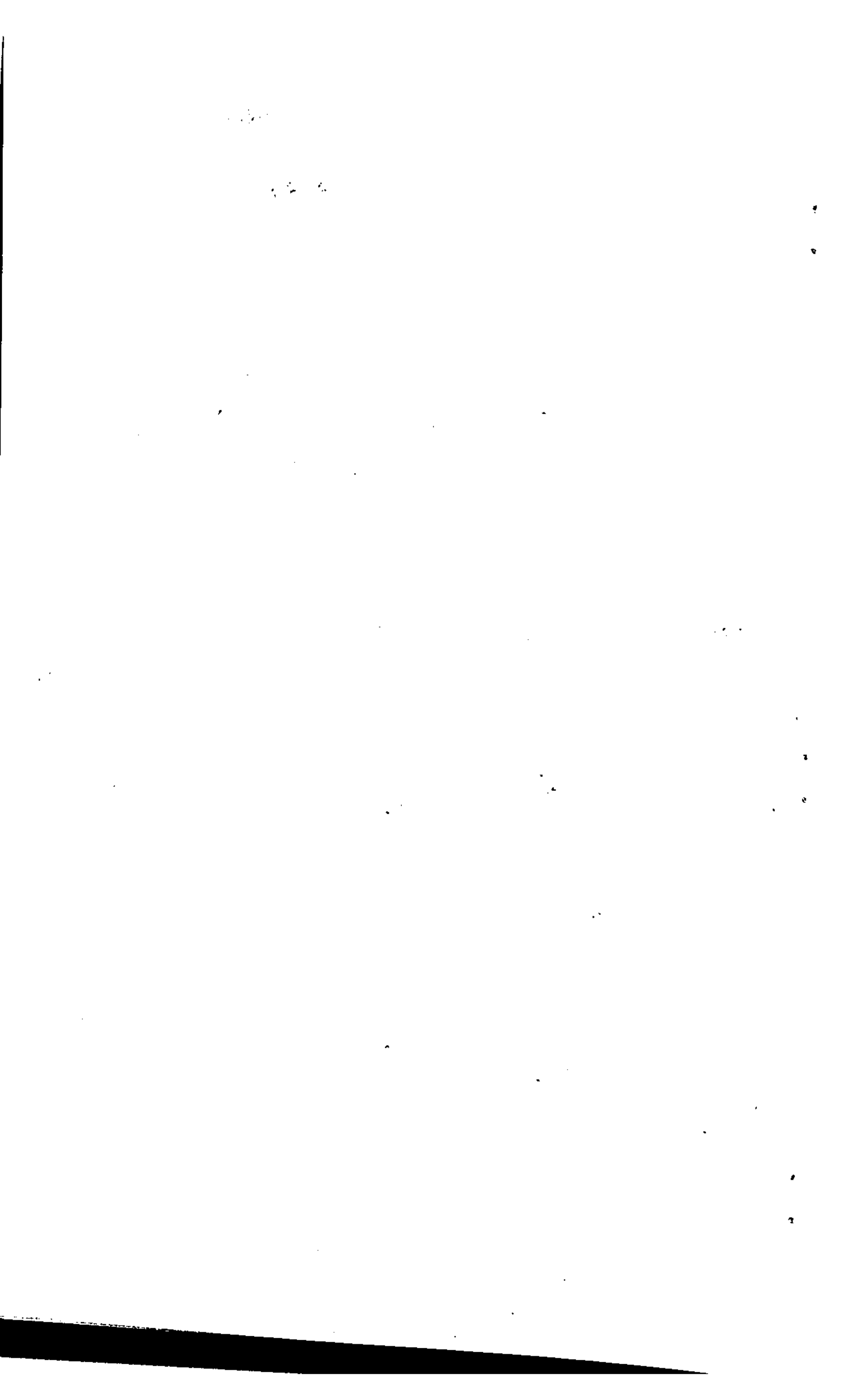
स्थायित्व संख्या कार्ड  
Permanent Account Number Card  
EJHP 58393



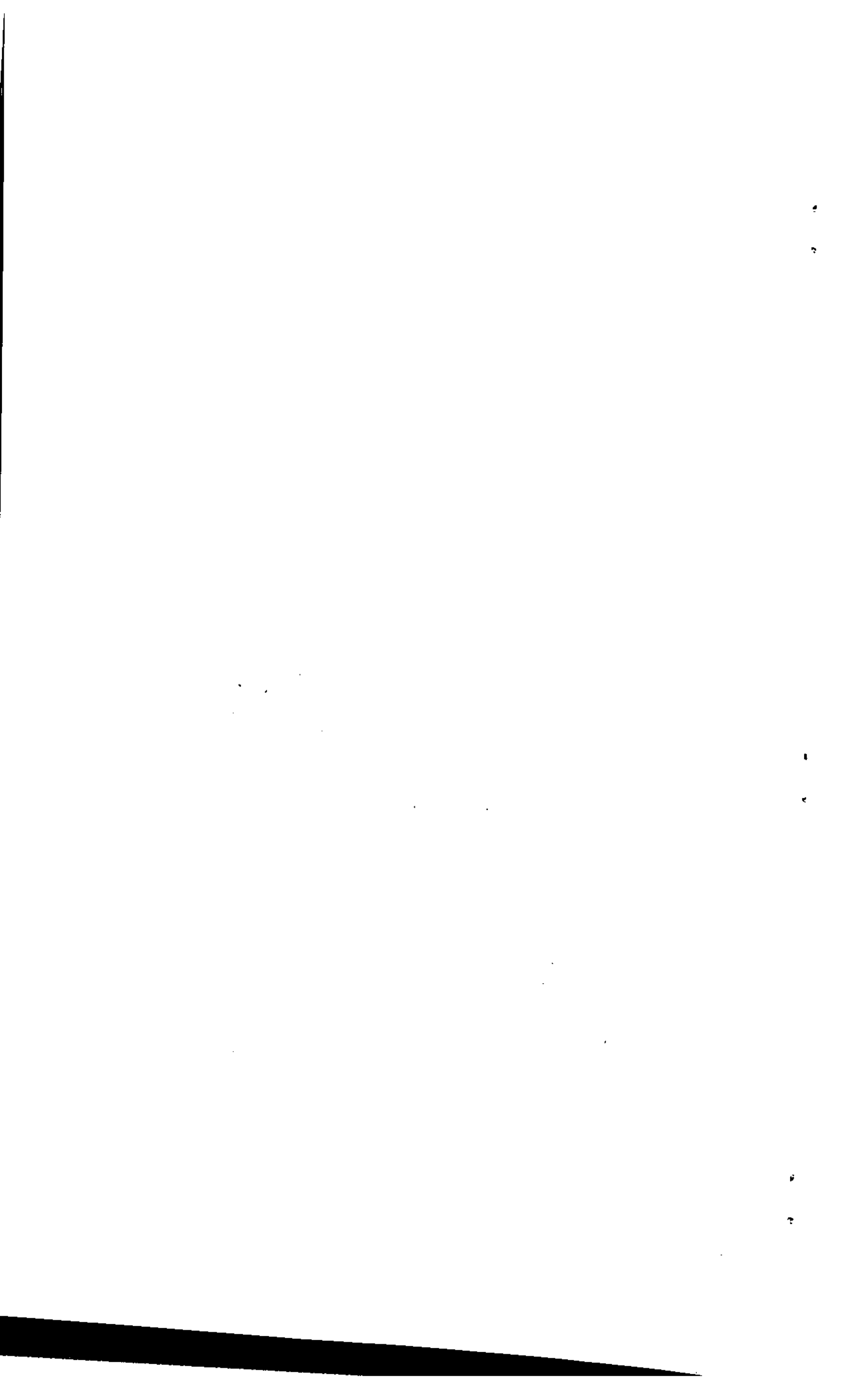
श्री. नि. ग. गंगुपुत्र  
PARAM VASANT POLADIA

श्री. नि. ग. गंगुपुत्र  
VASANT GANUPT POLADIA

*[Handwritten Signature: Karim]*









09/10/2023 10 23:06 AM

दस्तावेज क्रमांक : करन5/21571/2023  
दस्तावेज प्रकार :- पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यक्तिगत	दस्ता प्रमाणित
1	नाव:मेनम आर डी के फन्डकशन नॉफे भागीदार पत्ता:प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1, ब्लॉक नं: बेलजी शिवजी वाडी, टीपीएम मॅन, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:ABEFR0584P	2023 निवृत्त देणार वय: 43 व्याधती:		
2	नाव:मेनम आर डी के फन्डकशन नॉफे भागीदार देवांग मन फामदार पत्ता:प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएम 1, ब्लॉक नं: बेलजी शिवजी वाडी, टीपीएम मॅन, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:ABEFR0584P	निवृत्त देणार वय :43 व्याधती:		
3	नाव:मान्यता देणारे जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड नॉफे वेअरमन मचिन मशिनान कडकिया पत्ता:प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M	मान्यता देणार वय :-68 व्याधती:		
4	नाव:मान्यता देणारे जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड नॉफे मंत्रेदगी आर बिजवगचयन पत्ता:प्लॉट नं: प्लॉट नं. 193, माळा नं: .. इमारतीचे नाव: जीवन नरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन नंबर:AAIAJ4188M	मान्यता देणार वय :-57 व्याधती:		
5	नाव:नयुगम कुलात्म कुमायन पत्ता:प्लॉट नं: घाट नं 7, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: मनकनाम, उदयपुत्रवाडी, सुवसुत राजन्धान, रोड नं: .. राजन्धान, JHUJHUNU. पिन नंबर:AJMPK3526C	निवृत्त देणार वय :-61 व्याधती:		

वरील दस्तावेज करन देणार नोंदवधीन पर्यायी जागेचा करार चा दस्त मंजूर करून दिल्याचे कवुन करणार.  
 शिक्का क्र.3 ची वेळ:09 / 10 / 2023 10 : 21 : 25 AM

ओळख:-  
 खालील इमम अने निवेदीन करणान की ते दस्तावेज करन देणाराना व्यक्तीश: ओळखतान, व त्यांनी ओळख पटयितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यक्तिगत	दस्ता प्रमाणित
1	नाव:रोहन गोयकवार वय:25 पत्ता:चंचूर, मुंबई पिन कोड:400071			
2	नाव:परम फोनाडिया वय:23 पत्ता:21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड:400086			

शिक्का क्र.4 ची वेळ:09 / 10 / 2023 10 : 22 : 27 AM

शिक्का क्र.5 ची वेळ:09 / 10 / 2023 10 : 22 : 51 AM नोंदणी पुस्तक 1 मध्ये

सहा सुट्यामर्गनिबंधक  
 कुर्ला-4 (वर्ग-2)



## Summary-2

Payment Details								
sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	00040572023091852722	MH008270473202324E	100.00	SD	0004802145202324	09/10/2023
2	RDK CONSTRUCTIONS	eChallan	00040572023092088918	MH008328774202324E	1200.00	SD	0004802149202324	09/10/2023
3		DHC		0923185613580	1500	RF	0923185613530D	09/10/2023
4	RDK CONSTRUCTIONS	eChallan		MH008270473202324E	1000	RF	0004802145202324	09/10/2023

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

21571 /2023

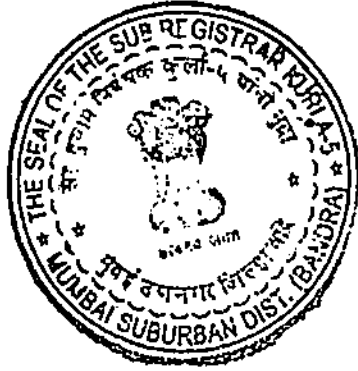
Know Your Rights as Registrants

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

For feedback please write to us at feedback\_sarita@gmail.com

करल - ५		
२१५७९	७५	७५
२०२३		

प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण (.....७५.....) पाने आहेत.  
करल-५/२१५७९७२०२३  
पुस्तक क्रमांक १ क्रमांकानुसार नोंदला  
दिनांक: ०९/१०/२०२३



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





09/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 21571/2023

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाधितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	20688.58
(4) भू-मापन, पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbal Ma.na.pa. इतर वर्णन : , इतर माहिती: पर्यायी जागेचा करारनामा, मीजे 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. बी-10 मॅडर पूर्वी वापरत असलेले जुने क्षेत्रफळ 334 चौ. फूट कारपेट त्या बदल्यात विकासका कडून विनामूल्य मिळालेले नवीन क्षेत्रफळ 117 चौ. फूट मोफा कारपेट म्हणून एकूण क्षेत्रफळ 451 चौ. फूट मोफा कारपेट, नवीन इमारतीत नवीन सदनिका नं. 1102, 11 वा मजला, आरटीके चिवांता, 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 जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-भेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार राकेश आर कनानी वय:-54; पत्ता:-प्लॉट नं. 1, माळा नं: तळ मजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1 , ब्लॉक नं: वेलजी शिवजी वाटी, हींगवाला लेन, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABEFR0584P 2): नाव:-भेसर्स आर डी के कन्स्ट्रक्शन तर्फे भागीदार देवांग एन कामदार वय:-43; पत्ता:-प्लॉट नं. 1, माळा नं: तळ मजला , इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस 1 , ब्लॉक नं: वेलजी शिवजी वाटी, 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 मणिलाल कडकिया वय:-68; पत्ता:-प्लॉट नं: प्लॉट नं. 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M 4): नाव:-मान्यता देणारे जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड तर्फे सेक्रेटरी आर विजयराव वय:-57; पत्ता:-प्लॉट नं: प्लॉट नं. 193, माळा नं: ., इमारतीचे नाव: जीवन तरंग को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIAJ4188M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नय्यूराम फूलाराम कुमावत वय:-61; पत्ता:-प्लॉट नं: वार्ड नं 7 , माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: मनकसात, उदयपुरवाटी, सुन्तुनू राजस्थान, रोड नं: ., राजस्थान, JHUJHUNU. पिन कोड:-333801 पॅन नं:-AJMPK3526C
(9) दस्तऐवज करून दिल्याचा दिनांक	20/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21571/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	

सह. दुय्यम निबंधक  
कुर्ला-5

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-5 (वर्ग-३)

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RDK CONSTRUCTIONS	eChallan	C0040572023091852722	MH008270473202324E	100.00	SD	0004802145202324	09/10/2023
2	RDK CONSTRUCTIONS	eChallan	C0040572023092088918	MH008328774202324E	1200.00	SD	0004802149202324	09/10/2023
3		DHC		0923185613580	1500	RF	0923185613580D	09/10/2023
4	RDK CONSTRUCTIONS	eChallan		MH008270473202324E	1000	RF	0004802145202324	09/10/2023

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

