

GOREGAON YOGIRAJ CO-OP. HSG. SOC. LTD.

PLOT NO. 310

PAAA Agreement

517/2871

पावती

Original/Duplicate

Friday, February 18, 2022

नोंदणी क्र.: 39M

7:37 PM

Regn.: 39M

पावती क्र.: 3115 दिनांक: 18/02/2022

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: बरल9-2871-2022
दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार
सादर करणाऱ्याचे नाव: तेजल जयदीप शाह

नोंदणी फी रु. 10000.00
दस्त हाताळणी फी रु. 1500.00
पृष्ठांची संख्या: 75

एकूण: रु. 11500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:56 PM ह्या वेळेस मिळेल.

BRL9

वाजार मूल्य: रु. 887700/-
मोबदला रु. 1000000/-
भरलेले मुद्रांक शुल्क: रु. 50100/-

श. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 1500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0202202209884 दिनांक: 18/02/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु. 10000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012583761202122E दिनांक: 18/02/2022
बँकेचे नाव व पत्ता:

Shubh Tegal S

Valuation Sheet For Permanent Alternate Accommodation Agreement

GOREGAON YOGIRAJ CO-OP. HSG. SOC. LTD.

16TH ROAD, JAWAHAR NAGAR, GOREGAON (WEST), MUMBAI

YEAR 2022

| व्यापार | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | वाहतूक |
|---|-----------|---------------|--------|--------|----------|--------------|
| 57/267-भुभाग :उत्तरेस गावाची हद्द, पुर्वेस रेल्वे लाईन, दक्षिणेस गावाची सीमा व पश्चिमेस स्वामी विवेकानंद रोड. | 68260 | <u>137160</u> | 160000 | 196200 | 137160 | <u>30250</u> |

| | | | | | | |
|-----------------------------------|----|-------------------------|----------|--------|----------|--|
| C. T. S. NUMBER | :- | 428 | | | | |
| REVENUE VILLAGE | :- | PAHADI GOREGAON WEST | | | | |
| MEMBER'S NAME | :- | MRS. TEJAL JAYDEEP SHAH | | | | |
| OLD FLAT NO | :- | 3 | | | | |
| NEW FLAT NO | :- | 203 | | | | |
| OLD AREA | :- | 397.25 | Sq. Fts. | Carpet | | |
| FREE OF COST AREA AS PER DA (20%) | :- | 79.45 | Sq. Fts. | Carpet | | |
| PURCHASED/DIFFERENCE AREA | :- | 63.30 | Sq. Fts. | Carpet | | |
| TOTAL NEW AREA | :- | 540.00 | Sq. Fts. | Carpet | R.E.R.A. | |

| | | | |
|----------------------------------|----|---|-------------|
| CALCULATION | | | |
| PURCHASED / DIFFERENCE AREA | :- | $63.30 \times 1.1 \div 10.76 \times \text{Rs.}1,37,160/-$ | = 887588 /- |
| i. e. MARKET VALUE = 887700 /- | | | |
| AGREEMENT VALUE = 1000000 /- | | | |
| APPLICABLE STAMP DUTY = 50100 /- | | | |
| REGISTRATION FEES = 10000 /- | | | |



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| २०२२ | | |

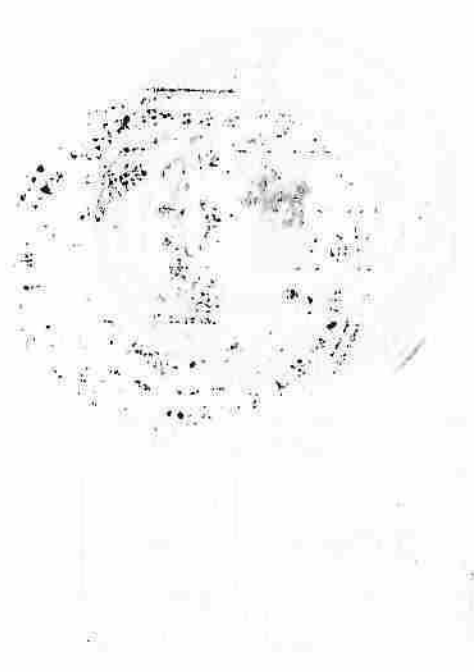
"REPUBLIC" BANK OF THE PHILIPPINES
 "REPUBLIC" BANK OF THE PHILIPPINES
 "REPUBLIC" BANK OF THE PHILIPPINES

STATEMENT

| No. | Date | Particulars | Debit | Credit | Balance |
|-----|------|-------------|-------|--------|---------|
|-----|------|-------------|-------|--------|---------|

| | | | |
|------|--|-----------|--|
| | DEBIT TO THE STATEMENT OF THE STATEMENT, FOR THE YEAR ENDING 1957 | | |
| 1957 | 12 31 | 1,234,567 | |
| 1956 | 12 31 | 1,234,567 | |
| 1955 | 12 31 | 1,234,567 | |
| 1954 | 12 31 | 1,234,567 | |

THE STATEMENT OF THE STATEMENT
 OF THE STATEMENT, FOR THE YEAR
 ENDING 1957





CHALLAN
MTR Form Number-6



| | | | | | | | | |
|----------------------|-----------------------------------|------------------------|---|--|---------------------------------|---------------------|---------|-------|
| GRN | MH012583761202122E | BARCODE | | | Date | 02/02/2022-18:25:09 | Form ID | 25.1 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | | | | | |
| | | PAN No.(If Applicable) | AAPCA1224N | | | | | |
| Office Name | BRL 9_JT SUB REGISTRAR BORIVALI 9 | | | Full Name | ARHAT ARHAM LIFESPACE REALTORS | | | |
| Location | MUMBAI | | | | PRIVATE LIMITED | | | |
| Year | 2021-2022 One Time | | | Flat/Block No. | FLAT 203, GOREGAON YOGIRAJ CHSL | | | |
| Account Head Details | | Amount In Rs. | Premises/Building | | | | | |
| 0030045501 | Stamp Duty | 50100.00 | Road/Street | | 16TH ROAD, JAWAHAR NAGAR | | | |
| 0030063301 | Registration Fee | 10000.00 | Area/Locality | | GOREGAON WEST, MUMBAI | | | |
| | | | Town/City/District | | | | | |
| | | | PIN | | 4 | 0 | 0 | 1 0 4 |
| | | | Remarks (If Any) | | | | | |
| | | | PAN2=AELPS8408P~SecondPartyName=TEJAL JAYDEEP SHAH~ | | | | | |
| | | | Amount In | Sixty Thousand One Hundred Rupees Only | | | | |
| Total | | 60,100.00 | Words | | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220219886 | 272 | | | |
| Cheque/DD No. | | Bank Date | RBI Date | 02/02/2022-18:25:54 | Not Verified with RBI | | | |
| Name of Bank | | Bank-Branch | IDBI BANK | | | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | | |

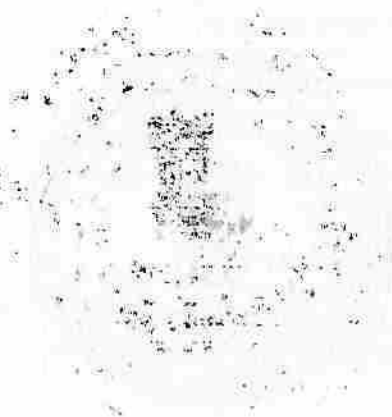


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुख्यान निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजांसाठी लागू नाही.

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| २०२२ | | |

Abstract
Introduction

The following text is extremely faint and illegible. It appears to be a multi-paragraph document, possibly a research paper or report, with several lines of text per paragraph. The content is not discernible due to the low contrast and quality of the scan.



Additional text or a signature block located at the bottom left of the page, which is also illegible.



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|--------------------|---------|--|-----------------------------------|----------|---|---------|------|
| GRN | MH012583761202122E | BARCODE | | | Date | 02/02/2022-18:25:09 | Form ID | 25.1 |
| Department | | | | Inspector General Of Registration | | | | |
| Type of Payment | | | | Stamp Duty Registration Fee | | | | |
| Office Name | | | | BRL 9_JT SUB REGISTRAR BORIVALI 9 | | | | |
| Location | | | | MUMBAI | | | | |
| Year | | | | 2021-2022 One Time | | | | |
| Account Head Details | | | | Amount In Rs. | | Premises/Building | | |
| 0030045501 Stamp Duty | | | | 50100.00 | | Road/Street | | |
| 0030063301 Registration Fee | | | | 10000.00 | | Area/Locality | | |
| | | | | | | Town/City/District | | |
| | | | | | | PIN | | |
| | | | | | | 4 0 0 1 0 4 | | |
| | | | | | | Remarks (If Any) | | |
| | | | | | | PAN2=AELPS8408P~SecondPartyName=TEJAL JAYDEEP SHAH~ | | |
| | | | | | | Amount In | | |
| | | | | | | Sixty Thousand One Hundred Rupees Only | | |
| | | | | Total | | Words | | |
| | | | | 60,100.00 | | | | |
| Payment Details | | | | IDBI BANK | | | | |
| Cheque/DD Details | | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD No. | | | | Bank CIN | Ref. No. | 69103332022020210885 270009332 | | |
| Name of Bank | | | | Bank Date | RBI Date | 02/02/2022-18:25:64 03/02/2022 | | |
| Name of Branch | | | | Bank-Branch | | IDBI BANK | | |
| | | | | Scroll No. , Date | | 100 , 03/02/2022 | | |



Department ID : Mobile No. 0521157916
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दख्खन निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY

Challan Defaced Reason: Secure

MUMBAI 03 Date: 2022.02.18 21:39:22 IST

Location: India

| | | |
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| 2022 | | |

| Sr. No. | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|----------------|---------------------|--------|-------------------|
| 1 | (iS)-517-2871 | 18/02/2022-19:36:55 | IGR558 | 10000.00 |
| 2 | (iS)-517-2871 | 18/02/2022-19:36:55 | IGR558 | 50100.00 |
| Total Defacement Amount | | | | 60,100.00 |

SECRET

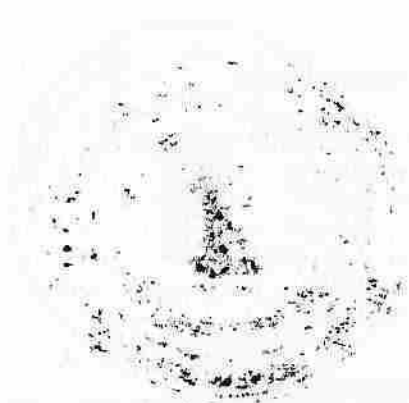
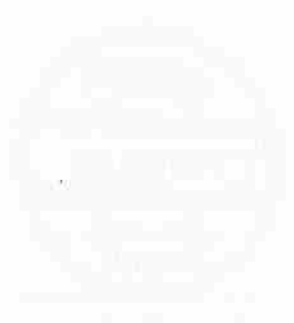
CONFIDENTIAL

1. The purpose of this document is to provide a comprehensive overview of the current state of the project and to outline the key objectives and milestones for the next phase of development.

2. The project has been initiated in response to the growing demand for a secure and scalable communication platform. The primary goal is to ensure that all data transmitted through the system is encrypted and protected from unauthorized access.

3. The development process is currently in the design phase, with a focus on creating a user-friendly interface and a robust backend infrastructure. Key milestones include the completion of the system architecture, the implementation of core security protocols, and the integration of third-party services.

4. The project team is committed to maintaining the highest standards of quality and security throughout the development process. Regular communication and collaboration among team members are essential to ensure that the project remains on track and meets the needs of our users.



5. The project is currently on schedule, and we anticipate a successful launch within the next few months. We will continue to monitor the progress closely and make any necessary adjustments to ensure that the final product is of the highest quality and meets all requirements.

6. The project is a high-priority initiative, and we are dedicated to ensuring its timely completion. We will provide regular updates on the project's progress and any changes to the schedule or scope.

SECRET

CONFIDENTIAL



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

Receipt of Document Handling Charges

PRN 0202202209884

Receipt Date 18/02/2022

Received from ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED, Mobile number 9821157916, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 2871 dated 18/02/2022 at the Sub Registrar office Joint S.R. Borivali 9 of the District Mumbai Sub-urban District.

DEFACED

₹ 1500

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 02/02/2022

Bank CIN 10004152022020208814

REF No. 202203351888334

Deface No 0202202209884D

Deface Date 18/02/2022

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



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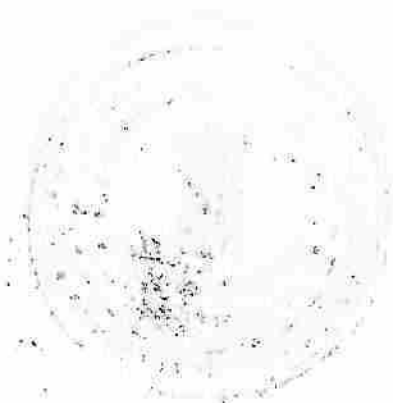
CONFIDENTIAL

1. The purpose of this document is to provide information regarding the activities of the organization in the field of international relations. The information is classified as secret for the reasons stated below.



CONFIDENTIAL

2. The information contained in this document is intended for the use of authorized personnel only. It is not to be disseminated to the public or other unauthorized personnel. Any unauthorized disclosure of this information is strictly prohibited.



SECRET

PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

THIS ARTICLES OF AGREEMENT is made and entered into at Mumbai, on this 18th day of February, in the Christian Year of **TWO THOUSAND TWENTY-TWO (2022)**;

BETWEEN :

ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED, CIN No. U45400MH2016PTC289135, a Private Limited Company incorporated and registered under the Companies Act, 1956 having its registered office at C-95/96, 7th Floor, Dev Nagar CHS LTD., Sai Baba Rd, Near Bhatia School, Opp. Sita Sadan, Kandivali (W) Mumbai – 400 067 through its Director **MR. DILIP MANSUKHLAL VADHANI**, hereinafter called **"DEVELOPERS"** (which expression shall, unless contrary to the context or meaning thereof, mean and include its successors-in-title and assigns) of the **FIRST PART:**

AND

MRS. TEJAL JA'IDEEP SHAH (PAN: AELPS8408P) (UIAI: 4316 6305 6523) adult, Indian Inhabitants, residing at, Flat No. 03 Goregaon Yogiraj Co-Op Housing Society Limited, Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai 400 062, Hereinafter called **"THE MEMBER/S"** (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include his/her/their heirs, executors and administrators) of the **SECOND PART;**



AND

For **GOREGAON YOGIRAJ C.H.S. LTD.**

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer.

| | | |
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| २०२२ | | |

[Signature]



[Signature]

GOREGAON YOGIRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, and Rules framed there under and bearing **Registration No. BOM-HSG-P - 7459** of 1981 dated 13th April, 1981 having its Registered office at Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai 400 062, through their Executive/Office bearers /Executives authorized has hereunto affixed pursuant to the Resolutions passed by the Special General Body meeting held on 26.09.2021 namely:-

- | | |
|---|-----------------------|
| 1. MR. KETAN ARVIND JOSHI | HON. CHAIRMAN |
| 2. MR. HARSHAD AMBALAL PATEL | HON. SECRETARY |
| 3. MR. MAUNANG KRISHNAKANT MEHTA | HON. TREASURER |

Hereinafter called "**THE SOCIETY**" (which expression shall unless it be repugnant to the context or the meaning there of be deemed to mean and include the Members for time being and from time to time of the said Society and their successors-in-title and permitted assigns) of the **THIRD PART**;

The said "Developers", the said "Member/s" and the said "Society", individually, hereinafter shall be collectively referred to as the "Parties".

WHEREAS:

- A. The Society is the absolutely seized and possessed of otherwise well and sufficiently entitled to the property being **ALL THAT** piece or parcel of land admeasuring **445.58** sq. Mts. and 533 sq. yds. (445.58 sq. mts. as per Property Register Card) forming part of larger layout and bearing Plot No. 310 and now bearing new **CTS No. 428**, of Village Pahadi, Taluka Goregaon in the Registration District and Sub District of Mumbai Suburban District, and situated at 16th Road, Jawahar Nagar, Goregaon (West), Mumbai-400 062, **TOGETHER WITH** building standing thereon known as **GOREGAON YOGIRAJ CO-OP HOUSING SOCIETY LIMITED**

consisting of Ground plus three Upper Floors and with 9 (nine) individual Flats and 2 (two) garages with the total constructed carpet area of 4,473 Sq. Mts. and lying, being and situated at 16th Road, Jawahar Nagar, Goregaon (West), Mumbai-400 062 (hereinafter referred to as

For **GOREGAON YOGIRAJ C.H.S. LTD.**

Ketan Joshi
Chairman

Harshad Patel
Secretary

Maunang Mehta
Treasurer.

TSS



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| consisting of | | |
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the said "Property" and more particularly mentioned in the first Schedule hereunder written);

B. By and under the Development Agreement dated 18-01-2022 and registered with the office of Sub-Registrar of Assurances at Borivali -9 Mumbai, under Sr. No BRL 9-855-2022 ("the Development Agreement"), made and executed by and between the Society herein (therein also referred to as the Society) of the First Part, the Developers herein (therein also referred to as the Developer) of the Second Part & Others Members of the said Society (therein referred to as the Members) of the Third Part. The Society has granted full and exclusive development rights with the consent and confirmation of the Members therein in respect of the said Property, unto and in favour of the Developers to redevelop the said property by demolishing the said Building on the said Land and constructing the New Multistoried Building thereon (hereinafter referred to as "the New Building") at or for the price and consideration and upon the terms and conditions more particularly recorded therein;

WE REQUIRE COPY OF REGISTERED DEVELOPMENT AGREEMENT

C. In these circumstances, the Developers herein are entitled to develop the said Property.
 D. The Developers have got the Development Plans in respect of the said property approved by the competent authority. As per the approved plan, the Developers shall construct on the said property, a new building of and shall provide 11 individual Residential Premises in the New Building, to be allocated to the existing Members as permanent alternate accommodation. In lieu of their existing flat/s and/or Garage/s in the said old building. The said 11 Residential Premises along with all the amenities which are to be provided by the Developers herein to the existing Members, as specified in shall be hereinafter collectively referred to as

"MEMBER'S ENTITLEMENT". The remaining flats/shops/Garages shall absolutely belong to the Developers for purposes of new purchasers, and the same shall be hereinafter referred to as "DEVELOPER'S ENTITLEMENT".

For GOREGAON YOGIRAJ C.H.S. LTD.

[Signature] Chairman
[Signature] Secretary
[Signature] Treasurer.

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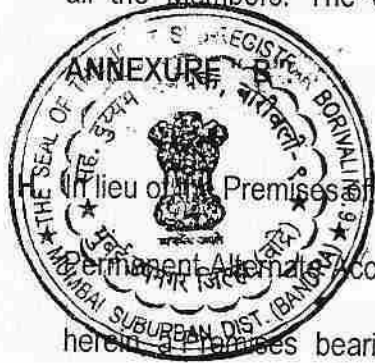
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E. The Developer have also obtained Intimation of Disapproval dated 26th December, 2021 bearing Ref. No. P-7838/2021/(428)/P/SWard/PAHADIGOREGAON-W/IOD/1/New along with various floor plans dated 26-12-2021, for construction of the new building on the said property and the same are valid, subsisting and have not been revoked or cancelled.

F. The Member/s herein, owns Flat No. 03 on the Ground floor, in the old Building of the Society admeasuring 397.25 sq.ft. carpet area (herein after referred to as "THE MEMBER'S FLAT/PREMISES") and is/or also holding 5 shares of Rs. 50/- each bearing Distinctive Nos. 06 to 10 both inclusive) under Share Certificate No. 2, issued by the Society herein (hereinafter referred to as "THE SAID MEMBER'S SHARES"). The said Member's Premises and the said Member's Shares are hereinafter jointly referred to as "THE MEMBER'S ORIGINAL PREMISES", and are more particularly described in the Second Schedule hereunder written. The copy of the Share Certificate is annexed hereto as ANNEXURE "A" ;

G. Pursuant to Resolution passed in Special General Body meeting held on 26-09-2021 the Members were allotted the allocation of the proposed new Premises and same is agreed by all the Members. The copy of the Resolution dated 26-09-2021 is annexed hereto as



In lieu of the Premises of the Member/s herein, the Developer hereby agrees to allot by way of Permanent Alternative Accommodation, free of cost and on ownership basis, to the Member/s herein, a premises bearing Flat No. 203, admeasuring 540 sq.ft. RERA carpet area or there

abouts, on 2nd Floor (hereinafter referred to as "THE NEW PREMISES"), in the New building

i.e. GOREGAON YOGIRAJ CO-OPERATIVE HOUSING SOCIETY LTD. (hereinafter the said

"New Premises"), and which is more particularly described in the Third Schedule hereunder

written and shown surrounded by red colour boundary line on the floor plan of the new building

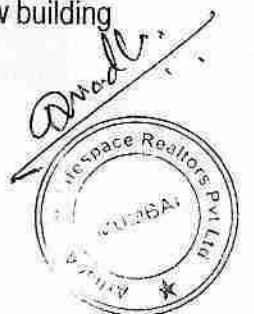
For GOREGAON YOGIRAJ C.H.S. LTD.

Kyoshi
Chairman

H.A. Patel
Secretary

M. C. F.
Treasurer.

TJS



annexed hereto and marked as ANNEXURE "C";

I Pursuant to the Development Agreement the Developers hereby execute this Permanent Alternate Accommodation Agreement with the Member/s herein, of the Society, on the terms and conditions agreed upon by and between the parties hereto and recorded in the manner hereinafter appearing:

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. RECITALS – BINDING UPON THE PARTIES:-

The parties repeat, reiterate and confirm the contents of the recitals, and the terms and phrases defined in the recitals as if the same were incorporated in the operative part of this Agreement. The Member confirm that the said Development Agreement is valid subsisting and binding.

2. DEVELOPMENT AGREEMENT:-

The Society have entered into Development Agreement dated 18-01-2022 registered with the Sub-Registrar of Assurances at Borivali -9 under No. BRL 9-855-2022 dated 18-01-2022 with the Developers herein, for development of the said property, on the basis of which, the Developers have agreed to provide to the Member/s herein, Permanent Alternate Accommodation, free of cost, on ownership basis, as mentioned herein above.



3. MEMBER'S OLD AREA:-

The Parties hereto declare and confirm that the Carpet Area of the Member's said existing Premises, viz Flat No. 03 of Goregaon Yogiraj Co-Op Housing Society Limited, is 397.25 Sq. ft. carpet area, (hereinafter referred to as the said old Premises) more particularly described in

| | | |
|---------|----|----|
| 397.25 | | |
| 2 | 09 | 25 |
| sq. ft. | | |

For - GOREGAON YOGIRAJ C.H.S. LTD.
Chairman: [Signature]
Secretary: [Signature]
Treasurer: [Signature]

TJS

[Signature]
Akhil Athani Lifespace Realtors Pvt Ltd
MUMBAI

the Second Schedule hereunder written and in terms of the provisions of the Development Agreement.

4. MEMBERS DECLARATION:-


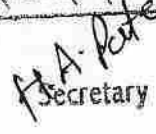

The Members hereby declares and confirms as follows:

- i. That the Members are the co-owners in respect of the said Member's original area.
- ii. The Members further declare and confirm that no persons other than themselves and their family Members are in use, occupation and/or possession of Member's Premises.
- iii. The Member/s undertake, confirm and declare that all the resolutions passed by the Society are valid and similarly binding on the Members.
- iv. The Members agree and undertake they are entitled to receive all the benefits arising out of the said Development Agreement of the said Property.
- v. The Members agree and undertake that there is lien in respect of the Member's Original Premises in favour of financial institution., The member further agrees that she will procure a NOC from the said financial institution and submit it to the Developer as soon as possible.
- vi. The Members have created third party rights of into or upon the said Member's Original Premises or any part thereof in favour of financial institution .The Members agree and undertake that if their title is found defective and/or any other third party or their other family Members are raising any objection for distribution of benefit then, in that event the Members agree and undertake that they shall be responsible to settle such claim/s at their cost and they shall compensate the Developer in terms with the penalty levied on them due to the delay caused by them and the loss occurred to the Developer. The Members hereby agree and confirm that they have read and understood all the terms and conditions contained in the Development Agreement dated 18-01-2022 including all annexures



annexed thereto and they also confirm all the rights granted by the Society for the re-

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| For GOREGAON YOGINAL C.H.S. LTD. | | |

 Chairman
 Secretary
 Treasurer.

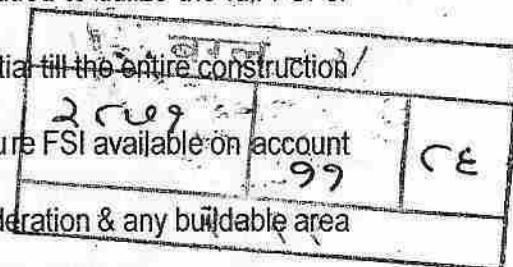
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development in respect of the said Property, more particularly described in the First Schedule hereunder written to the Developers on the terms and conditions contained in the Development Agreement dated 18-01-2022 and the Members hereby agree and confirm the terms of the said Development Agreement dated 18-01-2022 are binding upon them and they shall perform all the obligations on their part to be performed there under and they agree and confirm that they shall not do any act, deed and/or thing against or in contravention of any terms or conditions mentioned therein.

vii. The Member further confirms that the Developers shall be entitled to develop the said property and construct the said new building, by utilizing therein net plot FSI, additional FSI, Fungible FSI, Incentive FSI, Road Set back FSI and any other FSI and by acquiring said FSI, TDR as per D.C. Regulation by submitting the proposals as may be advised by the Architects under the provision of 33 (6), 33(7)A, 33(7)B, 33(11) or any other favorable Regulation which may from time to time being amended and by virtue of enactment, modification of Act and/or by virtue of circulars which are time to time passed by Government of Maharashtra, MCGM, MMRDA, SRA and/or other governmental or semi-governmental sanctioning Authorities at the Developer's costs and to acquire T.D.R. in form of F.S.I. and load the same on the said property as permissible at the Developer's cost, expense and consume the same on said Property and sell the premises as may be available to the Developer (excluding the premises committed for existing Members) after development of the said Property. The Developer shall be entitled to utilize the full FSI or any further FSI which may be granted out of the net land potential till the entire construction is complete.. The Members hereby confirm to pass on any future FSI available on account of road width to the benefit of the Developer without any consideration & any buildable area on account of such additional FSI will be added to the Developers entitlement as per terms of Development Agreement.



For **GOREGAON YOGIRAJ C.H.S. LTD.**

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

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5. CONSENT FOR DEMOLITION / REDEVELOPMENT :-

- (i) The Member agrees and undertakes to vacate the said Original premises and shall also grant permission to the Developer for demolition.
- (ii) The parties hereto agree, record and confirm that the Members have prior to the execution of these presents, at the request of the Developers and upon the Developers agreeing and undertaking to give and provide to the Members by way of Permanent Alternate Accommodation, free of cost, on ownership basis, a self-contained new Residential Premises as mentioned below by way of Permanent Alternate Accommodation.
- (iii) The Member does hereby grant consent to the Developer for demolition of the existing building and also the said Members Premises.

6. PLANS :

The Developer has provided proposed plan and same was unanimously approved by the Society and their respective Members and based on this approval the plans are submitted by the Developer to the Government of Maharashtra, MCGM, MMRDA, SRA and/or other governmental or semi-governmental sanctioning Authorities.



The Developer by his letter dated 30.12.2021 have call upon the society and his members that the developers have obtained IOD bearing Ref. No. P-838/2021/(428)/P/SWard/PAHADIGOREGAON-W/IOD/1/New and have called upon

the society to call their members to hand over vacated and peaceful possession. The Developer has showed his intention to get the respected flat vacated on or before 25-01-2022 and have decided to demolish the building with effect from 15th February 2022.

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For **GOREGAON YOGIRAJ C.H.S. LTD.**

Yogesh
Chairman

H.A. Patel
Secretary

Nilaj
Treasurer.

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- ii) The parties here in agree that Developers has issue vacate notice to the Society and society in turn addressed to the respective Member/s in writing and he/she/they shall vacate and hand over peaceful possession of their respective original premises to Developers for demolition and granting them consent for erection of new building.
- iii) Member/s herein agree and undertake that Member/s shall hand over vacant and peaceful possession of Said Original Premises and allow the Developer to demolish the existing Said Original Premises and building for redevelopment of the said property by demolishing said building at present existing on the said property, and construct thereon one or more New Building/s, interalia by consuming and utilizing the entire net F.S.I. potential, including basic FSI, Premium FSI, Incentive FSI, the land base FSI, road setback of the said property and all additional FSI, Net Plot FSI, Fungible FSI which may be available now and also in future and other benefits which are available and as may be permissible from time to time and under the provisions of the Development Control Regulations Rule for Mumbai Metropolitan Region

8. MEMBER'S ADDITIONAL AREA ENTITLEMENTS AS PER RE-DEVELOPMENT:

That as such Member is now entitled to area which they have obtained in lieu of his old Flat admeasuring 397.25 sq.ft. carpet area and as per Development Agreement and is also entitled to the eligible free of cost additional RERA carpet area of the Member's Premises in the new building shall be 79.45 sq. ft. RERA carpet area.



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9. TEMPORARY TRANSIT ALTERNATE ACCOMMODATION /RENTS/ COMPENSATION:

During the course of redevelopment of the said property, the Member is entitled to receive :

- (i) as and by way of monthly displacement compensation for the alternate accommodation a

For GOREGAON YOGIRAJ C.H.S. LTD.

Adyeshi
Chairman

H.A. Patel
Secretary

M. D.
Treasurer.

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sum of Rs. 19,863 /- (Rs. Nineteen Thousand Eight Hundred Sixty Three Only) per month as per the statement annexed hereto as **Annexure D**".

- (ii) The Members have given the following details in which the Monthly Displacement Compensation shall be provided which are as follows:

| | |
|----------------------------|---------------------|
| Name of Beneficiary | TEJAL SHAH |
| Account No of Beneficiary | 00000010130632051 |
| Beneficiary Bank | STATE BANK OF INDIA |
| Beneficiary Branch | GOREGAON |
| Type of A/c of Beneficiary | SAVINGS |
| Beneficiary Bank IFSC Code | SBIN0001266 |

(hereinafter referred to as the **said Bank details of the Member/s**);

10. BROKERAGE CHARGES PAYABLE TO THE MEMBERS :-

- (i) The Members are entitled to receive, towards Brokerage charges for acquiring Temporary Alternate Accommodation at the rate of Rs. 50/- (Rupees Fifty Only) per sq ft. of their respective flat (i.e. Rs. 19,863/-) (Rs. Nineteen Thousand Eight Hundred Sixty Three Only) for the period of twelve months as per the details provided in the Statement Annexed herewith as "**Annexure -E**", which will be paid to the Members against and at the time of vacating of the existing premises by Member.

11. TRANSPORTATION / RELOCATION CHARGES PAYABLE TO THE MEMBERS:-

Members are entited to receive a total sum of Rs.10,000/- (Rupees Ten Thousand only), towards transportation charges for shifting their belongings from the present accommodation to the temporary and thereafter back to the permanent alternate accommodation in the Re-Developed New Building. The same is payable by the Developer along with the rent i.e., upon the Member handing over vacant & peaceful possession of the said property to the Developer by way of one post-dated cheques/RTGS.

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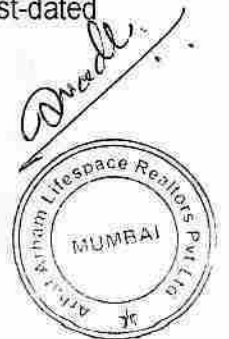
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Chairman

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Secretary

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Treasurer

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12. HARDSHIP FUND: -

- i) The Member is also entitled to receive Aggregate Hardship Compensation of Rs. **500 /-** (**Rupees Five Hundred only**), per Sq. Ft on existing area aggregating calculated at Rs. **1,98,625/-** (**Rupees One Lakhs Ninety Eight Thousand Six Hundred Twenty Five only**) {referred as the aggregated amount} in the manner as provided in the statement Annexed hereto as **"Annexure G"**
- ii) The Developers have paid the amount of first part of Hardship Fund of Rs. **150 /-** (**Rupees One Hundred Fifty only**), per Sq. Ft on existing area aggregating calculated at Rs. **59,588/-** (**Rupees Fifty Nine Thousand Five Hundred Eighty Eight only**) (the payment and receipt whereof the Member doth hereby admits, acknowledges and confirms).
- iii) As per the terms of the Development Agreement the Developer is required to provide second part of Hardship Fund of Rs. **350 /-** (**Rupees three Hundred Fifty only**), per Sq. Ft on existing area aggregating calculated at Rs. **1,39,038/-** (**Rupees One lakh Thirty Nine Thousand Thirty-Eight only**) to the Members and in the event if any GST amount is charged in respect of the constructed area, Monthly Displacement Compensation, Hardship Fund, shifting, Brokerage etc. and free of cost allotted area in that event it shall be the obligation of the Members to pay this amount. The parties herein have mutually agreed that all this amount shall be adjusted towards Hardship Fund payable by the Developer to the Member and accordingly the Member shall upon obtaining opinion of Professionals consulted by the Developer.
- iv) The Developer is required to pay the Hardship Fund to the Members herein and the Members are required to pay the GST amount imposed on their respective areas upon Occupation Certificate is received. Therefore, it is agreed that in the event if the



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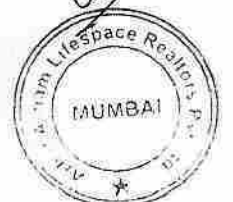
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Chairman

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Secretary

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Treasurer.

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Developer is required to pay GST amount either by professional opinion in writing of Developer or by demand of the GST department in respect of the Member's area. Upon such opinion the parties herein have agreed that, the Members and Society have agreed to waive off the Hardship Fund to be paid as a by way of 2nd tranche to the Members as per terms and conditions mentioned hereof. The parties herein further agree that in the event if GST amount is required to be paid in respect of the Member's area then as per the agreed terms the Developer shall intimate to the Members about the payments due and payable towards GST by the Members in respect of their respective areas. It is further, agreed between the parties that as per the agreed terms the entire Hardship Fund payable by the Developer to the Members shall stand as adjusted towards payments of GST amount of the Members. Accordingly, as per these presents, the Developer will be handing over the First trench of Hardship Fund to the Members on vacating their respective premises which they shall be liable to return the same to the Developer. It is further, agreed that the second trench amount shall be withhold by the Developer and upon the receipt of the money of the first trench amount from the Member the Developer shall pay the entire GST amount to the concerned department with all its cost and consequences.

v) It is clarified that in the event if any Member/s is/are making any delay in payment then ^{with} ever penalty or interest levied by the GST or concerned department towards payment of amount shall be liability of those Members who are committing delay or default and same shall continue unless and until the said amount is cleared by the Member/s. It is further clarified that if any Member/s has not paid this amount then that Member/s shall be liable to face the dire consequences of the department without in any manner making the Developer and/or the Society liable for the same.



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It is agreed between the parties hereto that until such amount is paid, the Developer shall be full and sufficiently entitled to hold the possession of the new premises of the Member

For GOREGAON YOGIRAJ C.H.S. LTD.

K. Joshi
Chairman

H. A. Patel
Secretary

[Signature]
Treasurer.

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and shall not handover the same.

- vii) It is further clarified that in the event if the amount of GST payable is less than the amount of Hardship Fund receivable by the Members then in that event, the Developer shall be liable to return the excess amount to the Members.

13. HANDING OVER QUIET VACANT AND PEACEFUL POSSESSION OF MEMBER'S PREMISES TO THE DEVELOPERS:-

i. The parties here in agree that Developers will issue vacate notice to the Members in writing and he/she shall vacate and hand over peaceful possession of their respective Original Premises to Developers for demolition and granting them consent for erection of new building all the structures at present existing on the said property, and construct thereon one or more New Building/s, interalia by consuming and utilizing the entire F.S.I. potential, including basic FSI, Premium FSI, Incentive FSI, the land base FSI, road setback of the said property and all additional FSI, Net Plot FSI, Fungible FSI which may be available now and also in future and other benefits which are available and as may be permissible from time to time and under the provisions of the Development Control Regulations Rule for Mumbai Metropolitan Region.

ii. The date of vacating the existing premises by the Members shall not be later than 30 days of the intimation by the Developers to the society the same was intimated on 26.9.2021 in Special General Body meeting held in Society by Developer to society and society to the Member. If any Member fails to vacate and handover his/her existing Premises to the Society/Developers for demolition within the time limit given for vacating the existing premises, a penalty of Rs.5,000/- (Rupees Five Thousand only) per day shall be levied from such Member till handing over his/her existing Premises and the Developers shall be entitled to deduct the same from any amount payable by the



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For, **GOREGAON YOGRAJ C.H.S. LTD.**

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Secretary

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Treasurer

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Developers to the account of such defaulting Society Member. In the event if even one Member fails to hand over his existing Premises to the Developers for demolition within the stipulated notice period, all time limits for completion of the Society's new Building set out in this Agreement shall be automatically extended by the period of such delay by any one Member in handing over his existing Premises for demolition. In case any existing Member tries to create any obstacle or hindrance in implementation of this redevelopment project, the Developers shall be at liberty to take appropriate legal action. However, it shall be sole responsibility of the Society to provide total possession and get the Member vacated and it shall extend full cooperation to the developers in this regard.

- iii. The list of Amenities which the Developers shall provide to the Existing Members of the said Society including the Member herein is annexed hereto and marked as **ANNEXURE "H"**.

14. DEMOLITION OF ORIGINAL PREMISES:

After the Member having handed over to the Developers the quiet, vacant and peaceful possession of the said Original Premises togetherwith said Property to the Developers, the Developers shall be entitled to demolish the same and the Member shall have no objection to the demolition of the said Original Premises and/or any other part of the said "Said Building" and the Member undertakes not to make any complaint or raise any objection or otherwise cause obstruction to the Developers in commencing and completing the redevelopment and/or construction of the new buildings on the said property, and on completion of the construction of such new buildings on the said property, to take up the new premises as his/her Permanent Alternate Accommodation, in lieu of the said Original Premises, as provided hereinbelow.

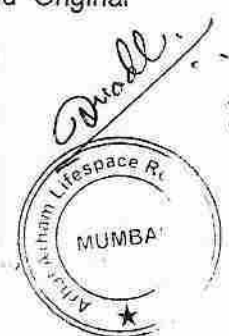


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For **GOREGAON YOGIRAJ C.H.S. LTD.**

Chairman *Secretary* *Treasurer*

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15. ADDITIONAL AREA PURCHASED:

The Member has also expressed his desire and willingness to purchase additional area of 63.30 sq. ft. RERA Carpet from the Developer and the Developer have agreed to sell such additional area from the sale component of the Developers in respect of the said property at total consideration of Rs. 10,00,000 /- (Rupees Ten Lakh Only) and upon such terms and conditions as agreed hereinafter.

16. MEMBER'S NEW PREMISES: -

- i. That as such Members are now entitled to area which they have obtained in lieu of their old flat admeasuring 397.25 sq. ft. carpet area and as per Development Agreement and is also entitled to the eligible free of cost additional RERA carpet area of the Member's New Flat in the new building shall be 79.45 sq. ft. RERA carpet area .
- ii. Accordingly, the Member shall now be entitled to Permanent Alternate Accommodation in the new building/s viz. **GOREGAON YOGIRAJ CO-OPERATIVE HOUSING SOCIETY LTD** on 2nd floor admeasuring in aggregate 540 sq. ft. RERA carpet area calculated as follows:

| | |
|---|----------------|
| (a) In lieu of Member's original premises (Member's existing premises) | 397.25 sq. ft. |
| (b) Additional 20 % free of costs area (Offered by Developer) | 79.45 sq. ft. |
| (c) Additional Area Purchased (Additional Area) | 63.30 sq. ft. |
| (d) Total RERA Carpet Area | 540 sq. ft. |
| (e) Area as per Plan | 540 sq. ft. |



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| 63.30 | 79.45 | 397.25 |

For . GOREGAON YOGIRAJ C.H.S. LTD.

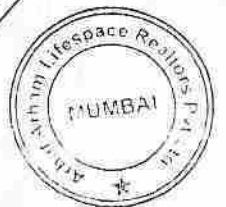
Kayashri
Chairman

H.A. Patel
Secretary

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Treasurer.

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hereinafter referred to as "The Member's New Premises" and as more particularly described in the Third Schedule hereunder written.

- iii. Hereto annexed and marked as **Annexure "C"** is the floor plan of the 2nd floor, on which the Member's said new Premises bearing no. 203 is shown by red colour outline.
- iv. The amount of Rs. **10,00,000 /- (Rupees Ten Lakh Only)** payable by the Member to the Developer as stated in the clause no. 15 above shall be paid by the Member/s herein to the Developer at the time of registration of Permanent Alternate Accommodation Agreement. Stamp Duty, Registration and GST will be additional as applicable.
- v. The Member is allotted 540 sq.ft. RERA Carpet Area and "carpet area" means the net usable floor area of the Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or veranda area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the purchaser, but includes the area covered by the internal partition walls of the Premises (save and except and any further changes which may take place due to modification or enactments of the Act from time to time) and accordingly Member is entitled for New Premises No. 203 admeasuring 540 Sq. Ft. RERA carpet area, on the 2nd Floor in the said new building proposed to be constructed by the said Developers on the said property and delineated on the plan hereto annexed as **Annexure-** thereon shown surrounded with red colour boundary line (hereinafter referred to as the "New Premises") more particularly described in the Third Schedule hereunder written in the New Residential Building to be constructed by the Developers on the said property and more particularly described in the First Schedule hereunder written; In lieu of



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the said Members original premises and the Member have granted consent for demolition of old building known as "GOREGAON YOGIRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED". It is agreed that the new premises to the existing Member/s of the Society shall

For . GOREGAON YOGIRAJ C.H.S. LTD.

Neeraj
Chairman

H.A. Patel
Secretary

R.K.
Treasurer.

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be allotted as per the provisions of Floor Plan annexed hereto and marked as ANNEXURE "C".

- vi. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said premises or of the said Property and building or any part thereof. The Member shall have no claim save and except in respect of the particular premises. The remaining portion of Property, other unsold flats/car parking spaces, common areas, etc. shall be the property of the Developers until the whole of the said Property and or any part thereof with building constructed thereon is assigned to the Society herein as mentioned herein.

17. CONSIDERATION:

The Total consideration/cost for purchase of additional RERA carpet area is Rs. Rs.

10,00,000 /- (Rupees Ten lakh only) which is be paid by the Members to the

Developers in the following manner

- a. Rs. 10,00,000 /- (Rupees Ten lakh only) being the consideration will be paid by the Members to the Developer in 7 different trenches in the following manner:

| Sr. No. | Towards | Percentage | Amount in Rs. |
|---------|--|------------|---------------|
| 1. | As token money on or before when request letter is given | 10% | 1,00,000/- |
| 2. | on or before completion of when the plans of the proposed building approved by concern authority | 10% | 1,00,000/- |
| 3. | at the time of completion of plinth work | 10% | 1,00,000/- |
| 4. | on or before completion of the 4 th floor slab | 20% | 2,00,000/- |



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For GOREGAON YOGIRAJ C.H.S. LTD.

[Signature]
Chairman

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Secretary

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Treasurer.

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| 5. | on or before completion of top last floor slab | 20% | 2,00,000/- |
| 6. | on or before completion of RCC work | 20% | 2,00,000/- |
| 7. | on or before possession of the newly constructed flat | 10% | 1,00,000/- |

18. DELAY IN PAYMENT

Upon the demand notice/invoice is raised by the Developer, calling upon the Member to make the payment as raised by the Developer in the demand note and inspite of the receipt of the invoice if there is delay in payment by the Members within the stipulated date/s and time/s as required under this Agreement then the Developer shall be entitled to call upon the Members by giving a written notice by courier / e-mail / registered post A.D. at the address provided by the Member or at the address of Advocate of the Society ("Interest/Demand Notice"), to pay interest at the rate of 18% (Eighteen percent) thereon for every month of delay on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid/raised together with the interest thereon at the Interest Rate.



In spite of repeated reminders and three demand notice and upon the Developer provided all the possible opportunities to the Member/s for making the payment by Interest Notice on the due date and inspite of this Member/s is unable to make the payments as demanded in that circumstances Developer shall be left with no other option but to call

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For - GOREGAON YOGIRAJ C.H.S. LTD.

H. Joshi
Chairman

H. A. Patel
Secretary

[Signature]
Treasurer.

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upon the Member for making payments by issuing final written notice by courier / e-mail / registered post A.D. at the address provided by the Member or at the address of Advocate of the Society ("final Notice").

20. TERMINATION:

Without prejudice to the right of the Developer to charge interest at the Interest Rate mentioned at Clause 19 above, and any other rights and remedies available to the Developer, either (a) on the Member/s committing default in payment on the due date of any amount due and payable by the Member/s to the Developer under this Agreement (including his/her/their/its proportionate share of taxes levied by the concerned local authority and other outgoings) and/or (b) the Member/s committing any defaults of payment of the instalments of the Consideration for Additional Area, the Developer shall be entitled to, at its own option and discretion, terminate this Agreement without any reference or recourse to the Member/s. Provided that, the Developer shall give a notice of 15 (fifteen) days in writing to the Member/s ("Final Notice"), by courier / e-mail / registered post A.D. at the address provided by the Member/s, of its intention to terminate this Agreement with details of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate this Agreement. If the Member/s fails to rectify the breach or breaches mentioned by the Developer within the period of the final Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon,



then at the end of the Final Notice the Developer shall be entitled to terminate this Agreement by issuance of a written notice to the Members ("Developer Termination Notice"), by courier / e-mail / registered post A.D. at the address provided by the

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Member/s. On the receipt of the Developer Termination Notice by the Member/s, this

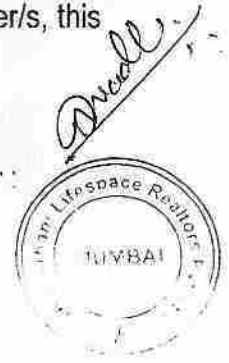
For GOREGAON YOGIRAJ C.H.S. LTD.

Chairman
Chairman

Secretary
Secretary

Treasurer
Treasurer

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Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Developer shall be entitled to forfeit of the Sale Consideration ("Forfeiture Amount") as and by way of the agreed genuine pre-estimate of liquidated damages. Upon the termination of this Agreement, the Member/s shall have no claim of any nature whatsoever on the Developer and/or the said additional area purchased and/or the car park/s and the Developer shall be entitled to deal with and/or dispose of the said additional area and/or the car parking space/s in the manner it deems fit and proper.

It is further clarified that in the event if the transaction is terminated then, in that event the parties herein have agreed that the Member/s shall be entitled to claim from the Developer the entire cost of the old area and the monies paid by the Member/s as per the transaction herein. The Member shall not be liable to claim the benefit of monies adjusted and in fact the Developer shall be entitled to claim the interest on the amount adjusted in lieu of commercial benefits.

In the event when the transaction is terminated then the Developer shall be at liberty to sell the new premises in open market and upon receiving the consideration and upon the entire consideration which is received from the sale component the Developer shall

pay to the Member/s and for which the Member/s has granted its deemed consent.

21. INTIMATE IN WRITING: -

It is further agreed that upon completion of the New Building, obtaining full/part occupation certificate and before offering the Member/s possession of the new premises, the Developers shall intimate in writing to the Member/s to take possession of the new premises in the New Building.



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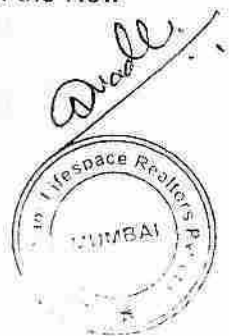
For GOREGAON YSIRAJ C.H.S. LTD.

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Chairman

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Secretary

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Treasurer.

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22. OFFER POSSESSION OF NEW PREMISES :-

After completion and obtaining Occupation Certificate in respect of the New Building (Members Area), the Developer shall offer possession. The Developer further clarified that for they can obtain part occupation certificate for this premises and handover possession, the Developers shall notify to the Members and offer them possession of the new premises together with OC (Occupation Certificate). Member/s shall accept the possession of the new premises within 30 (Thirty) days from date of such notice as owner thereof.

In the event if Members want to carryout work of furniture and fixture then they shall intimate the Developer and request them to handover possession of the new premises before the Occupation Certificate is obtained and Member undertake that they shall not carryout any addition and alteration in the new premises. The Members agree that in the event if the Developer offer possession, then the Developer shall not be liable to pay monthly compensation.

23. POSSESSION OF NEW PREMISES: -

The new Premises shall be on ownership basis fully transferable and heritable, subject however to the Bye-Laws of the Society and the provisions of any other applicable law.

- i. After completion and obtaining Occupation Certificate in respect of the New Building the Developers shall notify to the Members about completion of new building and receipt of Occupation Certificate and the Developers shall offer them the possession of the new premises along with Occupation Certificate. Members shall accept the possession of the new premises within 30 (Thirty) days from date of such notice as owner thereof.
- ii. Within 30 days from the date of receipt of intimation of completion of construction of new building along with complete O.C. (Occupation Certificate) as stated hereinabove, and after the Developers offering possession of all the premises comprised in the Members'



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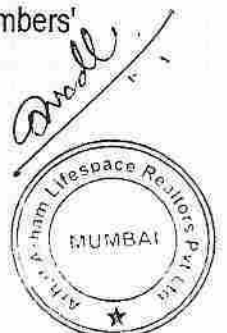
For . GOREGAON YOGIRAJ C.H.S. LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer.

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Entitlement (including the said Premises) to the Members (including the Members herein), the Developers shall cause to handover the management of the said new building and the said property to the Society.

- iii. In the event if Members want to carryout work of furniture and fixture then they shall intimate the Developer and request them to handover possession of the new premises before the occupation certificate is obtained and Member undertake that they shall not carryout any addition and alteration in the new premises. The Members agree that in the event if the Members request possession or fit-out possession then the Developer shall not be liable to pay monthly compensation and the Member will be liable to pay respective maintenance.
- iv. Once the Developers hand over the management/charge of the said Property and the said new building to the Society, the Society shall be responsible for the day to day maintenance of the said new building and the said property and the Society shall bear and pay all property rates and taxes, charges, land revenue, cesses, assessments, common electricity, water charges, salaries of clerks, bill of collectors, chowkidars, sweepers, charges for maintenance and repair of lift, and water pumps and all other expenses necessary and incidental to the management and maintenance of the said

property and the new building, from contribution received by it from the existing Members (including the Members herein) in respect of the Members' Entitlement and from payments and contributions made to the Society by the Developers and/or prospective purchasers in respect of the their Entitlement.

v. The Members shall be entitled to use, possess, occupy and enjoy the new premises in their capacity as a Members of the Society, without any eviction, interruption, obstruction or hindrance from or by the Developers and/or anyone else whomsoever;



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For GOREGAON YOGIRAJ C.H.S. LTD.

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Chairman

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Secretary

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Treasurer.

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24. INTIMATION: -

On and from date of intimation that the new premises, in the new building are ready for occupation and possession, the Members shall be bound and liable to pay their proportionate share in taxes, cess, outgoings and maintenance in respect of their new premises.

25. MEMBERS' OBLIGATIONS: -

The Member/s as owner of his/her/their new premises shall:

- vi. Extend all co-operation and sign all papers, forms, writings and applications which may be necessary for implementation of these presents and as may be required by the M.C.G.M or any other government or semi-government authorities from time to time, in pursuance of this agreement, as intimated by the Developers and/or for demolition of the said old building including Member's existing Premises and construction of the New Building.
- vii. Not to do or execute or cause to be done or executed any act, deed, matter or thing whereby the said property or any part thereof of the Developer's Entitlement are in any way affected or jeopardised.
- viii. Not to do or execute or cause to be done or executed any act, deed, matter or thing which is contrary to any of the terms, conditions, covenants and undertakings contained in the Agreement, and/or in the said Development Agreement dated 18-01-2022
- ix. Observe, perform and comply with all the terms, conditions, covenants, obligations as contained in this Agreement, and/or in the said Development Agreement dated 18-01-2022
- x. Support any reasonable resolution as may be necessary and required by the Developers to carry out any purpose of this Agreement and/or the said Development Agreement dated 18-01-2022
- xi. The Member/s as a Member/s of the Society shall be entitled to the use of the compound



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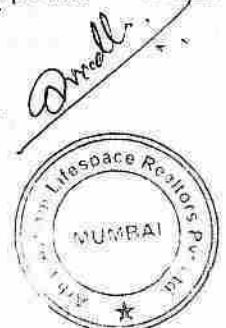
For **GOREGAON VOGIRAJ C.H.S. LTD.**

Chairman
Chairman

Secretary
Secretary

Treasurer
Treasurer.

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and all other common areas of the New Building.

- xii. The Members shall not object for sale of any kind of private terrace counted in F.S.I subject to the same is attached to the flat and does not have any common access.
- xiii. The Members have perused the proposed plan and they are being explained that the said plans are as per prevailing norms of M.C.G.M and the Member shall not have any kind of objection if the said proposed plans are sanctioned by M.C.G.M.
- xiv. To maintain the said new premises at Member's costs in good tenantable repair and condition from the date of possession or fit-out possession of the new premises is taken and shall not do or suffer to be done anything in or to the said new building, staircases or any passage, which may be against the rules, regulations or bye-laws of the concerned local or any other authority or charge/alter or make addition in or to the building in which the new premises is situated and the new premises itself or any part thereof.
- xv. Not to store in the new premises or outside, any goods which are of hazardous, combustible or dangerous nature or which are prohibited by law to be brought upon or kept in any such premises, or are so heavy as to damage construction or structure of the said new building or of the new premises, and the Member shall be liable for the consequences of the breach, on account of negligence or default of the Member in this

and to fully indemnify the Developers.

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For GOREGAON YOGIRAJ C.H.S. LTD.

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consequences thereof to the concerned local authority and/or other public authority, and to indemnify the Developers.

xvii. Not to demolish or cause to be demolished the new premises or any part thereof, not at any time make or cause to be made any addition or alteration in the elevation and outside colour scheme of the new building in which the new premises are situated and shall keep the partitions, sewers, drainage pipes in the new premises and appurtenances thereto in good tenable repair and condition, and in particular so as to support, shelter and protect the other parts of the said new building and shall not chisel or in any other manner damage the columns, beams, walls slabs or R.C.C. parts or other structural repairs in the new premises without the prior written permission of the Developers, M.C.G.M. also the concerned authorities until the Developer obtains Occupation Certificate. In case on account of any alterations being carried out by the Member in the new premises (whether such alterations are permitted by the concerned authorities or not) shall there be any damages to the adjoining premises or to the premises situated below or above the new premises (inclusive of leakage of water and damages to the drains) the Member shall at their own costs and expenses forthwith repair such damage (including recurrence of such damages).

xviii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the new premises in the compound or any portion of the said land and the said new building.

xix. To bear and pay all local taxes, water and electricity charges, insurance and such other levy, if any, which are imposed by the concerned local Authority and/or Government and/or other public Authority, including on account of changes of user of the new premises by the Member, and indemnify the Developers in that behalf.

xx. The Member shall permit the Developers and their surveyors and agents and servants



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For GOREGAON YOGIRAJ C.H.S. LTD.

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Secretary

P. K. A.
Treasurer.

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with or without workman and others, at all reasonable times to enter upon the new premises, and the said building or and part thereof to view and examine the state and condition thereof during the period of construction and thereafter as and when needed.

- xxi. To observe and perform all the terms and conditions and covenants contained in all the agreements between the Developers and the tenants/occupants and also all the terms and conditions to be observed and performed by the Member as set out in this Agreement (including the recitals hereof).
- xxii. The Developers shall not be responsible for the consequences arising out of the changes in law or changes in Municipal and other Laws, rules, regulations, etc. However the Developer shall abide by all the laws, rules, regulations, policies, etc. that are updated from time to time, during the period of development.
- xxiii. The Member shall co-operate with the intending Purchaser/s and shall never dispute about sharing of open space with the intending Purchaser/s and neither they will dispute about the allotment of Car Parking Area allotted by Society. Further the Member/s shall not dispute about the allotment of Car parking and such other allotted by the Developer to any purchaser.

xxiv. The Developer have intimated the Members, that while sanctioning the said plans, the Municipal Corporation of Greater Mumbai has laid down certain terms, conditions, stipulations and restrictions and the Municipal Corporation of Greater Mumbai may further lay down certain terms, conditions, stipulations and restrictions, from time to time, which are to be observed and performed by the Developers while developing the said property and constructing the said new building and upon due observance and performance of which only the occupation and completion certificates in respect of the said building shall be granted by the Municipal Corporation of Greater Mumbai.



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xxv. The Developer have intimated the Members, that while sanctioning the said plans the

For - GOREGAON YOGIRAJ C.H.S. LTD.

 Chairman
 Secretary
 Treasurer

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MCGM has granted the concessions for open space deficiencies and other concessions and further the MCGM may obtain undertaking-cum- Indemnity Bond from the Developers that they or their agents, Society Members and/or nominees of Developers, etc. shall not complain about the nuisance and also about the open space deficiencies and other concessions granted by M.C.G.M while sanctioning the plan in respect of the said property;

xxvi. The Members agree and undertake to give following Undertakings as per the terms of Intimation of Disapproval under Clause No. 16 on Page No.4:

a) The Members further agree, declare and confirm that the mechanized parkings are used for the parking of the vehicles in the surrounding open space of the building and they are fully aware that it is societies sole responsibility to maintain the same as per the manufacturer's specifications and at Society's cost post the guarantee period. The Members hereby indemnify the Developers and Municipal Corporation of Greater Mumbai against any failures of the system and the hazards happening due to the same.

b) The Members further agree, confirm and grant consent that they are fully aware that the building on the plot is constructed with deficiency in the open spaces and they don't have any objection for the same neither they will raise any objection in future. The Members will not hold the Developers and Municipal Corporation of Greater Mumbai for such deficient open space.

c) The Members further agree, confirms and grant consent that they are fully aware of the sanction plans in respect of the parking spaces and the Members will not make any or raise any kind of grievance and/or complaint to either the Developers or Municipal Corporation for any adjacent plot owner in future in this regard.

d) The Members further agree, confirms and grant consent that they are fully aware of their standard sizes of the Rooms as per the sanction plans in respect of the said new



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For GOREGAON YOGIRAJ C.H.S. LTD.

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Chairman

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Secretary

[Signature]
Treasurer

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premises and the Members will not hold the Developers and Municipal Corporation responsible for any inadequate/ sub-standard sizes of rooms in future.

- e) The Members further agree, confirms and grant consent that they are fully aware of the additional height of stilt in respect of the said new premises for provisions of Mechanized Parking and the Members will not hold the Developers and Municipal Corporation responsible for any mishap due to provision of additional height of stilt for provisions of Mechanized Parking.

xxvii. The Member shall simultaneously with taking possession of the said New Premises execute and hand over to the Society, an Undertaking-cum-Indemnity Bond (to be duly notarized) stating that they shall:

- Not enclose the part terrace, if any;
- Abide by the bye-laws of the society;
- Not change the outside elevation of the said intended building;
- Use the residential premises only for residential purpose and commercial premises, only for the commercial purpose and similarly Garages for Garage purpose.

xxviii. That the Member shall indemnify and keep indemnified the Developers against any one

lawfully claiming the Membership rights in respect of the said existing premises and/or permanent alternate accommodation in lieu thereof when constructed. The

Members hereby further indemnify and keep the Developer indemnified if the Developers

are made to incur any expenditure/loss and/or damages on account of any litigation

initiated by the Members and/or the refusal/reluctance on the part of the Members to abide

by the covenants as contained in these agreement and/or the construction work of the

Developers is delayed and/or stopped on account of the Members breach of any of the

covenants hereby contained.



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For GOREGAON SOCIETY C.H.S. LTD.

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26. INDIVIDUAL TAX LIABILITY OF OLD TAX: -



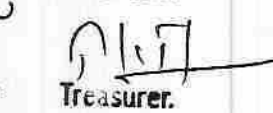
- a. The Members agree and undertake that whatever outgoing taxes related to Electricity, Assessment Tax, Society Maintenance Tax, Water Charges, Internet Charges, Cable Charges and any other outgoing charges which the Members are liable to pay during the usage of the Member's old Premises shall be paid by the Member upto the date of vacating and handing over possession of the said Member's old Premises to the Developers. Thereafter the same shall be payable by the Developer until offering the possession of the new premises.
- b. In the Event if the Members have not cleared the outstanding due the same shall be cleared by the Developer and the amount paid by the Developer shall be adjusted from the amount payable to the Member from any of the amounts payable (monthly Compensation, Shifting, Brokerage and Hardship Fund amount payable by Developer).

27. OUTGOING TAXES:

The Members agree and undertake to bear and pay all outgoings and taxes in respect of the new premises and the additional area, if any, from the date of the Developers offering to the Members possession thereof, regularly and without committing any default in making payment thereof, to the Developers or the Society, as the case may be. At the time of taking possession of the said new premises, they shall pay to the Developers a sum, as shall be paid/payable by the purchasers of other premises in the said new building, such as Ownership fees, share money, formation charges of such Organisation if any, electric meter deposit, water meter deposit, 12 months advance maintenance charges of the said new premises etc.



For **GOREGAON YOGIRAJ C.H.S. LTD.**

 Chairman
 Secretary
 Treasurer.

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28. RERA REGISTRATION: -

This Agreement shall also be subject to the provisions contained in the Real Estate (Regulation and Development Act, 2016 and the Rules framed thereunder by Maharashtra State Rules, 2017 or any other provisions of law applicable thereto and the Developers shall carryout all its obligations and responsibilities towards the Society and its Members as well as the purchasers of the saleable components, in its capacity as the promoters under the provisions of the said Acts. The Society will become Co Promoter in registering project under RERA as per Real Estate (Regulation and Development Act, 2016 and the Rules framed thereunder by Maharashtra State Rules, 2017. The Developer shall register the project under RERA upon the MCGM building proposal department is granting Commencement Certificate to the Developer.

29. DISPUTE: -

- i) All disputes and differences that may arise between the parties herein in regard to these presents, interpretation of any terms and conditions between the parties, disputes related to the obligations casted on either parties under this agreement then the aggrieved parties shall be entitled for the specific performance of this agreement, and together with all costs, charges, expenses and damages in relation thereto and the Courts in Mumbai alone shall have jurisdiction to try, entertain and dispose of such dispute.

Parties shall co-operate with each other for implementing the true intents of terms and conditions of this Agreement.



For GOREGAON SOCIETY C.H.S. LTD.

[Signature]
Chairman

[Signature]
Secretary

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Treasurer.

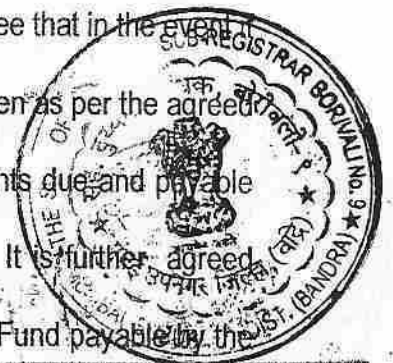
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30. GST:

- i) As per the terms of the Development Agreement the Developer is required to provide Hardship compensation to the Members and in the event if any GST amount is charged in respect of the constructed area, Monthly Displacement Compensation, Hardship Fund, shifting, Brokerage etc. and free of cost allotted area in that event it shall be Members obligation to pay this amount. The parties herein have mutually agreed that all this amount shall be adjusted towards Hardship Fund payable by the Developer to the Member and accordingly the Member shall upon obtaining opinion of Professionals consulted by the Developer.
- ii) The Developer is required to pay the Hardship Fund to the Members herein and the Members are required to pay the GST amount imposed on their respective areas upon Occupation Certificate is received. Therefore, it is agreed that the in the event if the Developer is required to pay GST amount either by professional opinion in writing of Developer or by demand of the GST department in respect of the Member's area. Upon such opinion the parties herein have agreed that, the Members and Society have agreed to waive off the Hardship Fund to be paid as a by way of 2nd tranch to the Members as per terms and conditions mentioned hereof. The parties herein further agree that in the event if GST amount is required to be paid in respect of the Member's area then as per the agreed terms the Developer shall intimate to the Members about the payments due and payable towards GST by the Members in respect of their respective areas. It is further agreed between the parties that as per the agreed terms the entire Hardship Fund payable by the Developer to the Members shall stand as adjusted towards payments of GST amount of the Members. Accordingly, as per these presents, the Developer will be handing over the First trench of Hardship Fund to the Members on vacating their respective premises which they shall be liable to return the same to the Developer. It is further, agreed that the second



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For **GOREGION YOGIRAJ C.H.S. LTD.**

K. Joshi
Chairman

H. Patel
Secretary

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Treasurer.

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trench amount shall be withhold by the Developer and upon the receipt of the money of the first trench amount from the Member the Developer shall pay the entire GST amount to the concerned department with all its cost and consequences.

- iii) It is clarified that in the event if any Member/s is/are making any delay in payment then whatever penalty or interest levied by the GST or concerned department towards payment of GST amount shall be liability of those Members who are committing delay or default and same shall continue unless and until the said amount is cleared by the Member/s. It is further clarified that if any Member/s has not paid this amount then that Member/s shall be liable to face the dire consequences of the department without in any manner making the Developer and/or the Society liable for the same.
- iv) It is agreed between the parties hereto that until such amount is paid, the Developer shall be full and sufficiently entitled to hold the possession of the new premises of the Member and shall not handover the same.
- v) It is further clarified that in the event if the amount of GST payable is less than the amount of Hardship Fund receivable by the Members then in that event, the Developer shall be liable to return the excess amount to the Members.



31. JURISDICTION: -

The Courts of Mumbai shall have exclusive jurisdiction to try and entertain all disputes between the parties hereto.

32. STAMP DUTY & REGISTRATION CHARGES, ETC :-

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| The stamp duty and registration charges in respect of the present Permanent Alternate | | |
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| Accommodation Agreement as agreed to be provided free of cost as per the terms of | | |
| Development Agreement free of cost, shall be borne and paid by the Developers alone and | | |

For GOREGAON YOGIRAJ C.H.S. LTD.

K. K. Joshi
Chairman

K. A. Patel
Secretary

A. K. A.
Treasurer.

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with respect to the additional area purchased by the Member/s, then the stamp duty, registration, taxes shall be borne and paid by the Member/s alone as per the terms of the Development Agreement. The Members who are not party to the Development Agreement shall be liable to pay the entire cost, charges of stamp duty, registration, taxes with respect to their entitlements.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:-
(The said Property)

ALL THAT piece or parcel of land admeasuring 445.58 sq. Mts. and 533 sq. yds. (445.60 sq. mts. as per Property Register Card) forming part of larger layout and bearing Plot No 310 and now bearing new CTS No. 428, of Village Pahadi, Taluka Goregaon in the Registration District and Sub District of Mumbai Suburban District, and situated at 16th Road, Jawahar Nagar, Goregaon (West), Mumbai-400 062, **TOGETHER WITH** building standing thereon known as **GOREGAON YOGIRAJ CO-OP HOUSING SOCIETY LIMITED** consisting of Ground plus three Upper Floors and with 9 (nine) individual Flats and 2 (two) garages with the total constructed carpet area of 4,473 Sq. Mts. and lying, being and situated at 16th Road, Jawahar Nagar, Goregaon (West), Mumbai-400 062, standing thereon and bounded as follows, that is to

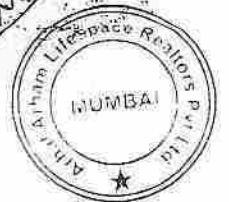
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| On or towards the West | :by 25 feet Public Road |
| On or towards the South | :by Plot No. 309 |
| On or towards the North | :by Plot No. 311 |
| On or towards the East | :by Plot No. 313 |

For **GOREGAON YOGIRAJ C.H.S. LTD.**

Kyoshi
Chairman

K.P. Patel
Secretary

(Signature)
Treasurer.



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THE SECOND SCHEDULE ABOVE REFERRED TO:-

(MEMBER'S OLD PREMISES)

Flat No. 03 on the Ground floor, in the Building of the Society admeasuring 397.25 sq.ft. carpet area and is/or also holding 5 shares of Rs. 50/- each bearing Distinctive Nos. 06 to 10 (both inclusive) under Share Certificate No. 2 issued by the Society herein, lying, being and situate at 16th Road, Jawahar Nagar, Goregaon (West), Mumbai-400 062;

THE THIRD SCHEDULE ABOVE REFERRED TO:-

(The NEW PREMISES)

A Premises bearing Flat No. 203, admeasuring 540 sq.ft. RERA carpet area or thereabouts, on 2nd Floor, in the New building i.e., GOREGAON YOGIRAJ CO-OPERATIVE HOUSING SOCIETY LTD, lying, being and situate at 16th Road, Jawahar Nagar, Goregaon (West), Mumbai-400 062.

COMMON SEALED OF)

By the Within named "DEVELOPERS")

ARHAT ARHAM LIFESPACE REALTORS)

PRIVATE LIMITED)

Authorized signed this Agreement by)

Board of Directors Meeting dated 29.1.2022)

through its Director/Authorized Signatory)

MR. DILIP MANSUKHLAL VADHANI)

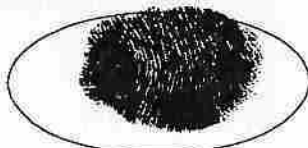
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For GOREGAON YOGIRAJ CO-OP. H.S. LTD.

K. K. Joshi
Chairman

Secretary

P. K. Joshi
Treasurer



Dilip Vadhani



in the presence of.....)

1. *Sudhir Alphonso* *Alphonso*
2. *Prayakta Chavan* *Prayakta*

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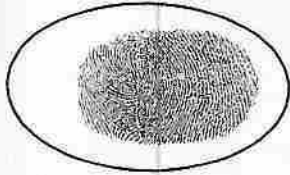
SIGNED AND DELIVERED BY THE)

within named "THE MEMBER/S",)

MRS. TEJAL JAI DEEP SHAH)



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Shah Tejal J.

In presence of

- 1. *Sushir Abhonso*
- 2. *Prajakta Rawan*

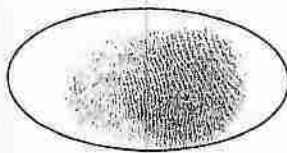
COMMON SEAL OF WITHIN NAMED "THE SOCIETY")

GOREGAON YOGIRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED)

has hereunto affixed pursuant to the Resolutions)
passed by the Special General Body)
meeting held on 26.9.2021)

(i) KETAN ARVIND JOSHI, Hon. Chairman

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For GOREGAON YOGIRAJ C.H.S. LTD.

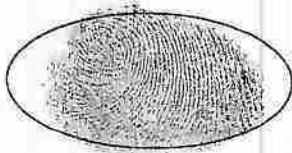
K Joshi
Chairman

Secretary

Ak Joshi
Treasurer

(ii) HARSHAD AMBALAL PATEL, Hon. Secretary

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For GOREGAON YOGIRAJ C.H.S. LTD.

K Joshi
Chairman

H Ambalal
Secretary

Ak Joshi
Treasurer

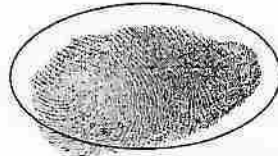
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(iii) MAUNANG KRISHNAKANT MEHTA,

Hon. Treasurer)



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For : GURUKUL YOGIRAJ C.H.S. LTD.

1. Keshvi
Chairman

Secretary

M. S. Mehta
Treasurer

In the presence of.....

1. *Sudhir Alphonso* 
2. *Prayakta Chavan* 



| | | |
|------|----|----|
| 2009 | | |
| 2009 | 80 | CE |
| 2009 | | |

LIST OF DOCUMENTS ATTACHED

1. Annexure 'A'- Share Certificate
2. Annexure 'B'- Resolution
3. Annexure 'C'- Floor Plans
4. Annexure 'D'- Rent
5. Annexure 'E' - Brokerage
6. Annexure 'F' - Shifting
7. Annexure 'G' - Hardship Fund Receipt
8. Annexure 'H' - List Of Amenities
9. IOD
10. Property Card
11. PAN & Aadhar Card Of Members, Society And Developer
12. Society Registration Certificate
13. Title And Search Report



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| बरेल - ९/ | | |
| २०७१ | ४१ | ८६ |
| २०२२ | | |

Ann 'A'

Mem Register No. 2 THE GOREGAON YOGIRAJ CO-OP HOUSING SOCIETY LTD.
1107 No. 30, Road No. 16, Jambhate Nagar,
Goregaon (W), Mumbai - 400 062
Reg No. BOM/HSG-PER/7459 of 1981
Certificate No. 2

Share Certificate

This is to certify that MRS. MANJULA SURESHCHANDRA CHAH

is one of the Registered Holders of FIVE
Fifty paid-up shares Numbered 06 to 10
both inclusive of Rupees FIFTY
THE GOREGAON YOGIRAJ CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye-laws thereof.

Given under the Company Seal of
the said society, this 16
day of APRIL, 2007.



| | | | |
|---------|------|------|------|
| No. 250 | 2007 | 2007 | 2007 |
| 2007 | 2007 | 2007 | 2007 |

| | | |
|------|------|------|
| 2007 | 2007 | 2007 |
| 2007 | 2007 | 2007 |

[Signature]
Hon. Treasurer

this Certificate will be registered unless accompanied by this Certificate.

For GOREGAON YOGIRAJ C.H.S. LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer



महाराष्ट्र सरकार



तेजस जयदीप शाह
Tejal Jaideep Shah

जन्म वर्ष / Year of Birth : 1977
स्त्री / Female



4316 6305 6523

आधार - सामान्य माणसाचा अधिकार

Shah Tejal J



भारत सरकार
भारत

पत्ता W/O: जयदीप शाह, बी-62, चीनार, मुंबई, वडाला, महाराष्ट्र, 400031
Address: W/O: Jaideep Shah, B-62, Chinar, R.A. Kidwai Road, Wadala, Wadala, Mumbai, Maharashtra, 400031

1947
1950 1959 1967

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



Shah Tejal J

| | | |
|------|----|----|
| 2509 | 83 | TE |
| २०२२ | | |



18/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 855/2022

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

| | |
|---|---|
| (1) विलेखाचा प्रकार | इन्व्हलपमेंट अॅग्रीमेंट |
| (2) मोबदला | 36080000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 27532000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: खुली जमीन व बांधकाम ----- सदर मिळकतीचे दस्ताप्रमाणे क्षेत्रफळ 445.58 चौरस मीटर आणि मालमतापत्रकानुसार क्षेत्रफळ 445.60 चौरस मीटर ----- गावं पहाडी गोरेगाव पश्चिम,बोरीवली तालुका मध्ये नवीन सी. टी. एस. क्र. 428,भुखंड क्र.310 ----- गोरेगाव योगीराज सह. गृह. संस्था मर्या., भुखंड क्र.310,रोड क्र.16,जवाहर नगर,गोरेगाव पश्चिम,मुंबई 400062(400104)----- मुद्रांक जिल्हाधिकारी,बोरीवली तालुका यांच्या (महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)नुसार उपरोक्त अभिनिर्णय प्रकरण क्र. ए डी जे / 1100902 / 1109 / 2021 ----- सदर अभिनिर्णय करिता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(जो-ए),नुसार दस्तातील मिळकतीचे मोबदलामुल्य रक्कम रु.3,60,80,000/- हे बाजारमुल्य रक्कम रु.2,75,32,000/- पेक्षा जास्त असल्याने जास्तीच्या मोबदलामुल्य रक्कम रु.3,60,80,000/- विचारात घेवुन एकुण मुद्रांक शुल्क रु.18,04,000/- देय असल्याबाबत जा.क्र.अभि/आदेश/33/2022 दिनांक 04/01/2021 अन्वये आदेश पारीत करण्यात आलेले होते,त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना 06/01/2022 रोजी विरुध्दित केलेल्या चलना वरून दिमुन येत असल्याने 04/01/2022 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून मुद्रांक जिल्हाधिकारी,बोरीवली तालुका यांनी कायम केलेला आहे ----- इतर वर्णन दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 428 ; Plot Number : 310 ;)) |
| (5) क्षेत्रफळ | 1) 445.58 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | <p>1): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे अध्यक्ष केतन अरविंद जोशी वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABAG9868L</p> <p>2): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सचिव हर्षद अंबालाल पटेल वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABAG9868L</p> <p>3): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे खजिनदार मोनांगणेश गोकांत मेहता वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABAG9868L</p> <p>4): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद प्रविणचंद्र सजीव करकेरा वय:-65; पत्ता:-प्लॉट नं: सदनिका क्र. 01 आणि 02, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABAG9868L</p> <p>5): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद गुणसागरी कल्याण मेढन वय:-67; पत्ता:-प्लॉट नं: सदनिका क्र. 01 आणि 02, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABAG9868L</p> <p>6): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद तेजल जयदीप शिंदे वय:-44; पत्ता:-प्लॉट नं: सदनिका क्र. 03, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABAG9868L</p> <p>7): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद हर्षद अंबालाल पटेल वय:-46; पत्ता:-प्लॉट नं: सदनिका क्र. 101, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABAG9868L</p> <p>8): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद हर्षद अंबालाल पटेल वय:-46; पत्ता:-प्लॉट नं: सदनिका क्र. 102, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था</p> |



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मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

9): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद केतन अरविंद जोशी वय:-56; पत्ता:-प्लॉट नं: सदनिका क्र. 103, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

10): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद प्रशांत कृष्णाकांत मेहता वय:-58; पत्ता:-प्लॉट नं: सदनिका क्र. 201 आणि 202, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

11): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद मौनांग कृष्णाकांत मेहता वय:-54; पत्ता:-प्लॉट नं: सदनिका क्र. 201 आणि 202, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

12): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद निखिल शशिकांत संदेसरा यांच्यातर्फे मुखत्यार जश निमिश सालवी वय:-27; पत्ता:-प्लॉट नं: सदनिका क्र. 203, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

13): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद चंद्रिका भूपतराय वोरा वय:-79; पत्ता:-प्लॉट नं: सदनिका क्र. 302, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

14): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद विपुल भूपतराय वोरा वय:-48; पत्ता:-प्लॉट नं: सदनिका क्र. 302, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

15): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद कल्पना अजय शाह वय:-55; पत्ता:-प्लॉट नं: गॅरेज 1, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

16): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद रवी उर्फ रवींद्र अनंत बोरकर वय:-57; पत्ता:-प्लॉट नं: गॅरेज 2, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

17): नाव:-गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सभासद गीता रवी उर्फ रवींद्र बोरकर वय:-48; पत्ता:-प्लॉट नं: गॅरेज 2, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: प्लॉट क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABAG9868L

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10)दस्त नोंदणी करणाऱ्या दिनांक

(11)सुपक्रमांक खंड क्रमांक

(12)बाजारपेठेचे नाव मुद्रांक शुल्क

(13)बाजारपेठेचे नाव नोंदणी शुल्क

(14)शिरपेठेचे नाव नोंदणी शुल्क

1): नाव:-मेसर्स अर्हत अहम लार्डफस्पेस रीअल्टर्स प्रा. लि. चे संचालक दिलिप मनसुखलाल वधाणी वय:-54; पत्ता:-प्लॉट नं: सी-95/96, माळा नं: 7 वा मजला, इमारतीचे नाव: देव नगर सी सह. गृह. संस्था मर्या., ब्लॉक नं: साईबाबा रोड, भाटीया शाळेजवळ, सीता सदन समोर, रोड नं: कांदिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AAPCA1224N

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मुद्रांक शुल्क आकारतांना निवडलेला

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मुद्रांक शुल्क आकारतांना निवडलेला

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दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily


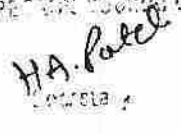
It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 01/02/2022) toMunicipal Corporation of Greater

| ANNEXURE '2' - (ADDITIONAL RERA CARPET AREA) | | | | |
|--|--------------|---|----------------------|---------------------------------|
| Sr. No. | OLD Flat No. | EXISTING MEMBERS NAME | EXISTING CARPET AREA | 20% Additional RERA Carpet Area |
| 1 | 1 & 2 | MR. Pravinchandra Sanjeeva Karkera | 631.00 | 126.20 |
| | 1 & 2 | & MRS. Gunsagari Mendon | | |
| 2 | 3 | MRS. Tejal Jaydeep Shah | 397.25 | 79.45 |
| 3 | 101 | MR. Harshad Ambalal Patel | 259.50 | 51.90 |
| 4 | 102 | MR. Harshad Ambalal Patel | 371.50 | 74.30 |
| 5 | 103 | MR. Ketan Arvind Joshi | 397.25 | 79.45 |
| 6 | 201 & 202 | MR. Prashant Krishnakant Mehta & MR. Maunang Krishnakant Mehta | 529.00 | 105.80 |
| | 203 | MR. Nikhil Shashikant Sandesara | 499.25 | |
| | | MR. Jigar Damjibhai Chheda | 363.25 + T 155.25 | 103.00 |
| | | MR. Viral Damjibhai Chheda | | |
| 9 | 302 | ① Chandujika Vora MR. Bhupatray Papatlal Vora ② Vijay B. Vora | 509.75 | 101.95 |
| 10 | GARRAGE 1 | MRS. Kalpana Ajay Shah | 180.00 | 36.00 |
| | | | | |
| 11 | GARRAGE 2 | MR. R. A. BORKAR & MRS. G. R. BORKAR | 180.00 | 36.00 |



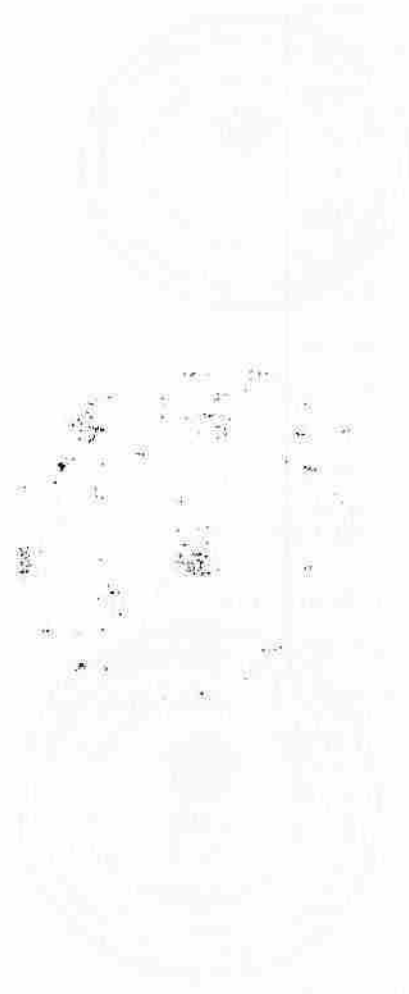
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ANN " B "

Goregaon Yogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.

Regn. No. :- BOM / HSG - P 7459 of 1981.

MINUTES OF THE SPECIAL GENERAL BODY MEETING OF GOREGAON YOGIRAJ CHS LTD., HELD ON SUNDAY 26th DAY OF SEPTEMBER, 2021 AT 09.00 PM, AT FLAT NO. 102

Chairman asked Hon. Secretary Mr. Harshad Patel to took the Chair and meeting presided.

Calling the meeting in order, the Chair informed that the requisite quorum was present.

Chair welcomed the members to the SGM of the Society. He stated that he looks forward to the active participation of the members in the meeting.

Thereafter the business of the meeting commenced.

TO READ THE SGBM MINUTES WITH PERMISSION OF THE CHAIRMAN.

The Chair proposed the first resolution relating to approval of the minutes of the last SGM and read the same for the benefit of the members. The Society has not received any objection from any member.

The Chair requested members to give their comments/observations on the minutes.

Members were satisfied with the minutes and the same were put for confirmation by the members.

RESOLUTION.

"RESOLVED THAT the minutes of the last SGM held on 15/08/2021 are hereby approved and confirmed"

Proposed by: Mr. Maunang Mehta Flat No. 201/202

Seconded by: Mrs. Tejal Shah Flat No. 3

"Passed Unanimously"



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TO DISCUSS, UPDATE & RESOLVE ABOUT REDEVELOPMENT PROCESS OF THE SOCIETY BUILDING

Chair argued the member that as we are facing the tight schedule of dead line date 31/12/2021 from M.C.G.M. regarding discount on premium builder will be entitled for the redevelopment. So members are requested to Act fast & co-operate in time.

For GOREGAON YOGIRAJ C.H.S. LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

Goregaon Yogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

RESOLVED THAT the Members shall have to act together and co-operate to Developer to get the premium discount to the builder then only the project will be feasible.

Proposed by: Mr. Ravi Borkar Flat No. G-2

Seconded by: Mr. Maunang Mehta Flat No. 201/202

“Passed Unanimously”

TO DISCUSS ON PLAN & ALLOTMENT OF NEW FLATS ISSUED BY THE BUILDER TO CURRENT MEMBERS OF THE SOCIETY.

Chair informed the meeting that society has received the Plans for the New Building from the developer from 28/08/2021 to 18/09/2021. New Plan were circulated to the members through our Whatsapp Group. Members discussed several points and put their concern before the General body on the Plan received by developers. It was decided by the Members that members who are having their flat at back side shall be provided at back side and the members who are having Flats at front side shall be provided on the front side and since there is no ground floor so ground floor will be shifted to first floor and accordingly, the first floor will be shifted to the second floor and similarly all the members are shifted one upper floor. Accordingly, all the members have requested and upon the joint discussion of the members they have requested the developer to allot the flats to the member and accordingly, the members have accepted

and After certain reshuffle suggestion by few members, finally members aggrieved & come to to the conclusion that to approve & accept the Layout Plan received by the developer on 18/09/2021. It was further clarified that in the event if anyone is purchasing additional area then they have to mutually sit with the developer and decide as developer will have option provide the location to the members.



RESOLVED THAT Layout Plan Offer given by developer on 18/09/2021 is accepted and approved by all member unanimously.

Chair inform the members that Allotment list was sent through Whatsapp by the Developer of the society. Finally members agreed and accepted the Following Allotment List.

For . GOREGAON YOGIRAJ C.H.S. LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

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GoregaonYogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

MINUTES OF THE SPECIAL GENERAL BODY MEETING OF GOREGAON YOGIRAJ CHS LTD., HELD ON TUESDAY 07th DAY OF DECEMBER, 2021 AT 09.30 PM, AT FLAT NO. 201

Chairman asked Hon. Secretary Mr. Harshad Patel to take the Chair and meeting presided.

Calling the meeting in order, the Chair informed that the requisite quorum was present.

Chair welcomed the members to the SGM of the Society. He stated that he looks forward to the active participation of the members in the meeting.

Following are the agenda for today's SGM:

1. Read and confirm the minutes of last SGM
2. Resolution related to stamp-duty
3. Action against Non-co-operative member
4. Resolution for utilisation of FSI and Incentive FSI
5. Finalisation of Development Agreement (DA), Power of Attorney (POA) and Permanent Alternate Accommodation Agreement (PAAA)
6. Resolution for nominating Members for Signing Documents
7. Authorisation put-up file for adjudication

Thereafter the business of the meeting commenced.

READ AND CONFIRM THE MINUTES OF THE LAST SPECIAL GENERAL BODY MEETING:

The Chair proposed the first resolution relating to approval of the minutes of the last SGM and read the same for the benefit of the members.

The Chair requested members to give their comments/observations on the minutes.

Members were satisfied with the minutes and the same were put for confirmation by the members. The Society has not received any objection from any member.

RESOLUTION.

"RESOLVED THAT the minutes of the last SGM held on 26/09/2021 are hereby

For . GOREGAON YOGIRAJ C.H.S. LTD.
 Chairman
 Secretary
 Treasurer



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GoregaonYogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

and confirmed”

Proposed by: Mr. Ketan Joshi Flat No. 103

Seconded by: Mrs. Tejal Shah Flat No. 3

Carried Unanimously

RESOLUTION RELATED TO STAMP DUTY:

The developer has in the meeting explained that developer is going to pay the entire stamp duty on the development agreement and therefore all member who will be present as Executing party to the development agreement will avail the benefit of stamp duty and will get exemption of stamp duty in their permanent alternate accommodation agreement and accordingly all those who will be party to the development agreement in respect of their document of permanent alternate accommodation shall pay stamp duty of Rs. 100/- and in the event if any member is not joining as party to the development agreement and by virtue of which they are not getting exemption of stamp duty in that event the member shall be liable to pay the stamp duty of the value as demanded by Sub-registrar of Assurances office. After detailed discussion the society has decided to pass following resolution.

RESOLVE THAT, the Developer is authorized to make payment of Stamp Duty on Development Agreement AND Power of Attorney and is also authorized to send the Development Agreement AND Power of Attorney for adjudication for this purpose society shall address to the Developer granting such authority to the Developer. All the members who shall be party to the development agreement they will get exemption in Stamp Duty and all those members who are not party to the development agreement will not get any exemption in stamp duty and they shall be liable to pay stamp duty on permanent alternate accommodation.

Proposed by **MRS. TEJAL SHAH -3**

Seconded by **MR. HARSHAD PATEL – 101/102**

Carried Unanimously



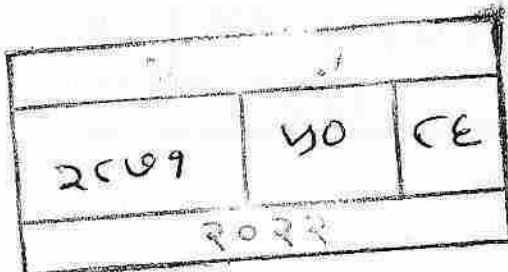
RESOLUTION RELATED TO ACTION AGAINST NON-CO-OPERATING MEMBERS

For **GOREGAON YOGIRAJ C.H.S. LTD.**

Ketan Joshi
Chairman

Harshad Patel
Secretary

Mr. Joshi
Treasurer.



GoregaonYogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

The developer and the society member have discussed at length and decided that in the event of any member is not cooperating and due to which if developer is required to take any action against those member by contesting in court then to recover the cost the society and members and the developer have jointly decided that all the expenses pertaining to the court litigation shall be borne and bear by non-cooperating member.

RESOLVE THAT the disputing member shall be liable to pay penalty of Rs.5000 per day until the disputing member is handing over vacant and peaceful possession of premises to the society or until an order is obtained from the court by the developer and by virtue of that the possession is obtained or receiver is appointed in the flat. It is further clarified that in the event if any litigation which is required to be filed for vacating the Members then entire cost of litigation which shall be including court fees, counsel fees, attorney/advocate fees, shall be liability of the such disputing Members. It is further clarified that in case if Arbitration Proceeding is filed pursuant to order of the court by which arbitrator is appointed then in that case all the expenses related to the arbitrator i.e. arbitrator fees, booking of conference hall, booking of stenographer, appearance per date of Counsels and Attorneys, Administrative expenses and All the expenses pertaining to photocopies of the document which may be taken for such Arbitration Proceeding shall be borne and paid by the respective Members (hereinafter referred to as **"the said Unwarranted Expenses"**). (The liquidated damages and/or unwarranted expenses are hereinafter referred to as **"the said Penalty"**). It is agreed that such expenses initially will be incurred by the Developer, the Society has specifically intimated the Developer that in the event if there is said penalty amount due upon the Member for non-cooperation then that Member shall clear and make payment to the Society with interest as per its bye-laws i.e. 21% and the Society shall in-turn reimburse same to the Developer. In the event if the payment is not cleared then until such payment is cleared the Developer shall withhold the possession of the new Premises to be handed over to the disputing Member and the Developer shall also not be liable to pay monthly compensation amount under such special circumstances where possession is already offered.

FURTHER RESOLVED THAT, if Developer fails to complete the construction of the new building within the period of two years from obtaining Commencement Certificate (save and except force majeure events) in that event the Developer shall be liable to pay lump sum penalty amount of Rs.5,000/- per day to the Society until the Developer is obtaining Fire and Lift Completion Certificate.

Proposed by **MR. VIPUL VORA-301**

For **GOREGAON YOGIRAJ C.H.S. LTD.**

Kayashri
Chairman

H. A. Patel
Secretary

M. J. Jone
Treasurer



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GoregaonYogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

Seconded by **MR. KETAN JOSHI-103**

Carried Unanimously

RESOLUTION RELATED TO FSI UTILIZATION AND INCENTIVE FSI

RESOLVED THAT The Society agree and undertake to execute General Body resolution as per the requirement from MCGM, an extract of which is cited herein below:

"As there is a change in Development Control Regulations for Greater Mumbai, it is understood from Society's committee and other relevant sources that the Society's redevelopment proposal will now be scrutinized under the new sanctioned provisions of Development Control & Promotion Regulations 2034 (DCPR 2034) as against modified Development Control Regulations of 1991 (DCR 1991). Hence the scrutiny of the said Society redevelopment proposal will be subject to various changes in the regulations and policies of approval. This changes include change in the permissible additional FSI by paying premium and/or quantum of TDR to be purchased from market as per the road width and/or road setback advantage and/or FSI due to release of 15% deductible R.G. and/or FSI of Amenity under reg. 14 of DCPR 2034 and/or change in rate and quantum of fungible FSI for residential / commercial areas. Further, as per Regulation 33 (7) (B) of sanctioned DCPR 2034, Additional FSI for Redevelopment of existing authorized residential housing societies, which are of 30 years of age or more, is permitted wherein Developer can use incentive additional BUA in lieu of TDR from market, to the extent of existing BUA or 10 sq. m. per tenement, whichever is more, without premium, for a redevelopment proposal re-accommodating existing Society Members. This provision does not allow any additional BUA to the Developer than what is permitted under DCPR 2034."

Proposed by **MR. MAUNANG MEHTA- 201 & 202**

Seconded by **MR. KETAN JOSHI-103**

Carried Unanimously

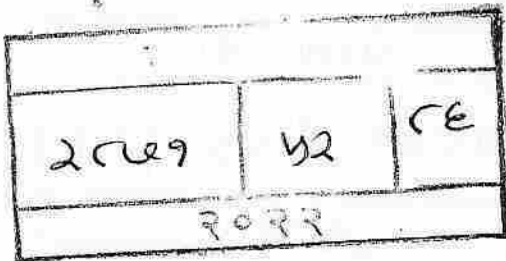


For **GOREGAON YOGIRAJ C.H.S. LTD.**

Ketan Joshi
Chairman

H.A. Patil
Secretary

M. S. Patil
Treasurer



Goregaon Yogiraj Co-Op. Housing Society Ltd.
Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.
Regn. No. :- BOM / HSG – P 7459 of 1981.

MINUTES OF THE SPECIAL GENERAL BODY MEETING OF GOREGAON YOGIRAJ CHS LTD., HELD ON 27th DAY OF DECEMBER, 2021 AT 9:00 PM, AT THE FLAT NO. 102.

Chairman asked Hon. Secretary Mr. Harshad Patel to take the Chair and meeting presided.

Calling the meeting in order, the Chair informed that the requisite quorum was present.

Chair welcomed the members to the SGM of the Society. He stated that he looks forward to the active participation of the members in the meeting.

READ AND CONFIRM THE MINUTES OF THE LAST SPECIAL GENERAL BODY MEETING:

The Chair proposed the first resolution relating to approval of the minutes of the last SGM and read the same for the benefit of the members.

The Chair requested members to give their comments/observations on the minutes.

Members were satisfied with the minutes and the same were put for confirmation by the members. The Society has not received any objection from any member.

Proposed by **Mr. Harshad Patel Flat No. 101/102**

Seconded by **Mr. Vipul Vora Flat No. 301**

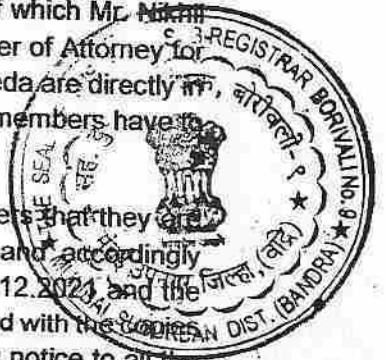
Carried Unanimously

Thereafter the business of the meeting commenced.

TO INFORM IOD AND CONCESSIONS RECEIVED BY DEVELOPER:

The chair informed the Members that majority members that is 9 members out of 11 have already signed the Development Agreement and only 2 are remaining out of which Mr. Nikhil Sandesra of Flat No. 203 has assured that he is in process of granting Power of Attorney for signing Development Agreement and another Mr. Viral Chheda & Jigar Chheda are directly in touch with the Developer to sign the Development Agreement. Soon all the members have to go to registration office for the registration of the development agreement.

The chair informed the Members that they are glad to inform to the members that they are informed by the Developer that Developer have paid all the premiums and accordingly developer has received concessions on 13.12.2021, loaded full TDR on 18.12.2021 and the Full IOD approval on 26.12.2021 in society name and the committee is satisfied with the possession received from the Developer. And soon the Developer may issue a vacating notice to all the members and all the members have to vacate their flats and handover the keys to Society. Accordingly, the committee is calling upon the Members to prepare for vacating and handing over possession to the Society so that the Developer can be provided the possession as per the Development Agreement for redevelopment.



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For
GOREGAON YOGIRAJ C.H.S. LTD.
Chairman
Secretary
Treasurer.

Goregaon Yogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

It is further informed that as per Development Agreement the person who are not signing DA will have to bear stamp duty of their new flat agreement as per resolution dated 07.12.2021. even the non-co-operative member shall be liable to pay penalty as per resolution 07.12.2021. all the Members are requested to obtain NOC from the bank who has obtained loan as per resolution 07.12.2021.

The chairman also informed to the Members that all the copies provided by the Developer are lying with Society office and if any member wants to see the papers provided by the Developer they can avail it from Managing committee members.

RESOLVED THAT It was unanimously decided that all the Members have to prepare themselves to vacate and look for their rental premises since all the premiums are paid and approvals are received and very soon developer will be issuing vacating notice to the Members.

Proposed by **Mr. Harshad Patel Flat No. 101/102**

Seconded by **Mr. Vipul Vora Flat No. 301**

Carried Unanimously

For **GOREGAON YOGIRAJ C.H.S. LTD.**

Kapshi
Chairman

H.A. Patel
Secretary

Pratik
Treasurer



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GoregaonYogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

AUTHORISATION PUT-UP FILE FOR ADJUDICATION AND PAYMENT OF PREMIUM

Since Developer is required to pay stamp duty and therefore, the Society has to grant authorisation for making payment of stamp duty and sending the document for adjudication and also topay necessary premiums .

RESOLVED THAT, Since the documents related to the redevelopment i.e, DA, POA & PAA were Approved and finalised the same are required to be kept for execution and registration with ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED(through its Director) Mr. Dilip Mansukhlal Vadhani. All the Members unanimously have authorised the Developer to send the development agreement for adjudication and also authorised developer to make payment of Premiums to department for redevelopment of society property.

Proposed by **MR. Maunang Mehta – 201 & 202**
Seconded by **MR. Ketan Joshi Flat No. 103**

Carried Unanimously

RESOLUTION FOR BANK NOC

During the course of discussion of meeting, members were curious to know that all those who are having bank loan what is the procedure and how they had to go ahead during the course of redevelopment. The chairman informed that all those who are having loan they have to go to their respective banks and shall obtain bank NOC in favour of developer for redevelopment.

RESOLVED THAT the members having loans on their flats have to go to the bank and obtain NOC for the redevelopment.

Proposed by **MR. VIPUL B. VORA-302**
Seconded by **MR. Maunang Mehta – 201 & 202**

Carried Unanimously

For
Chairman
Secretary
Treasurer

GOREGAON YOGIRAJ C.H.



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GoregaonYogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

RESOLUTION FOR FINALISATION OF DEVELOPMENT AGREEMENT (DA), POWER OF ATTORNEY (POA) AND PERMANENT ALTERNATE ACCOMMODATION AGREEMENT (PAAA)

RESOLVED THAT, the Society through its committee members has approved and finalized the DA & Power of Attorney & PAAA.

Proposed by **MR. Maunang Mehta – 201 & 202**

Seconded by **MR. Ketan Joshi Flat No. 103**

Carried Unanimously

RESOLUTION FOR NOMINATING MEMBERS FOR SIGNING DOCUMENTS

RESOLVED THAT, All the documents related to the redevelopment i.e, Development Agreement and Power of Attorney were Approved by our legal advisor and upon discussing the same with the members all the draft were finally approved and the same shall be kept for execution and registration with ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED(through its Director) Mr. Dilip Mansukhlal Vadhani. For the execution and registration the following persons are appointed:

1. MR. KETAN A. JOSHI
2. MR. HARSHAD A. PATEL
3. MR. MAUNANG K. MEHTA

Any two among the aforesaid three members as per their availability, are authorize to sign the documents on behalf of society and also to present the same before the Office of Sub-Registrar of Assurance for admitting Execution and Registration of Documents. The above-mentioned authorized persons are authorized to affix rubber stamp of the society and to sign on behalf of the Society.

Proposed by **MR. VIPUL B. VORA-302**

Seconded by **MR. Maunang Mehta – 201 & 202**



For - **GOREGAON YOGIRAJ C.H.S.**
K. Joshi Chairman
H. Patel Secretary
M. Mehta Treasurer

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Goregaon Yogiraj Co-Op. Housing Society Ltd.

Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 104.

Regn. No. :- BOM / HSG – P 7459 of 1981.

RESOLVED THAT the following New Flats being Allotted to the Existing Members:

| Sr No | New Flat no. | New Floor | Existing Members Name |
|-------|--------------|-----------|--|
| 1 | 101 | First | Mr. Pravinchandra Sanjeeva Karkera |
| | 102 | First | & Mrs. Gunsagari Mendon |
| 2 | 203 | Second | Mrs. Tejal Jaydeep Shah |
| 3 | 301 | Third | Mr. Harshad Ambalal Patel |
| 4 | 302 | Third | Mr. Harshad Ambalal Patel |
| 5 | 403 | Fourth | Mr. Ketan Arvind Joshi |
| 6 | 601 | Sixth | Mr. Prashant Krishnakant Mehta & Mr. Maunang Krishnakant Mehta |
| 7 | 303 | Third | Mr. Nikhil Shashikant Sandesara |
| 8 | | | Mr. Jigar Damjibhai Chheda |
| | 401 | Fourth | Mr. Viral Damjibhai Chheda |
| 9 | 503 | Fifth | Mrs. Chandrika Bhupatray Vora Mr. Vipul Bhupatray Vora |
| 10 | 202 | Second | Mrs. Kalpana Ajay Shah |
| 11 | 201 | Second | Mr. R. A. Borkar, Mrs. G. R. Borkar |



Proposed by: Mr. Ravi Borker Flat No. G-2

Seconded by: Mr. Ketan Joshi Flat No. 103

“Passed Unanimously”

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For. GOREGAON YOGIRAJ C.O.S. LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

मालमत्ता पत्रक

9067

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|----------------------------|--|---|
| गाव/पेठ : पहाडी गोरगाव (प) | तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगाव | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर |
| ४२८ | | ४४५.६० |
| धारणाधिकार | क्षेत्र चौ.मी. | आसनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ |
| | सी | आकार रु मुदतरु ३९.९० ता १.८.७१ पा. रु ७९.८० ता १.८.७९ पा |

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| सुविधाधिकार | हक्काचा मुळ धारक | H |
| | वर्ष: १९६६ | जवाहर नगर सहकारी गृहनिर्माण मंडळ खरेदिने |
| | पट्टेदार | प्रविणचंद्र एम्. मोदी |
| | इतर भार | |
| | इतर शरें | |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा) पट्टेदार(प) किंवा भार | साक्षात्करण |
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| ३०/०९/१९७१ | मा. उपजिल्हाधिकारी क्र ४ मुंबई उपनगर जिल्हा मुलुंड याचे कडील क्र DC/IV/LND P ४०४ दि १९.२.७१ प्रमाणे विनशेती सारा नोंद | | | सही- ०८/१०/१९७१ न.भू.क्र. ५ |
| ०९/०८/१९८२ | उ. जि. अधि. मुं. उ. अंधेरी यांचे कडील क्र ए. डी. सी. / एल् एन डीसी / ४०४ दि. १५/१२/८१ प्रमाणे सुधारीत वि. शे. सारा नोंद घेतली | | | सही- ०९/०८/१९८२ जि.नि.भू.अ. तथा न.भू.अ |
| १७/१२/२०१५ | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पहाडी गोरगाव (प)/फे.क्र.१०९४ दिनांक १७/१२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी चार दो पंचेचाळीस पॉईंट साठ चौ.मी दाखल केले. | | | फेरफार क्र. १०९४ प्रमाणे सही- १७/१२/२०१५ न.भू.अ.गोरगाव |

हे मालमत्ता पत्रक डिजिटली नोंदव घेतले आहे

हि मिळकत पत्रिका (दिनांक १/१२/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ६/१०/२०२१ ३:३०:३० PM

वेधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSL/P/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७०६५४४ हा क्रमांक वापरावा.



For GOREGAON YOGIRAI C.H.S. LTD.

Kyoshi
Chairman

H.A. Patel
Secretary

Treasurer
Treasurer.



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ANN "C"



FLAT NO : 203

OWNER'S NAME : MRS. TEJAL JAIDEEP SHAH

Shah Tejal

Arhat

Amaloo



2ND FLOOR PLAN

DEVELOPER (SIGNATURE)

DESIGNING ARCHITECT (SIGNATURE)

| PROJECT : | DEVELOPER'S NAME | NORTH | ARCHITECTS AND ENGINEERS |
|---|---|-------|---|
| PROPOSED REDEVELOPMENT OF YOGIRAJ CHSL AT VILLAGE- GOREGAON (WEST) DIST- MUMBAI | Arhat Arham Litespace Realtors Pvt.Ltd Borivali (W), Mumbai - 92 | | SANJAY MALOO & ASSOCIATES ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS A-102, First Floor, Gayatri C.H.S., Shimpoli Cross Road-1, Opp-Rajada High School, S V Road, Borivali (W), Mumbai-92 EMAIL: snma2012@gmail.com, Tel- 9833676111 |

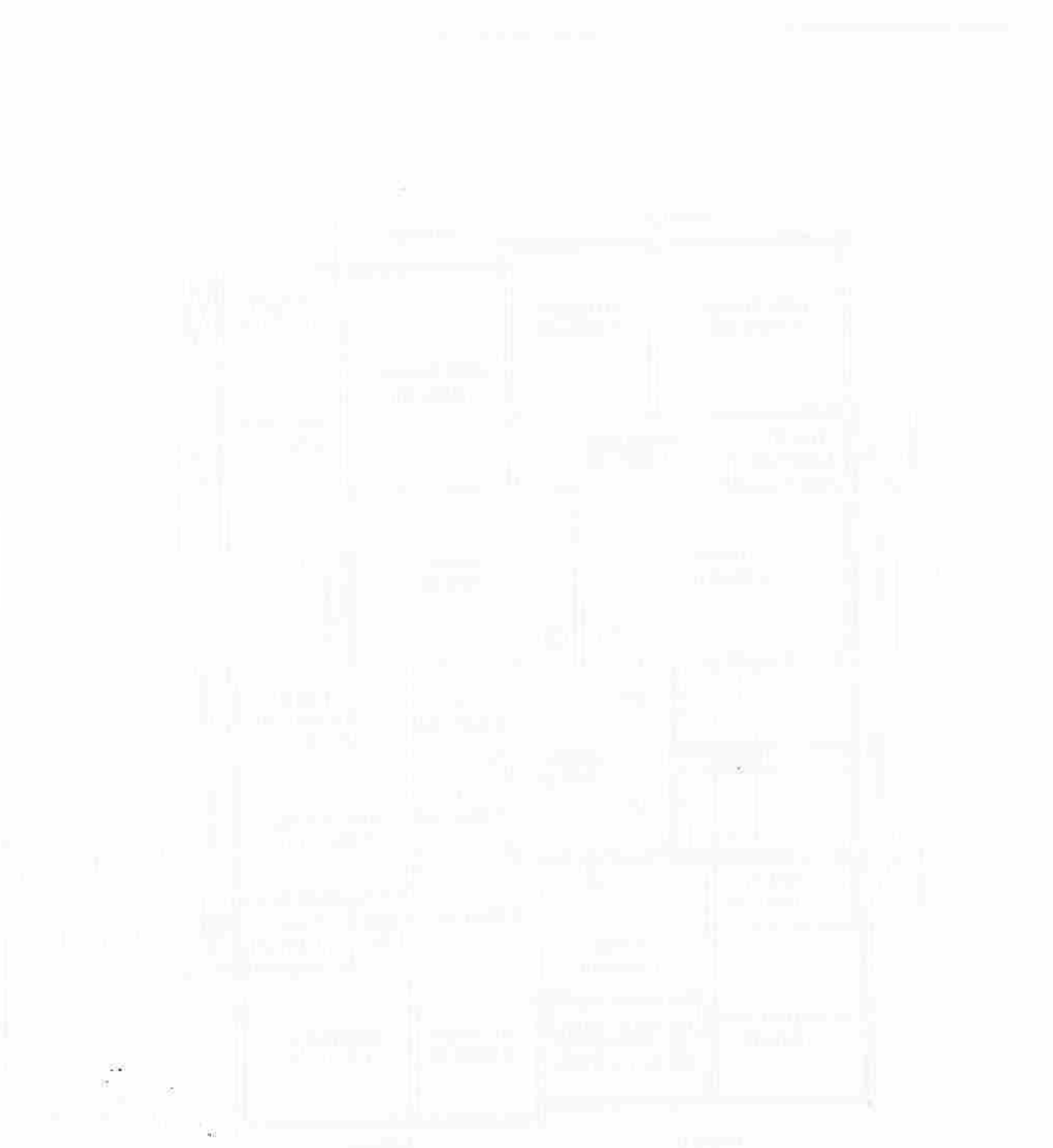
For : GOREGAON YOGIRAJ C.H.S. LTD.

Tejoshi
Chairman

H.A. Patel
Secretary

Amaloo
Treasurer.

Site Plan



THE UNIVERSITY OF CHICAGO

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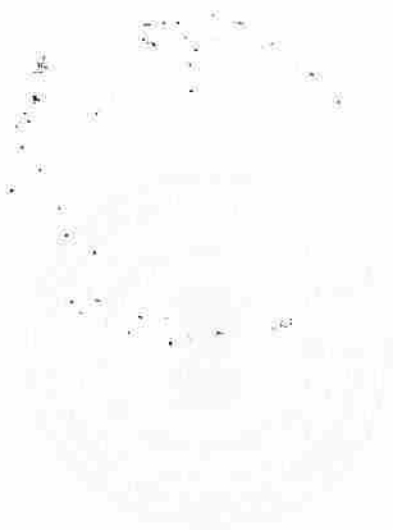
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RECEIPT

RECEIVED of and from **ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED**, CIN No. U45400MH2016PTC289135a Private Limited

Company incorporated under the Companies Act, 1956, having their registered Office at C-95/96, 7th Floor, Dev Nagar CHS LTD., Sai Baba Rd, Near Bhatia School, Opp. Sita Sadan, Kandivali (W) Mumbai – 400 067, a sum of **Rs.59,588/- (Rupees Fifty Nine Thousand Five Hundred Eighty Eighth Only) (Flat Old Area 397.25 * Rs.150/- =59,588/-) by Cheque/drawn on/Bassein Catholic Co-op. Bank Ltd., Borivali Branch by cheques/ No. **100570** dated **02-02-2022** being the Hardship Fund as per terms of Development Agreement to "MRS. TEJAL J. SHAH", are/is residing at **GOREGAON YOGIRAJ CO-OP HOUSING SOCIETY LIMITED, Flat No. 03**, on at Plot No. 310, Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai 400 062, made, by **ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED** towards discharging the obligation as per the terms and condition of Development Agreement dated and upon my/our Handing over possession of **Flat No. 03** in Building known as **GOREGAON YOGIRAJ CO-OP HOUSING SOCIETY LIMITED**, standing on **ALL THAT** piece or parcel of land admeasuring 445.58 sq. Mts. and 533 sq. yds. (445.60 sq. mts. as per Property Register Card) forming part of larger layout and bearing Plot No 310 and now bearing new CTS No. 428, of Village Pahadi, Taluka Goregaon in the Registration District and Sub District of Mumbai Suburban District, and situated at 16th Road, Jawahar Nagar, Goregaon (West), Mumbai-400 062, **TOGETHER** with the structure standing therein and more particularly known as "GOREGAON YOGIRAJ CO-OP HOUSING SOCIETY LIMITED.," consisting of Ground plus three Upper Floors and with 9 (nine) individual Flats and 2 (two) garages;**

I/We admit, acknowledge, confirm and discharge the said **ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED** from their obligation of making the following payments towards Hardship Fund as per terms of Development Agreement dated 18.01.2022.

Rs. 59,588/-

We/I say receive



"MRS. TEJAL J. SHAH" बसल - ९/

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Dated this 2nd day of February, 2022.

Place : Mumbai.

Witness :

1. SUDHIR T. ALPHONSO

2. PRAJAKTA P. CHAVAN

For - **GOREGAON YOGIRAJ C.H.S. LTD.**

Chairman

Secretary

Treasurer.

ARHAT ARHAM LIFESPACE REALTORS PVT. LTD.

C-95/96, 7th Floor, Dev Nagar CHS Ltd., Sai Baba Rd, Near Bhatia School, Opp. Sita Sadan, Kandivali (W), 400067

CIN - U45400MH2016PTC289135

ANNEXURE-"H" (LIST OF AMENITIES)

A - General Amenities:

1. Good quality Wash Basin.
2. Granite / Marble door-frames as per floor matching & poly urethane door in Bathrooms & W.C
3. Concealed Plumbing with good quality fittings.
4. Height Glazed Tiles in Bathrooms & W.C.
5. Granamite / Parcelano /Marbogranite Flooring & skirting in all Rooms, Kitchen etc.
6. Granite Kitchen Platform with Stainless Steel Sink.
7. Coloured Tiles in Kitchen above Platform.
8. Exhaust Fan in Kitchen & W.C.
9. Powder Coated / Anodized Window Frames, Tinted Glass with Granite / Marble Seal, Steel-Frames along with One Shutter Mosquito Steel Net in all Windows.
10. Concealed wiring of 7/20 wire from Meter to Door, ELCB. & Good Quality Switches of reputed brand.
11. All Door Frames will be of pine wood.
12. Main flush Door with Quality Fitting Safety Lock.
13. Internal Flush Door with Fancy Fitting.
14. Walls Finished with plastic paint and P.O.P. False.

B) Extra Amenities:

1. Provisions for Refrigerator & Washing Machines Points.
2. T.V, Telephone & A.C. Points in Living Room & Bed Room
3. Intercom Facility with Instrument, Flat to Flat / Security.
4. Attractive Entrance Foyer Granamite Flooring with beautiful surrounding.
5. Elevator of good quality brand.
6. Identical Name Plates for Entrance & Main Door with Electric Door bell.
7. Cable Wire Connection.



For GOREGAON YOGIRAJ C.H.S. LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer.

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New York, N. Y. 10022

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MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-7838/2021/(428)/P/S Ward/PAHADI
GOREGAON-W//IOD/1/New

MEMORANDUM

Municipal Office,
Mumbai

To,

Goregaon Yogiraj CHSL

C.T.S no. 428 of village Pahadi Goregaon (W) at Jawahar Nagar Road no. 16, Goregaon (W),
Mumbai in P/S ward.

With reference to your Notice 337 (New) , letter No. 397 dated. 3/7/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment on plot bearing C.T.S no. 428 of village Pahadi Goregaon (W) at Jawahar Nagar, Goregaon (W), Mumbai in P/S ward. CTS/CS/FP No. 428 furnished to me under your letter, dated 3/7/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the work shall not be carried out between 6.00am to 10.00pm only in accordance with rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 3 That this IOD shall not be used as an instrument for existing the occupants without following due process of law.
- 4 That the Board shall not be displayed showing details of proposed work, Name of owner, developer, architect, R.C.C. consultant etc.
- 5 That the Notice in the form of Appendix XV (Work Start Notice) shall not be submitted.
- 6 That the requisitions of Reg. 49 and 50 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 7 The Commencement certificate under section 44/69(i) a of MR & TP act will not be obtained before starting proposed work.



Page 1 of 10 On 06 Dec 2021

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No. P-7838/2021/(428)/P/S Ward/PAHADI
GOREGAON-W/IOD/1/New

- 8 That the NOC from collector (MSD) for excavation for foundation will not be submitted.
- 9 Existing structure proposed to be demolished shall not be demolished or necessary Phase Programme with agreement will not be submitted & got approved before C.C.
- 10 That the self - declaration in respect of installing composting pit/ composite machine/ biometanise system, for processing wet waste generated at project site shall not be submitted by developer/builder/owner as per circular No. CHE/0024/GEN dated 02/04/2016.
- 11 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 12 The construction debris generated from this particular site, shall not be transported & deposited in specific site
- 13 That the SWM NOC shall not be submitted before start of demolition of existing building
- 14 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work will not be liable to be stopped immediately
- 15 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent / NOC of the land Owner.
- 16 That the probable quantity of C&D Waste should not be indicated in advance prior to commencement of work. That C&D Waste of large scale above 20 MT shall not be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016. In case the quantity is within 20 MT for small generators, the C&D Waste shall not be disposed off in accordance with the 'debris on call system', details thereof shall not be submitted to that effect
- 17 That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall not be recommenced.
- 18 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final & binding
- 19 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with
- 20 That the valid Bank Guarantee of Rs.5,00,000/- or as per policy circular shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 21 That the Comprehensive RUT and Indemnity bond shall not be submitted
- 22 That the excess parking spaces shall not be handed over to MCGM in case the entire FSI is not consumed as per principal approval and the RUT for the same shall not be submitted before FCC



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No. P-7838/2021/(428)/P/S Ward/PAHADI
GOREGAON-W/IOD/1/New

- 23 That the bore well shall not be constructed in consultation with H.E.
- 24 That the following consultant shall not be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall not be submitted before C.C: a. Structural Engineer, b. Site Supervisor, c. Licensed Plumber (SWD, Water ,SP), d. Public Health consultant (RWH/PCO/SWM), e. Horticulturist
- 25 That the Remarks, design, planning etc. from the respective consultant shall not be submitted for following: a. Internal SWD, b. Rain water harvesting, c. Internal drainage works, d. Structural design & plan showing the structural details including provision of seismic/wind load & calculations for the prop. Building and any other consultants if any required
- 26 That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall not be submitted before C.C. & completion to the same shall not submitted before O.C.C.
- 27 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 28 That the no dues pending certificate from AE(WW) P/S and extra water and sewerage charges shall not be paid.
- 29 That the NOC from A.A & C (P/S) and HE NOC shall not be submitted
- 30 That the one time PCO charges shall not be paid before asking CC

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth/stilt height completion certificate from Architect/ Str. Engineer/ Site Supervisor shall not be submitted & Plinth shall not be got checked by this office staff.
- 2 All the requisite payments as intimated by various departments of MCGM shall not be paid
- 3 That the C.C. shall not be re-endorsed
- 4 That the Material testing report shall not be submitted.
- 5 That the monthly progress report of the work will not be submitted by the Architect
- 6 That the NOC for Civil Aviation shall not be submitted

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

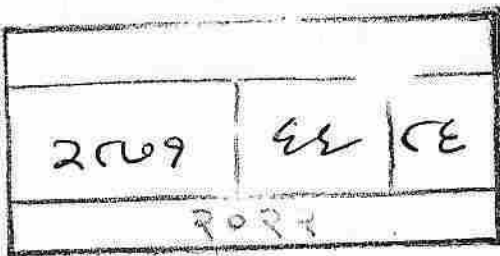
- 1 That the low lying plot will not be filled upto a reduced level of at least 31.98MT own Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side.
- 2 That 3.00mt.wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 4 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at prominent place.
- 5 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 6 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be



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provided by method of ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber

- 7 That final N.O.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Fire Fighting Provisions (CFO NOC) c) Tree authority d) A.A. & C (R/C) (e) Rain water harvesting f) Lift completion certificate from lift inspector g) drainage completion shall not be submitted before occupation
- 8 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall not be submitted.
- 9 That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall not be submitted in prescribed format
- 10 That the dry and wet garbage shall not be separated and the wet garbage generated in the same building shall not be treated separately on the same plot by residents / occupants of the building in jurisdiction of MCGM the necessary condition is sale agreement to that effect shall not be incorporated by developer / owner.
- 11 That the final plans shall not be submitted alongwith Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
- 12 That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall not be provided to the satisfaction of Municipal Commissioner
- 13 That some of the drains shall not be laid internally with C.I.
- 14 That every part of the building constructed and more particularly O.H. Tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder
- 15 That the dust bin shall not be provided.
- 16 That the Sample agreement with prospective buyers/members shall not be submitted with clauses stating:- a) That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future, b) That the buyer /member agree for no objection for the neighbourhood development with deficient open space in future, c) That the buyer / members will not held M.C.G.M. liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held M.C.G.M. liable for any mishap due to provision of additional height of stilt for provision of mechanized parking
- 17 That all the payments shall not be paid.
- 18 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from the RWH completed scheme on site shall not be uploaded on RWH tab in online Auto DCR system



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- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 25 December day of 2022 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.
Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,
Zone, Wards.**

SPECIAL INSTRUCTIONS

- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
- Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
 - Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
 - Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - Not less than 92 ft. ([TownHall]) above Town Hall Datum.
- Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
- Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
- One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site 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 Disapproval.



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GOREGAON-W/IOD/1/New

No. EB/CE/ /BS /A/

NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume 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 manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative sites.

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No. P-7838/2021/(428)/P/S Ward/PAHADI
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avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act 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 Municipal Commissioner 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 broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of 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 proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

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starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) 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.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures you will do so as your own risk.



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GOREGAON-W/IOD/1/New

Executive Engineer, Building Proposals
Zones wards.

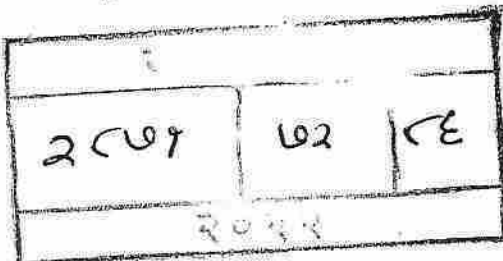
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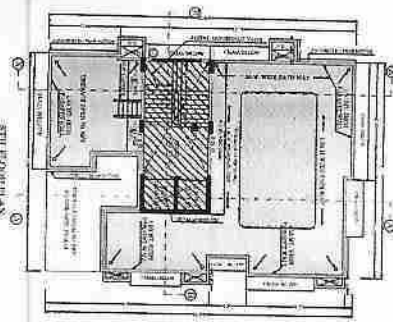
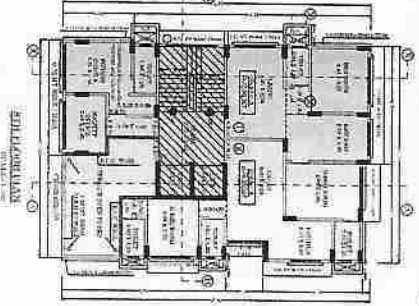
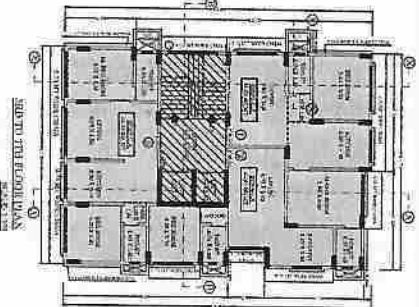
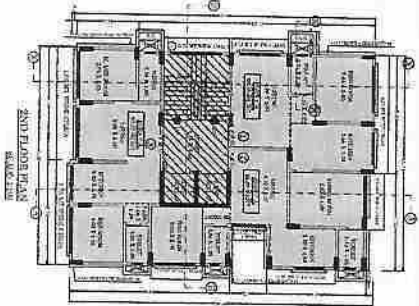
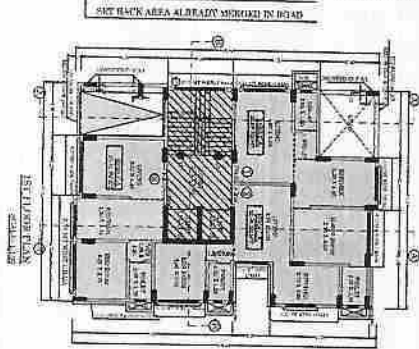
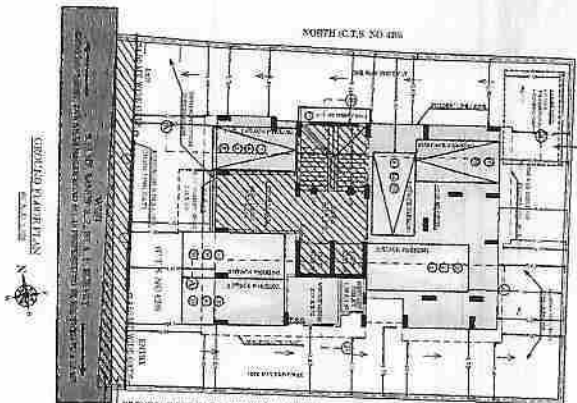
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25, Natraj, Sodawala Lane, Borivali West, Mumbai - 400 092.

2. Asst. Commissioner P/S Ward.
3. A.E.W.W. P/S Ward,
4. Dy.A & C. Western Suburb II
5. Chief Officer, M.B.R. & R. Board P/S Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) P/S Ward ,
7. The Collector of Mumbai

✓
Name : Anil Prabhakar Dhiwar
Designation : Executive
Engineer
Organization : Personal
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PLAN AREA CALCULATIONS

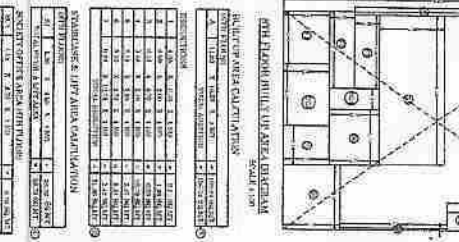
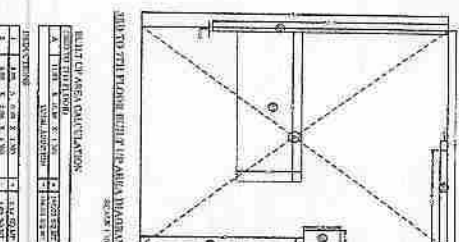
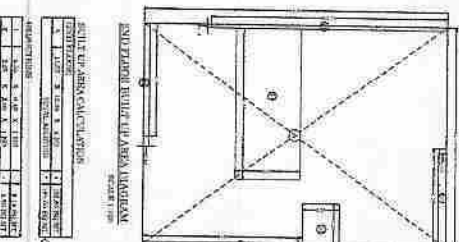
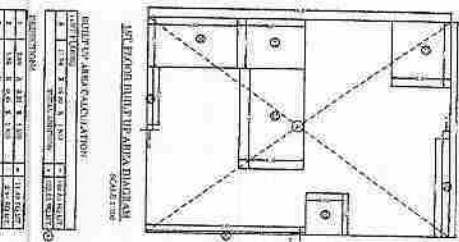
| NO. | DESCRIPTION | AREA (SQ. FT.) |
|-----|------------------|----------------|
| 1 | Plot Area | 10000 |
| 2 | Set Back Area | 1000 |
| 3 | Area of Building | 8000 |
| 4 | Total Area | 9000 |

SET BACK AREA CALCULATIONS

| NO. | DESCRIPTION | AREA (SQ. FT.) |
|-----|---------------------|----------------|
| 1 | Front Set Back | 500 |
| 2 | Side Set Back | 300 |
| 3 | Rear Set Back | 200 |
| 4 | Total Set Back Area | 1000 |

STRUCTURAL AREA CALCULATIONS

| NO. | DESCRIPTION | AREA (SQ. FT.) |
|-----|-----------------------|----------------|
| 1 | Area of Building | 8000 |
| 2 | Area of Terrace | 1000 |
| 3 | Area of Roof | 1000 |
| 4 | Total Structural Area | 10000 |



STRUCTURAL AREA CALCULATIONS

| NO. | DESCRIPTION | AREA (SQ. FT.) |
|-----|-----------------------|----------------|
| 1 | Area of Building | 8000 |
| 2 | Area of Terrace | 1000 |
| 3 | Area of Roof | 1000 |
| 4 | Total Structural Area | 10000 |

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| NO. | DESCRIPTION | AREA (SQ. FT.) |
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|-----|-----------------------|----------------|
| 1 | Area of Building | 8000 |
| 2 | Area of Terrace | 1000 |
| 3 | Area of Roof | 1000 |
| 4 | Total Structural Area | 10000 |



PROPERTY TAX INFORMATION

| NO. | DESCRIPTION | AMOUNT |
|-----|-----------------|--------|
| 1 | Property Tax | 1000 |
| 2 | Water Tax | 500 |
| 3 | Electricity Tax | 200 |
| 4 | Total Tax | 1700 |

PROPERTY TAX INFORMATION

| NO. | DESCRIPTION | AMOUNT |
|-----|-----------------|--------|
| 1 | Property Tax | 1000 |
| 2 | Water Tax | 500 |
| 3 | Electricity Tax | 200 |
| 4 | Total Tax | 1700 |

PROPERTY TAX INFORMATION

| NO. | DESCRIPTION | AMOUNT |
|-----|-----------------|--------|
| 1 | Property Tax | 1000 |
| 2 | Water Tax | 500 |
| 3 | Electricity Tax | 200 |
| 4 | Total Tax | 1700 |

NOTES AND CONDITIONS OF THE SHEET

1. THE DRAWING IS TO BE CONSIDERED AS A GENERAL GUIDE ONLY.

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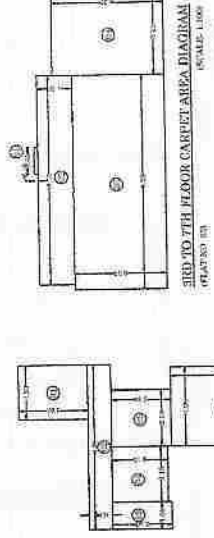
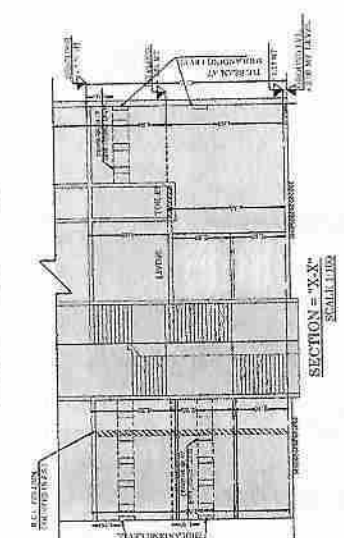
10. THE DRAWING IS TO BE CONSIDERED AS A GENERAL GUIDE ONLY.

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142384/2021/428/PS WARD/PAILADI GOREGAON-W. (U.D.D. PLAN) 02/07



3RD TO 7TH FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 001 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |

3RD TO 7TH FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 03 | AREA |
|----------------|--------------------|-------------|
| 1 | 2.13 X 2.48 X 1.80 | 2.07 SQ.MT |
| 2 | 6.78 X 2.90 X 1.80 | 3.19 SQ.MT |
| 3 | 1.03 X 2.23 X 1.80 | 0.41 SQ.MT |
| 4 | 2.11 X 2.11 X 1.80 | 0.70 SQ.MT |
| 5 | 1.01 X 4.12 X 1.80 | 3.25 SQ.MT |
| 6 | 2.07 X 4.12 X 1.80 | 6.55 SQ.MT |
| 7 | 2.07 X 4.12 X 1.80 | 6.55 SQ.MT |
| TOTAL ADDITION | | 15.82 SQ.MT |

CONTENTS OF THE SHEET

1. CARPET AREA CALCULATION FOR THE PROPOSED CONSTRUCTION.

2. DESCRIPTION OF PROPOSAL & PROPERTY.

3. NAME OF OWNER.

4. NAME OF R.C.C. CONSULTANT.

5. SIGNATURE NAME & ADDRESS OF ARCHITECT/DLS.

6. SCALE OF DRAWING.

7. DATE OF DRAWING.

8. SHEET NO.

9. TOTAL SHEETS.

10. PROJECT NO.

11. PROJECT NAME.

12. PROJECT ADDRESS.

13. PROJECT LOCATION.

14. PROJECT STATUS.

15. PROJECT TYPE.

16. PROJECT VALUE.

17. PROJECT PERIOD.

18. PROJECT RISK.

19. PROJECT COMPLIANCE.

20. PROJECT DOCUMENTATION.

21. PROJECT COMMUNICATION.

22. PROJECT COLLABORATION.

23. PROJECT SUPPORT.

24. PROJECT RESOURCES.

25. PROJECT TOOLS.

26. PROJECT METHODS.

27. PROJECT PROCEDURES.

28. PROJECT STANDARDS.

29. PROJECT BEST PRACTICES.

30. PROJECT INNOVATION.

31. PROJECT SUSTAINABILITY.

32. PROJECT QUALITY.

33. PROJECT SAFETY.

34. PROJECT SECURITY.

35. PROJECT ETHICS.

36. PROJECT LEGALITY.

37. PROJECT INTEGRITY.

38. PROJECT TRANSPARENCY.

39. PROJECT ACCOUNTABILITY.

40. PROJECT RESPONSIBILITY.

41. PROJECT COMMITMENT.

42. PROJECT DEDICATION.

43. PROJECT PASSION.

44. PROJECT ENTHUSIASM.

45. PROJECT ENERGY.

46. PROJECT DETERMINATION.

47. PROJECT PERSEVERANCE.

48. PROJECT PATIENCE.

49. PROJECT HUMILITY.

50. PROJECT GRACE.

51. PROJECT KINDNESS.

52. PROJECT GENTLENESS.

53. PROJECT MILDNESS.

54. PROJECT MEANNESS.

55. PROJECT MODESTY.

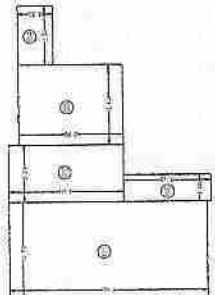
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59. PROJECT MODESTY.

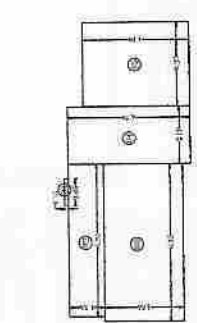
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2ND TO 5TH FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

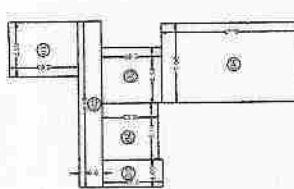
| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |



2ND TO 5TH FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
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| TOTAL ADDITION | | 15.26 SQ.MT |



2ND TO 5TH FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

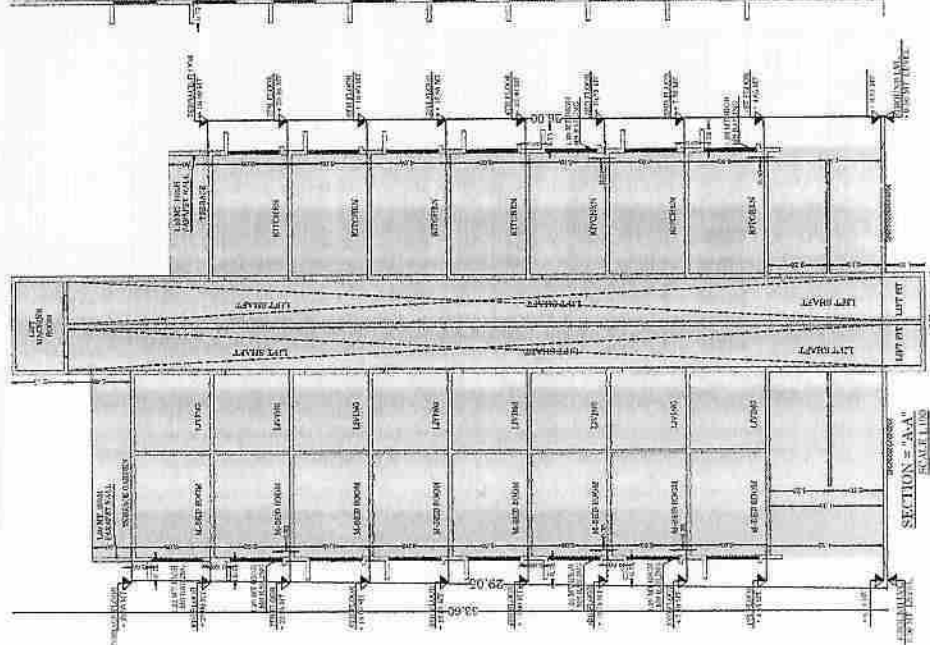
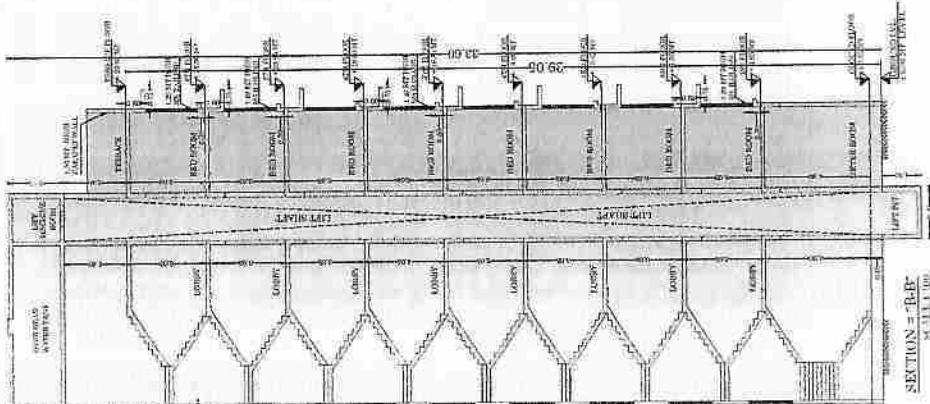
| ST FLOOR | PLAT NO. 05 | AREA |
|----------------|--------------------|-------------|
| 1 | 2.29 X 2.48 X 1.80 | 2.07 SQ.MT |
| 2 | 6.78 X 2.90 X 1.80 | 3.19 SQ.MT |
| 3 | 1.03 X 2.23 X 1.80 | 0.41 SQ.MT |
| 4 | 2.11 X 2.11 X 1.80 | 0.70 SQ.MT |
| 5 | 1.01 X 4.12 X 1.80 | 3.25 SQ.MT |
| 6 | 2.07 X 4.12 X 1.80 | 6.55 SQ.MT |
| 7 | 2.07 X 4.12 X 1.80 | 6.55 SQ.MT |
| TOTAL ADDITION | | 15.82 SQ.MT |



1ST FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |



1ST FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |

1ST FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |

1ST FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |

1ST FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |

1ST FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |

1ST FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |

1ST FLOOR CARPET AREA DIAGRAM (SCALE: 1:100)

CARPET AREA CALCULATION

| ST FLOOR | PLAT NO. 01 | AREA |
|----------------|---------------------|-------------|
| 1 | 1.05 X 5.15 X 1.80 | 0.16 SQ.MT |
| 2 | 8.23 X 1.05 X 1.80 | 1.64 SQ.MT |
| 3 | 12.25 X 3.05 X 1.80 | 26.43 SQ.MT |
| 4 | 8.24 X 4.09 X 1.80 | 13.43 SQ.MT |
| TOTAL ADDITION | | 15.26 SQ.MT |



भारत सरकार

Government of India



दिलिप मनसुखलाल वधानी
Dilip Mansukhlal Vadhani
जन्म तारीख / DOB : 16/01/1967
पुरुष / Male



5596 1989 2377

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : ९५/९६, देव नगर, देव नगर देरासर
मार्ग, सीता मदन समोर, ऑफ माईबाबा
नगर, कांदिवली पश्चिम, मुंबई, महाराष्ट्र,
400067

Address: 95/96, DEV NAGAR,
DEV NAGAR DERASAR MARG,
OPP. SITA SADAN, OFF
SAIBABA NAGAR, Kandivli
(West), Mumbai, Maharashtra,
400067

Brode

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DILIP MANSUKHLAL VADHANI
MANSUKHLAL VADHANI

16/01/1967

Permanent Account Number

AATPV4524H

Brode
Signature



06032015



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आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**


स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAPCA1224N

नाम / Name
ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED

निगमन/गठन की तारीख
 Date of Incorporation / Formation
30/12/2016

10022017

Wade

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

GOREGAON YOGIRAJ CO OP HSG SOCIETY LTD

13/04/1981
 Permanent Account Number
AABAG9868L

Signature

for **GOREGAON YOGIRAJ C.H.S. LTD.**
M. Singh Chairman
H.A. Patil Secretary
T.R. Treasurer

| | | |
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| 2009 | 05 | CE |
| २०२२ | | |

जा. को. बो. ओ. एम्/एच एम् जे / पी. आर. / एम्. एम्.
 जिल्हा उप निबंधक, सहकारी संस्था,
 मुंबई, इंडिया हाऊस, ६ वा भागा,
 जे. पी. अँ. समोर, मुंबई, पॅनेल, मुंबई-१.
 दिनांक: १३ - ४ - १९८१

हा पत्र

जिल्हा उप निबंधक, सहकारी संस्था, सहायक निबंधक (स) (मुंबई) पी. आर.
 सहकारी संस्था, मुंबई यांचे कडून मंजूर केलेल्या ऑपरेटिव्ह प्रत व नोंदणी प्रमाणपत्र

गोरगाव-योगरिज

की- ऑपरेटिव्ह हौसिंग सोसायटी लि.,

कमिश्नरी/वा.ओ.एम./एच.ए.स.जी./पी.आर./एम्.एम्./स.१) संस्थेच्या वतीने

संस्थेच्या वतीने - पी. एम्. गोके लानी
 देण्यात येत आहे.

सहायक सहकारी अधिकारी (डी. चौधरी) यांना जिल्हा उप
 निबंधक, सहकारी संस्था, मुंबई सहायक निबंधक (पी. आर.) सहकारी
 संस्था, मुंबई यांचे वतीने संस्थेला पहिल्या सर्वसाधारण सभेस हजर राहून तसा रिपोर्ट
 समेच्या कडून घ्या प्रतिसह सादर करावा.



(Signature)
 जिल्हा उपनिबंधक,
 सहायक निबंधक, सहकारी संस्था, मुंबई.

म. जिल्हा उपनिबंधक, सहकारी संस्था मुंबई यांना रवाना.
 मे. विभागीय सहायक निबंधक, सहकारी संस्था मुंबई यांना रवाना डिस्ट्रिक्ट की-ऑपरेटिव्ह हौसिंग
 प्रोडरेशन लिमिटेड.

(३) सहायक सहकारी अधिकारी (डी. चौधरी) पहिल्या सर्वसाधारण सभेस
 अहवाल स्वतःहजर राहून अथवा संस्थेकडून आणून या कार्यालयात सादर
 करण्याची जबाबदारी त्यांची आहे. त्याचप्रमाणे पहिल्या सर्वसाधारण सभा
 संस्था नोंदणी झालेपासून तीन महिन्यांच्या आत कोलाकली जाईल त्याकडे
 लक्ष पुरवावे.

(४) मे. विभागीय सहायक निबंधक, सहकारी संस्था, मुंबई विभाग, मुंबई यांना रवाना.



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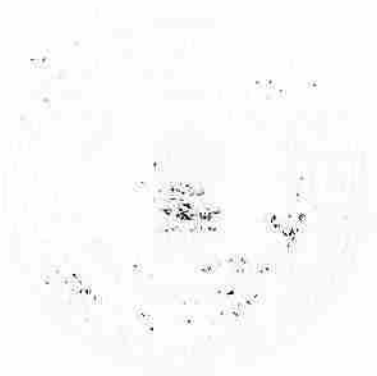
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SEARCH REPORT AND TITLE VERIFICATION

Dated: 20th December, 2021

To,

ARHAT ARHAM LIFESPACE REALTORS PVT LTD

Dear Sir/Madam,

Sub: Search Report & Title Verification in respect of the file of
GOREGOAN YOGIRAJ CO-OPERATIVE HOUSING SOCIETY LTD.

PART -I: DESCRIPTION OF THE PROPERTY:

A. Building known as "Goregoan Yogiraj Co-Operative Housing Society Ltd."
Situating at land bearing Land bearing Plot No. 310, CTS No. 428, situated at
Village Pahadi Goregaon, Taluka Borivali.

In the above matter we have caused to take search for 30 years (1991 to 2021),
in the Offices of the Sub-Registrar at Mumbai through Search Clerk.

Following are the details of such searches:

| | |
|------|---------|
| 1991 | NIL SPT |
| 1992 | NIL SPT |
| 1993 | NIL SPT |
| 1994 | NIL SPT |
| 1995 | NIL SPT |
| 1996 | NIL SPT |



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| 1997 | NIL SPT |
| 1998 | NIL SPT |
| 1999 | NIL SPT |
| 2000 | NIL SPT |
| 2001 | NIL SPT |
| 2002 | NIL |
| 2003 | NIL |
| 2004 | NIL |
| 2005 | NIL |
| 2006 | ENTRY |

Registered Agreement dated 26th December, 2005 between Hemchandra Sanjiva Karkera and Pravinchandra Sanjiva Karkera, registered under Sr.no. BRL-6-69-2006 on 04/01/2006 (Flat No. 1 & 2, Yogiraj CHSL.)

Registered Agreement dated 22nd March, 2006 between Mukesh Chandrakant Mehta through POA holder Girish Babulal Shah and Jigar Damjibhai Chheda & Viral Damjibhai Chheda, registered under Sr.no. BRL-6-2050-2006 (Flat No. 301, Yogiraj CHSL.)

Registered Agreement dated 18th March, 2006 between Mukesh Chandrakant Mehta through POA holder Girish Babulal Shah and Bhupatrai Popatlal Vora, registered under Sr.no. BRL-6-2052-2006 on 22/03/2006 (Flat No. 302, Yogiraj CHSL.)

| | |
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| 2007 | NIL |
| 2008 | NIL |
| 2009 | NIL |

Registered Leave & License dated 26th May, 2009 between Kalpana Ajaykumar Shah and M/s. Lifecare Enterprises through Partner Mona Almeida & Renuka Patil, registered under Sr.no. BRL-6-4172-2006 on 30/11/2012 (Shop No. G-1, Yogiraj CHSL.)



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| 2009 | ll | re |
| 2009 | | |

2010 NIL

2011 NIL

Registered Release Deed dated 8th April, 2011 between Maunang Krishnakant Mehta and Prashant Krishnakant Mehta, registered under Sr.no. BRL-1-3194-2011 (Flat No. 201 & 202, Yogiraj CHSL.)

2012 NIL

Registered Agreement dated 26th November, 2012 between Dr. Yashwant Narayan Wakde and Geeta Ravindra Borkar & Ravindra Anant Borkar, registered under Sr.no. BRL-6-8708-2012 on 30/11/2012 (Garage No. 2, Yogiraj CHSL.)

2013 NIL

2014 NIL

2015 ENTRY

Registered Notice of Intimation dated 18th October, 2015 between Manjula Sureshchandra Shah and HDFC Bank Ltd., registered under Sr.no. BRL-7-3824-2015 on 31/10/2015 (Flat No. 3, Yogiraj CHSL.)

2016 NIL

2017 ENTRY

2018 NIL

2019 RECORD NOT READY

Registered Conveyance Deed dated 6th March, 2019 between Devki Mina Shetty, M/s. Bhavna Constructions Co. & Jawahar Nagar CHSL and Goregoan Yogiraj Co-Operative Housing Society Ltd., under Sr.no. BRL-4-3625-2019

2020 RECORD NOT READY

Registered Gift Deed dated 9th January, 2020 between Dr. Manjula Sureshchandra Shah and Tejal Jaydeep Shah, registered under Sr.no. BRL-4-440-2020 (Flat No. 3, Yogiraj CHSL.)

Registered Leave & License dated 9th January, 2020 between Tejal Jaydeep Shah and Sagarmal Ranlal Jain, registered under Sr.no. BRL-4-445-2020 (Flat No. 3, Yogiraj CHSL.)



Manjula

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Registered Gift Deed dated 28th January, 2020 between Kokila Shashikant Sandesra and Nikhil Shashikant Sandesra, registered under Sr.no. BRL-1-927-2020 (Flat No. 203, Yogiraj CHSL.)

Registered Release Deed dated 28th January, 2020 between Kokila Shashikant Sandesra, Nipa Paresh Shah & Jayna Nimish Salvi and Nikhil Shashikant Sandesra, registered under Sr.no. BRL-1-928-2020 (Flat No. 203, Yogiraj CHSL.)

Registered Gift Deed dated 5th June, 2020 between Shantaben Ambalal Patel and Harshad Ambalal Patel, registered under Sr.no. BRL-1-3362-2020 (Flat No. 102, Yogiraj CHSL.)

Registered Gift Deed dated 5th June, 2020 between Ambalal Girdharbhai Patel and Harshad Ambalal Patel, registered under Sr.no. BRL-1-3363-2020 (Flat No. 101, Yogiraj CHSL.)

Registered Notice of Intimation dated 26th June, 2020 between Tejal Jaydeep Shah and State Bank of India, registered under Sr.no. BRL-7-1014-2020 on 14/07/2020 (Flat No. 3, Yogiraj CHSL.)

Registered Gift Deed dated 9th December, 2020 between Arvindbhai Jaganji Joshi and Ketan Arvindbhai Joshi, registered under Sr.no. BRL-1-9872-2020 (Flat No. 103, Yogiraj CHSL.)

2021

RECORD NOT READY

Registered Gift Deed dated 29th June, 2021 between Jyoti Krishnakant Mehta and Maunang Krishnakant Mehta, registered under Sr.no. BRL-6-10428-2021 (Flat No. 201 & 202, Yogiraj CHSL.)

Thus on the basis of mutation entries and search as provided by search clerk I am of the opinion that the Title of land lying being and situated at Land bearing Plot No. 310, CTS No. 428, situated at Village Pahadi Goregaon, Taluka Borivali., in favour of Yogiraj Co-operative Housing Society Ltd is clear, marketable and free from any registered encumbrances.



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{This title certificate is issued on the basis of search as provided by my search clerk. The record of Registration Office is not properly maintained. Many pages are reported to be torn and unavailable for Inspection and error occurred due to the same be taken into consideration as error due to improper record or reference and I shall not be held responsible for the same.}

Dated: 20th December, 2021

Place: Vasai.

Advocate



MONCHILLA CRASTO



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ARHAT ARHAM LIFESPACE REALTORS PVT. LTD.

C-95/96, 7th Floor, Dev Nagar CHS Ltd., Sai Baba Rd, Near Bhatia School, Opp. Sita Sadan, Kandivali (W), 400067

CIN - U45400MH2016PTC289135

Date: 01-02-2022

Following is the extract of the resolution passed at the meeting of Board of Directors of Arhat Arham Lifespace Realtors Pvt Ltd, held at C- 95/96 7th Floor, Dev Nagar CHS LTD, Sai Baba Nagar Road, Near Bhatia School, Opp. Sita Sadan, Kandivali (W), Mumbai – 400067 at 11:30 AM on 29-01-2022

AUTHORITY TO SIGN FOR PERMANENT ALTERNATE ACCOMODATION AGREEMENT & REGISTRATION

RESOLVED THAT Mr. Dilip Mansukhlal Vadhani, Director, be hereby authorized to conduct for and on behalf of the Company and also be authorized to sig, Initial, accept or execute all documents in correction with the registration procedure of PAAA OF GOREGAON YOGIRAJ C.H.S. LTD.



D. D. Vadhan

Dilip

DIRECTOR



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THE UNIVERSITY OF CHICAGO

PH.D. THESIS

BY

DAVID J. GALE

DEPARTMENT OF MATHEMATICS

1977

CHICAGO, ILLINOIS



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| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |

1977

517/2871

शुक्रवार, 18 फेब्रुवारी 2022 7:37 म.नं.

दस्त गोषवारा भाग-1

वरल9

दस्त क्रमांक: 2871/2022

दस्त क्रमांक: वरल9 /2871/2022

बाजार मूल्य: रु. 8,87,700/-

मोबदला: रु. 10,00,000/-

भरलेले मुद्रांक शुल्क: रु.50,100/-

दु. नि. सह. दु. नि. वरल9 यांचे कार्यालयात

अ. क्र. 2871 वर दि.18-02-2022

रोजी 7:36 म.नं. वा. हजर केला.

पावती:3115

पावती दिनांक: 18/02/2022

सादरकरणाराचे नाव: तेजल जयदीप शाह

नोंदणी फी

रु. 10000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकुण: 11500.00

Shubh Tejal J.

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: पर्यायी जागेचा करार

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

शिक्का क्र. 1 18 / 02 / 2022 07 : 36 : 02 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 02 / 2022 07 : 36 : 52 PM ची वेळ: (फी)

सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.



प्रतिज्ञापत्र

सदर दस्तावेज ह्या नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजदूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Shubh Tejal J.

लिहून देणारे :

लिहून घेणारे :

| | | |
|----------|----|----|
| वरल - ९/ | | |
| २८७९ | ८५ | ८६ |
| २०२२ | | |



SECTION

SECTION 101.01. The purpose of this section is to provide for the orderly and efficient operation of the courts of this state.



SECTION

SECTION 101.02. The purpose of this section is to provide for the orderly and efficient operation of the courts of this state.



SECTION

SECTION 101.03. The purpose of this section is to provide for the orderly and efficient operation of the courts of this state.



SECTION

SECTION 101.04. The purpose of this section is to provide for the orderly and efficient operation of the courts of this state.



SECTION

SECTION 101.05. The purpose of this section is to provide for the orderly and efficient operation of the courts of this state.



SECTION

SECTION 101.06. The purpose of this section is to provide for the orderly and efficient operation of the courts of this state.



SECTION

SECTION 101.07. The purpose of this section is to provide for the orderly and efficient operation of the courts of this state.



SECTION 101.08. The purpose of this section is to provide for the orderly and efficient operation of the courts of this state.

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---|----------|------------------------|--------------------|----------|---------|------------------|-------------|
| 1 | ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED | eChallan | 69103332022020219886 | MH012583761202122E | 50100.00 | SD | 0006478629202122 | 18/02/2022 |
| 2 | ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED | eChallan | | MH012583761202122E | 10000 | RF | 0006478629202122 | 18/02/2022 |
| 3 | | DHC | | 0202202209884 | 1500 | RF | 0202202209884D | 18/02/2022 |

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

2871 /2022

Know Your Rights as Registrants

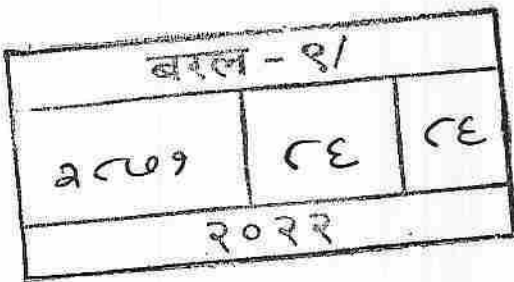
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

कमी पडलेली पाने फी रु... २२२.००
इतर पावती क्र. ३२७९ दि. २२/२/२२
अन्वये वसूल केली.

प्रमाणित करघेत येते व्ही, या
दस्तामध्मे एकूण... २२२.०० पाने आहेत.
पुस्तक क्र. १/बरल-१/... २२७९ ... २०२२
वर नोंदवत, दिनांक... २२/०२/२०२२

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.



| Year | 1950 | 1951 | 1952 | 1953 | 1954 | 1955 | 1956 | 1957 | 1958 | 1959 | 1960 |
|-------------|------|------|------|------|------|------|------|------|------|------|------|
| Population | 100 | 105 | 110 | 115 | 120 | 125 | 130 | 135 | 140 | 145 | 150 |
| Area | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Production | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Consumption | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Exports | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Imports | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |





21/02/2022

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.बोरीवली 9

दस्त क्रमांक : 2871/2022

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

| | |
|--|---|
| (1) विलेखाचा प्रकार | पर्यायी जागेचा करार |
| (2) मोबदला | 1000000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 887700 |
| (4) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्र.203, माळा नं: दुमरा मजला, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: 16 वा रोड, जवाहर नगर, रोड : गोरेगाव (पश्चिम), मुंबई 400062 (400104), इतर माहिती: जुन्या जागेच्या बदल्यात नवीन जागा देण्यात येत आहे ----- सदर सदनिकेचे क्षेत्रफळ रराप्रमाणे 540 चौरस फुट कारपेट आहे ----- इतर वर्णन दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 428 ;)) |
| (5) क्षेत्रफळ | 1) 55.18 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- अर्हत अर्हत लाईफस्पेस रियल्टर्स प्रा. लि. चे संचालक दिलीप मनसुखलाल वधाणी वय:-54; पत्ता:- प्लॉट नं: सी-95/96, माळा नं: 7 वा मजला, इमारतीचे नाव: देव नगर सह. गृह. संस्था मर्या., ब्लॉक नं: साईबावा रोड, भाटीया शाळेजवळ, सीता सदन समोर, रोड नं: कांदिवली पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:- AAPCA1224N 2): नाव:- गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे अध्यक्ष केतन अरविंद जोशी वय:-56; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: भुखंड क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:- AABAG9868L 3): नाव:- गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे सचिव हर्षद अंबालाल पटेल वय:-46; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: भुखंड क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:- AABAG9868L 4): नाव:- गोरेगाव योगीराज सह. गृह. संस्था मर्या. चे खजिनदार मौनांग कृष्णाकांत मेहता वय:-54; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: भुखंड क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:- AABAG9868L |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- तेजल जयदीप शाह वय:-44; पत्ता:- प्लॉट नं: सदनिका क्र.03, माळा नं: -, इमारतीचे नाव: गोरेगाव योगीराज सह. गृह. संस्था मर्या., ब्लॉक नं: भुखंड क्र. 310, रोड क्र. 16, जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:- AELPS8408P |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 18/02/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 18/02/2022 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 2871/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 50100 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 10000 |
| (14) शेर | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-९,
मुंबई उपनगर जिल्हा.

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---|----------|------------------------|--------------------|----------|---------|------------------|-------------|
| 1 | ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED | eChallan | 69103332022020219886 | MH012583761202122E | 50100.00 | SD | 0006478629202122 | 18/02/2022 |
| 2 | ARHAT ARHAM LIFESPACE REALTORS PRIVATE LIMITED | eChallan | | MH012583761202122E | 10000 | RF | 0006478629202122 | 18/02/2022 |
| 3 | | DHC | | 0202202209884 | 1500 | RF | 0202202209884D | 18/02/2022 |

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



नर सिद्ध

१- निदेशित कार्यालयीन
कार्यालयीन

DATED THIS DAY OF _____ 2022

BETWEEN:

ARHAT ARHAM LIFESPACE REALTORS PRIVATE
LIMITED

... DEVELOPERS

AND

MRS. TEJAL JAYDEEP SHAH.

... MEMBERS

AND

GOREGAON YOGIRAJ CO-OP HOUSING SOCIETY

LTD.

... SOCIETY

PERMANANT ALTERNATE ACCOMMODATION