

Data of Bank Receipt for GRN MH000904728201314R

Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 34601121
 Pmt DtTime : 14/12/2013 13:21:04
 ChallanIdNo : 69103332013121450132
 District : 7101 / MUMBAI

Simple Receipt
 Print DtTime :
 Office Name : MUMBAI
 REMARK : 401-10140

DEFACED FOR RS:21000.00

StDuty Amt : AMOUNT : 21000.00
 StDuty Amt : DATE : 16/12/2013
 Deface Number : 0000212777201314
 RgnFee Amt : Rs 21,000.00/- (Rs Twenty One Thousand Rupees Only)

Only for verification-not to be printed and used


Article : B25
 Prop Mvblty : Immovable
 Prop Descr : PROPOSED BLDGFLAT NO 204SECOND FLOOR , P M ROADSANTACRUZ WESTMUMBAI
 : Maharashtra
 : 400054
 Duty Payer : PAN-AAWFM1612Q MESSERS MEHTA JAISINGH BUILDERS LLP
 Other Party : PAN-AOMP2005D MRS BHANUMATI DAMJI CHHEDA

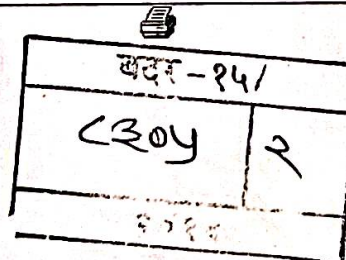
Bank Scroll No : 100
 Bank Scroll Date : 16/12/2013
 RBI Credit Date : -
 Mobile Number : 9126185205



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Hot Payment Successful. Your Payment Confirmation Number is 34601121

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH000904728201314R	BARCODE	Form ID : Date: 14-12-2013
Department	IGR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR189-BDR15_JT SUB REGISTRAR ANDHERI	PAN No. (If Applicable)	PAN-AAWFM1612Q
Year	Period: From : 14/12/2013 To : 31/03/2009	Full Name	MESSERS MEHTA JAISINGH BUILDERS LLP
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	PROPOSED BLDG FLAT NO 204
0030045501-75	0.00	Road/Street, Area /Locality	SECOND FLOOR
0030063301-70	21000.00	Town/ City/ District	P M ROAD SANTACRUZ WEST MUMBAI Maharashtra
	0.00	PIN	4 0 5 4
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	21000.00	Amount in words	Rupees Twenty One Thousand Only
Payment Details:IDBI NetBanking Payment ID : 34601121		FOR USE IN RECEIVING BANK.	
Cheque- DD Details:		Bank CIN No : 69103332013121450132	
Cheque- DD No.		Date	14-12-2013
Name of Bank	IDBI BANK	Bank-Branch	748 JVPD- SCHEME
Name of Branch		Scroll No.	





Monday, December 16, 2013
7:13 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र. : 9146 दिनांक: 16/12/2013

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर15-8305-2013

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: मेसर्स मेहता जयसिंग बिल्डर्स एल एल पी तर्फे भागीदार श्री महेंद्र
धीरजलाल मेहता

नोंदणी फी

रु. 21000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

एकूण:

रु. 22240.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 7:29 PM ह्या वेळीस मिळेल.

सह. दु.नि.अधेरी 4

बाजार मूल्य: रु.2100000/-

भरलेले मुद्रांक शुल्क : रु. 105000/-

सह. दु.नि.अधेरी 4
मोबदल्य: रु.0/-
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.21000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000904728201314R दिनांक: 14/12/2013

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 1240/-

REGISTERED ORIGINAL DOCUMENT
● ELEVÉRID ON 20/12/13

उपरोक्त मुद्रांक प्रकृत अर्थात् तद्विषयक प्रमाणित प्रमाणित प्रमाणित प्रमाणित
प्राधिकृत अधिकारी द्वारा जारी किया गया है।

68
16/12/13

[Signature]
मह. वृत्तम निवेद्यक, अंधेरी क्र. ४
मुंबई उपनगर जिल्हा



बंदर-१५/	
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For BOI SHAREHOLDING LTD.
(SANDEEP RATHOD)
Authorized Signatory

THIS AGREEMENT FOR PROVIDING ALTERNATE
ACCOMMODATION made and entered into at Mumbai this 27th
day of August, 2013.

BETWEEN

M/S. MEHTA JAISING BUILDERS LLP, a Limited Liability Partnership Firm incorporated pursuant to Section 12(1) of Limited Liability Partnership Act 2008 through its designated partner Mr Mahendra D. Mehta having its registered office at 398, Kirit Kunj, 14th Road, Khar (West), Mumbai - 400 052, hereinafter referred to as the "DEVELOPERS" (which expression shall include the present partners constituting the said firm and the partners from time to time and the survivors or the survivor of them and the heirs, executors, administrators and assigns of the last such survivor) of the FIRST PART.

AND

BOI Shareholding Ltd.
Shop No.3 & 4, Ramjankhaha CHS,
Shopping Building Opp. J. A. High School,
S.V. Road, Andheri (West),
Mumbai-400 052.
D-51STP/V/C.R.-10020202051094-98

भारत 62259
143086
R 01050001-PB5211
SPECIAL ADHESIVE
MAY 27 2013
MAHARASHTRA
11:43

[Signature]
27.12.13

Token No: 23

Document Type: REGISTERED

Nature Of Document: Agreement

BOI SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP
 Shop No.3/4, Ramjharukha CHS, Shopping Building
 S. V. Road, Andheri(West), Mumbai-400058
 Telephone No : 022-26252980
 License no. : D-5/STP(V)/C.R.1002/02/AS/1094/98

Receipt No. : 1026650 Date : 27/05/2015
 Pay to : BOI SHAREHOLDING LTD.

Total No. of Documents: 1
 Franking Value : Rs. 105,000.00
 @ Rs.10 per Doc: Rs. .00
 Total : Rs. 105,000.00

Name of the stamp duty paying party :
 S. MEHTA'S BUILDING BUILDERS LLP

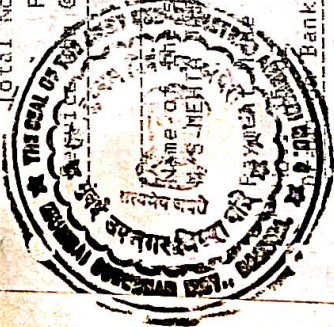
Amt : 105,000.00
 Bank : STANDARD CHARTERED BANK
 (For Office Use Only)

Tran
 Franking Sr. No.
 (Signature)

(Franking Value x Number of Documents)

105000 X 1

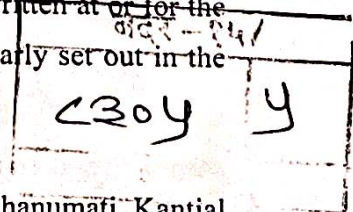
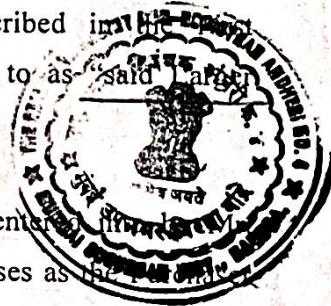
Nature of Document	Agreement
Registration Details	Registrable/Non Registrable Is Registrable under the S.E.O.
Franking Unique No.	Andheri-III G2259
Property Description in brief	H/155 of Andheri..... Bandra
Construction Amount	S.R. Form I.S. No. H/155
Stamp Purchasers Name	Nil
Name of the other Party	Bhanyamati D. Chheda
If through Mera & A Direct	Mehta and Jaising Builders LLP, Sanjivan, Santacruz (West), Mumbai - 400054
Stamp Duty Amount	In words: RS. 105,000/-
Authorized Person's full Signature & Seal	



II. MRS. BHANUMATI DAMJI CHHEDA, Mumbai Indian Inhabitant, residing at Flat No. D, Sanjivani, 63, Sir Phiroj Shah Mehta Road, Santacruz (West), Mumbai – 400 054, hereinafter called the "FLAT OWNER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors and administrators) of the SECOND PART :

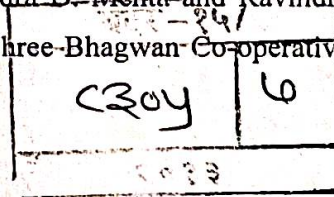
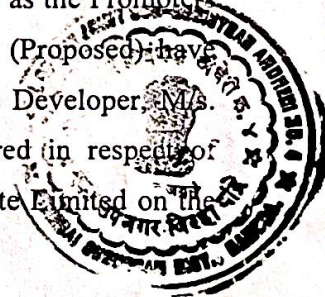
WHEREAS:

- a. Smt. Bhanumati Kantilal Hyderabadi was seized and possessed of or otherwise well and sufficiently entitled to all those piece or parcel of Land or ground, hereditaments and premises and structures standing thereon known as "SANJIVANI" and Mangal Prabhat bearing Sub-Plots No. 2F and 2G and CTS No. H/155, Final Plot No. 2 of T.P.S. No. 1 of Santacruz, Bombay and admeasuring about 1319.40 square meters within the limits of Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban at Santacruz (Danda) and more particularly described in the Schedule hereunder written, hereinafter referred to as "said Property".
- b. By an agreement for sale dated 7th July, 1978 entered into between Inshverlal N. Shah partner of M/s. Amrit Enterprises as the Vendor of the One Part and Smt. Bhanumati Kantilal Hyderabadi therein referred to as the Vendor of the Other Part, M/s. Amrit Enterprises agreed to purchase from the said Smt. Bhanumati Kantilal Hyderabadi of the said larger property more particularly stated in the said agreement and described in the schedule hereunder written at or for the price and on the terms and conditions more particularly set out in the said agreement for sale.
- c. Under the said Agreement dated 7.7.1978 Smt. Bhanumati Kantilal Hyderabadi retained one of the structure known as Mangal Prabhat in the rear side of said larger property with right of way to the said Structure as shown on the plan hereto annexed as Annexure – "A".



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- d. Under an Agreement dated 3.6.1982 entered into between M/s. Amrit Enterprises as the Developers of the One Part and Mr. Shashi K. Daswani and Mr. Saumil S. Mirpuri being the Promoters of the proposed Shree Bhagwan Co-operative Housing Society Limited, hereinafter referred to as the "Promoters", the Promoters entered the Development Rights in respect of the development of Part of the said Larger Property.
- e. The Flat Owners along with three other flats Owner were the Tenants of Smt. Bhanumati Kantial Hydrabadi and after the sale of larger property by Smt. Bhanumati to M/s. Amrit Enterprises Developer, under the Agreement dated 7.9.1978, M/s. Amrit Enterprise Developers converted the Tenancy Rights into the Ownership under the Agreement dtd. 10.12.1984 and the Flats Owners became the absolute Owner of her respective flat in the said building known as "Sanjivani".
- f. Under an Agreement dated 12th July, 1985 entered into between M/s. Amrit Enterprises as the erstwhile Developers of the One Part, the Shashi K. Daswani and Saumil S. Mirpuri in capacity as the Promoters of Bhagwan Co-operative Housing Society Limited (Proposed) have appointed M/s. M.J. Builders Private Limited as the Developer. M/s. Amrit Enterprises Development rights are transferred in respect of larger property in favour of M/s. M.J. Builders Private Limited on the terms and conditions contained therein.
- g. Under an Agreement dated 29.7.1985 entered into between Shashi K. Daswani and Sunil S. Mirpuri, therein referred to as the "outgoing Chief Promoter" of the One Part and Mr. Mahendra D. Mehta and Ravindra D. Mehta as the Incoming Promoter of the Second Part and M/s. M.J. Builders Private Limited as the Builder of the Third Part, the Outgoing Promoter appointed Mr. Mahendra D. Mehta and Ravindra D. Mehta as the Chief Promoter of the Shree-Bhagwan Co-operative Housing Society Limited.



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- h. M/s. M. J. Builders Private Limited had constructed on the part of the said larger property a building known as Sanjivani Annex consisting of ground and 5 (Five) upper floors consisting of 9 (Nine) flats having aggregating carpet area of 4960 square feet and 4 (Four) stilt car parking space.
- i. Under an Development Agreement dtd. 31.12.2012 duly stamp and registered with the Sub-Registrar Andheri – 3 MSD vide no. BDR-9 / 3326 of 2013 dtd. 30th May 2013 entered into between the Shree Bhagwan Co-operative Housing Society Limited as the said Society of the One Part, Members of the said Society as the Member of the Second Part and Developers herein as the Developer of the Third Part, the said Society and Society Members have granted the development rights for construction of new building on the portion of the larger property after demolishing the existing buildings known as “Sanjivani” and “Sanjivani Annexe” in the property more particularly described in the First Schedule hereunder written, hereinafter referred to as “the larger Property”.
- j. The Flat Owner is the Owner in respect of Flat No. D admeasuring above 705.76 sq. ft. carpet area on First floor in the building known as “Sanjivani” consisting of ground and 1 (One) upper floors standing on the Front portion of said Larger Property described in the Schedule hereunder written, hereinafter referred to as “the larger property” described in the First Schedule hereunder written, hereinafter referred to as “the existing Premises”.
- k. The Flat Owner hereby has represents to the Developers that her Ownership right in respect of existing premises is absolute belong to her and no other person/s have any rights in respect of existing premises and/or any part thereof.

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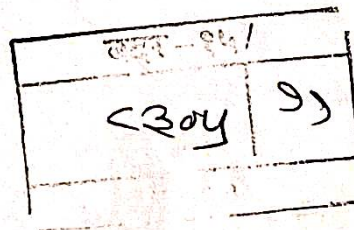
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- l. The Developers have approached the Flat Owner with a request to vacate her respective existing premises and hand over vacant possession thereof to the Developers for the purpose of demolition and construction of new building on the said properties in accordance with the plans and specifications as may be sanctioned and approved by the Municipal Corporation of Greater Mumbai;
- m. After negotiations the parties hereto have arrived at an Agreement whereby the Developers have agreed to construct for the Flat Owner free of cost being Flat No. 204 on the 2nd floor admeasuring 1065 sq. ft. carpet area in the new building to be constructed on the portion of larger property and more particularly described in the Second Schedule hereunder written (hereinafter referred as "the said new premises");
- n. In the view of the above, the parties hereto are desirous of recording the terms and conditions of such Agreement for providing Alternate Accommodation;

NOW THEIR AGREEMENT WITNESSETH AND IT IS AGREED,
DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1. The recitals contained above form an integral and operative part of this Agreement for providing Permanent Alternate Accommodation as if the same were set out and incorporated herein.

2. The Developers have informed the Flat Owner that they have through the Architect got the building plan approved for the construction of new building having flats and other premises by utilizing the FSI of the existing building known as "Sanjivani" as well as FSI of other property by purchase of TDR FSI as per Development Control Regulation Act, 1991 in respect of said larger Property.



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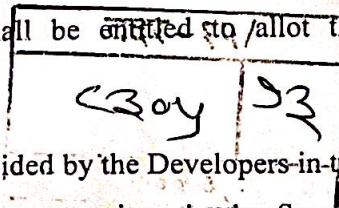
3. The Flat Owner declares that she is the absolute Owner and only person in use and occupation of Flat No. D on First floor admeasuring 705.76 sq. ft. carpet area in the existing building known as "Sanjivani" hereinafter referred to as the "existing premises" along with her respective family members and that she alone is entitled to enter into their Agreement and that save and except the Flat Owner herein no other person has any share, right, title, interest claim or demand of any nature whatsoever in to or upon the said existing premises or any part or portion thereof including by way of tenancy, leave and license, inheritance, care taker, lease, sub-lease etc.

4. The parties are aware that for the purpose of development of the said property it is essential that the said building known as "Sanjivani" in front of said larger property is be demolished and construction of new building by utilize the FSI of the existing building as well as FSI of other property by purchase of TDR FSI and therefore the Flat Owner have agreed to vacate her premises and hand over vacant possession thereof to the Developers for the purpose of demolition thereof after shifting Flat Owner and her family members and her furniture, articles and belongings (hereinafter collectively referred to as "the Articles") as set out in these presents.

5(a). The Developer has agreed to construct free of cost a self contained flat in the new building being Flat No. 204 on 2nd floor admeasuring 1065.33 sq. ft. carpet area for the Flat Owner as per the approved Plan delineated in the colour boundary line hereto annexed as Annexure "A", hereinafter referred to as "the said New Premises" in the new building to be constructed on the said Property by utilizing the FSI of existing Flat and also utilize the part of FSI FSI in respect of existing premises.

5(b). The Developers will allot one car parking space for the benefit of the flat Owner in the stack parking arrangement to be provided in the new building free of cost. After allotting car parking to the society members and the flat Owners of Sanjivani Building all balance car parking space shall belong to Developers and the Developers shall be entitled to allot the purchasers/allottee of the Free-Sale Premises.

6 The specification and amenities to be provided by the Developers in the said new building and in the said New Premises are given in the Second Schedule hereunder written.



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7. The Flat Owner hereby agreed and undertake to render full co-operation and assistance for the development including for redevelopment, additions, alterations, reconstruction of the said property to the Developers who require to demolish the existing building and to construct and/or reconstruct new building on the part of said larger property more particularly described in the First Schedule hereunder written.

8(a) The Developers will pay to the Flat Owner sum of Rs. 14,11,520/- (Rupees Fourteen Lakh Eleven Thousand Five Hundred Twenty Only) by way of one time corpus to meet out the increase burden in outgoing in respect of the said premises and same will be paid by the Developers as under.

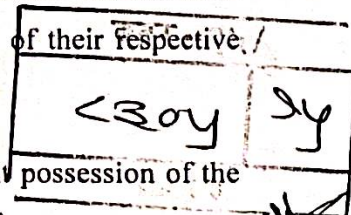
i. Rs. 1,41,152/- (Rupees One Lakh Forty One Thousand One Hundred Fifty Two Only)
on or before the execution hereof.

ii. Rs. 12,70,368/- (Rupees Twelve Lakh Seventy Thousand Three Hundred Sixty Eight Only)
On the Flat Owner handing over vacant possession of existing flat to the Developers

8(b) Simultaneously on the Flat Owner vacating and handing over the vacant possession of her respective premises in the building known as "Sanjivani" to the Developers. The Developers will pay to Flat Owner

Rs. 13,97,405/- [Rupees Thirteen Lakh Ninety Seven Thousand Four Hundred Five Only] being the 18 (Eighteen) months compensation for procuring temporary alternate accommodation. The Developers will continue to pay the said monthly composition for Alternate Accommodation to the Flat Owner till the date of Occupation Certificate in respect of the said new building to be constructed on the said property is received by the Developers and the Members are place in possession and/or offered to put in possession of their respective flats in the said new building.

9. Flat Owner hereby undertake to handover the vacant possession of the existing premises to the Developers on or before 30.06.2013.



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10. The Flat Owner shall be liable to all outgoing in respect of her existing premises till the date of handing over quiet, vacant, peaceful and physical possession of the existing premises to the Developers.

11. Upon the Flat Owner handing over vacant and physical possession of the said existing premises to the Developers as provided hereinabove, the Developers shall be entitled to demolish the said existing premises and proceed with construction of new building on the part of said larger property and the Flat Owner hereby gives her consent and authority to the Developers to demolish the existing structure standing on the part of the said larger property.

12(a). The Developers after making provision for allotment in respect of said Premises to the Flat Owner in the said new building will be entitled to sale the balance Flats, car parking space etc., hereinafter referred to as "the Developers area" on Ownership basis and appropriate the sale proceeds to themselves for there own benefits.

12(b). The Terrace attached to the flat shall be treated as forming part of flats to which the same is attached and the Developers will be entitled to allot the same to the respective flat purchaser and the Developers also entitled to allottee all the car parking space to the Purchasers of flat. The Flat Owner hereby grant her irrevocable consent for the same.

13(a). The Flat Owner shall at the time of taking possession of said premises from the Developers shall pay to the Developers as under :-

- Rs. 510/- (Rupees Five Hundred Ten Only) membership fee for the Society/Condominium.
- Rs. 42,000/- (Rupees Forty Two Thousand Only) for BMC Ass. Tax and Maintenance for 6 (six) months.
- Rs. 10,000/- (Rupees Ten Thousand Only) being water and electricity meter deposit.

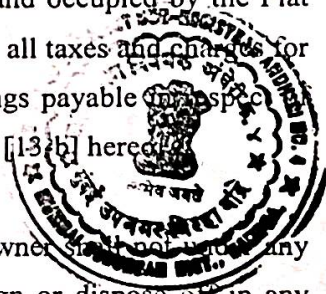


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13(b). The Flat Owner shall be liable to bear and pay all the outgoings in respect of the said premises and proportionate expenses for electricity, water, common lights, repair and salaries of chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the building on its completion, from the date of offering of possession of the said premises and same shall be paid by the Flat Owner to the Developer/Society such proportionate share of the outgoings as may be determined and fixed by the Developers. The Flat Owner further agrees that till such share is so determined, the Flat Owner shall pay to the Developers provisional monthly contribution of Rs. 7,000/- (Rupees Seven Thousand Only) towards the outgoings regularly on the 5th of every month in advance and shall not withhold the same for any reason. The amount so paid shall not carry any interest and remain with the Developers until the management is handed over to the said Society.

13(c). Commencing a week after notice is given by the Developers to the Flat Owner that the said new premises is ready for use and occupied by the Flat Owner, the Flat Owner shall be liable to bear and pay all taxes and charges for electricity and other service charges and the outgoings payable on her respective said new premises mentioned in clause [13(b)] hereof



14. During the period of construction, the Flat Owner in any circumstances, create charge, transfer, alienate, assign or dispose off in any manner, Ownership in the said existing premises and/or her rights in respect of the said premises in the proposed new building. The Flat Owner hereby further undertakes with Developers that the said premises shall be used by them for residential purposes only.

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15. The Flat Owner hereby undertakes to extend her full co-operation and assistance towards the development of the part of the said larger property, to the Developers who bonafide require to demolish the existing structures upon the part of the said larger property comprising of the existing premises and reconstruct the new building/s upon it. The flat Owner also agrees to willingly sign and execute all future deeds, documents, writings, etc. and do all that is required on her part towards the development of the part of the said larger property.

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16. The Flat Owner agrees and covenants with the Developers that the Flat Owner will not be entitled to take any objection to or interfere with or obstruct in any manner whatsoever in the development and construction work of the said larger property by the Developers.

17. The Developers will complete the construction of the said new building on the said property within 24 (Twenty Four) months from the date of receipt of Commencement Certificate from MCGM with a grace period of six months, subject to force major and shall handover the possession of the said Premises to the Flat Owner.

18. It is agreed by the Flat Owner with Developers that within 7 (Seven) days from the date of receipt of intimation from the Developers to the Flat Owner stating that the said Premises is ready for occupation together with all the amenities given in Second Schedule hereunder written, the Flat Owner undertake to take possession of the said new Premises. Failing which the Developers will not be liable to pay any further compensation for temporary alternate accommodation as set out in Clauses 8(b) hereinabove.

19. The Flat Owner hereby agrees that if the possession of the said premises is delayed due to:-

- a. reasons beyond the control of the Developers
- b. non-availability of steel and/or cement or any such material or by reason of war, civil commotion or any act of God or any prohibitory order of any court against development of the said property; or
- c. any notice, order, rules, notification of the Government and/or other public or competent authority; or
- d. Changes in any rules, regulation, Bye-laws of various statutory bodies and authorities affecting the development of the said property; or



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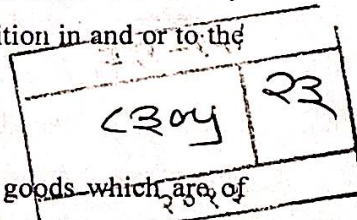
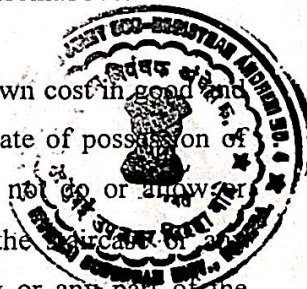
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- e. Delay in grant of any NOC/permission/license/ connection for installation of any services, such as lifts, electricity and water connections and meters to the said building or buildings to be constructed on the said property or any part thereof or completion certificate from appropriate authority;

Then and in that event the period of possession as stated in clause [17] shall automatically stand extended.

20. The Flat Owner with intention to bind her and all persons into whomsoever hands the said premises come and her successors-in-title doth hereby covenant with the Developers as follows:

- a. Undertake to become the Member of Shree Bhagwan Co-operative Housing Society Limited and abide by bye-laws and registered of the said Property.
- b. Shall regularly pay the maintenance and outgoings in respect of the said New Premises as per clause 13(b) hereinabove.
- c. To maintain the said New Premises at her own cost in good and tenantable repair and condition from the date of possession of the said flat being taken by her and shall not or allow or suffer to be done anything in and or to the passage or compound wall of the building or any part of the building in which the said flat is situated which may be against the rules, regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition in and-or to the building in which the said flat is situated.
- d. Not to store in the said new premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said flat is situated or storing of such goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passage or lift or any other structure of the building in which the said flat is

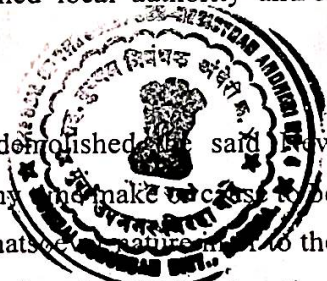


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situate including entrances of the building and in case of any damage caused to the building on account of negligence or default of the Flat Owner or her respective members in their behalf, the Flat Owner shall be liable to pay or make good the damage incurred or caused due to the default of the Flat Owner whatsoever.

e. To carry out at her own cost, all internal repairs to her respective said New Premises and maintain the said New Premises in the same condition, state and order in which it is delivered by the Developers to the Flat Owner and in Tenantable repair and shall not do or allow or suffer to be done anything in the said New Premises or to the building in which the said New Premises is situate, or carry out the repairs and changes in the said flat which may be forbidden by the rules and regulations of the concerned local authority or other public authority which may endanger the premises above or below the said flat. In the event of the Flat Owner committing any act in contravention of the above provision the Flat Owner shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.

f. Not to demolish or cause to be demolished the said New Premises or any part thereof, not at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said flat or any part thereof nor any alteration in the elevation, and outside color scheme of building in which the said New Premises is situated and shall keep the premises, sewers, drains, pipes in the said flat and appurtenances thereto in good and Tenantable repair and conditions so as to support, shelter and protect other parts of the building in which the said flat is situated and shall not chisel or in any other manner damages columns, beams, walls, slabs or RCC pards or other structural members in the premises without prior written permission of the Developers.

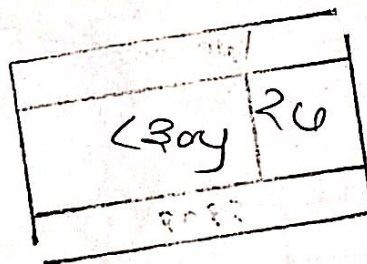


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- g. Not to spit or throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said Property and the building in which the said New Premises is situate.
- h. Pay to the Developers within 7 days of demand by the Developers, her respective share of Security Deposit demanded by the concerned local authorities or Government for giving water, electricity or any other service connection to the building in which the said New Premises is situate.
- i. To bear and pay to the Developers her respective increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned Local authority, and/or Government and/or other public Authorities or otherwise.
- j. The Flat Owner shall not let, sublet, transfer, assign or part with her interest or benefit of their Agreement or of the said New Premises or part with possession of the said New Premises or any part thereof until the Flat Owner have obtained specific permission in writing of the Developers for the purpose. Such transfer shall be only in favour of the Transferee and may be approved by the Developers and not otherwise.
- k. The Flat Owner shall permit the Developers and her surveyors and Agents with or without workmen and others at all reasonable times, to enter in to and upon the said flat or any part thereof to view and examine the state and conditions thereof or to repair and remove any disrepair;

21. The Flat Owner only right hereunder is to the allotment of the said premises by way of alternate accommodation on Ownership basis and to take possession of the said premises thereof in the new building being constructed as aforesaid.



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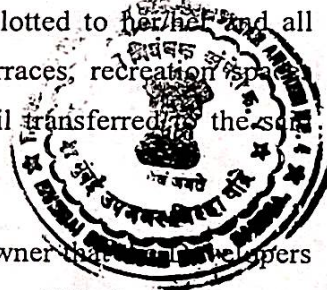
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22. The Developers shall be entitled to make additions, alterations and/or amendments on her own, save and except such additions, alterations and/or amendments are required to be made by the MCGM or any other public authority and do not result in reduction of area and/or change in location of the new premises allotted to the Flat Owner under their Agreement.

23. The Flat Owner hereby agrees to indemnify and keep indemnified the Developers its administrators and assigns against any claims, demands notices, proceedings, suits, actions of whatsoever nature that may be made by any person or party claiming by through and under her or otherwise for any other rights, of any nature whatsoever in respect of the said existing premises and for all costs, charges, expenses, losses and damages that may be incurred and/or suffered by the above persons.

24. Nothing contained in their Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the new premises or of the said property. The Flat Owner shall have no claim, save and except in respect of the said premises hereby agreed to be allotted to her/his and all open spaces, parking spaces, lobbies, staircases, terraces, recreation space etc. will remain the property of the Developers until transferred to the said Property.

25. The Developers have confirm with the Flat Owner that the Developers will utilize the FSI of the said larger property as well as FSI of other property by purchase of TDR FSI as per Development Control Regulation Act, 1991 in the new building to be constructed on the said property and the Flat Owner hereby irrevocable grant her irrevocable consent for the same.



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26. All correspondence to be served on the Developers/Flat Owner as contemplated by their Agreement shall be deemed to have been duly served if sent to Developer/Flat Owner by Registered Post A/D / Under Certificate of Posting at her addresses specified below :

Flat Owner :

Mrs. Bhanumati Damji Chheda

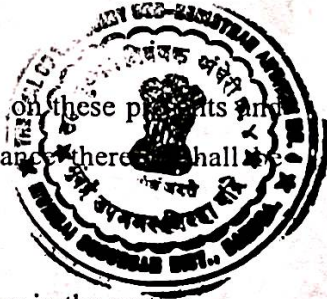
Flat No. D, 1st floor, Sanjivani, Sir P. M. Road,
Santacruz (West), Mumbai - 400 054

Developers :

M/s. Mehta Jaising Builders LLP
398, Kirti Kunj, 14th Road,
Khar (West), Mumbai - 400 052

27. The parties hereto further agree and confirm that they shall not be entitled to rescind from their Agreement. The Flat Owner shall not decline to hand over quiet, vacant and peaceful possession of the existing premises as mentioned hereinabove and to occupy new premises and when offered as provided herein.

28. The Stamp duty and registration charges, if any, on these presents and all other deeds and writings to be executed in pursuance thereof shall be borne and paid by the Developers alone.



29. The courts of Mumbai shall alone have jurisdiction in the matter.

IN WITNESS WHEREOF the parties hereto have hereunto put her hand and seal on the day and year first hereinabove written.

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SIGNED AND DELIVERED

by the withinnamed DEVELOPERS

M/S. MEHTA JAISING BUILDERS LLP

Through the hands of its Partner

MR. MAHENDRA D. MEHTA

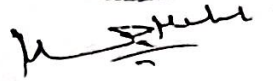
in presence of

MR. SACHIN SURESH SHIGNAN



Patel (Jitendra H. Patel)







SIGNED AND DELIVERED

by the withinnamed FLAT OWNER

MRS. BHANUMATI DAMJI CHHEDA

in the presence of



મહાત્મ્યા દામજી છેડા

J. U. Varma.

[Jagruati. Varma]
Patel (Jitendra H. Patel)



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THE FIRST SCHEDULE ABOVE REFERRED TO:

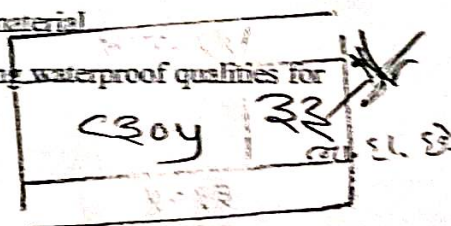
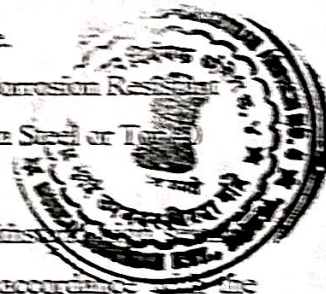
ALL THAT piece or parcel of land or ground measuring 1574 square yards or thereabouts situate at Santacruz (Danda) in the Bombay Suburban District within the registration sub-district of Bandra being sub-plot No. 2F and 2G of Final Plot No.2 of the Town Planning Scheme No.1 of Santacruz with the building or dwelling or structures or sheds standing thereon assessed by the Bandra Municipality under No.25 of Phirozshah Street and bounded as follows: that is On or towards the North by Plot No. 2E of the Town Planning Scheme No.1 of Santacruz, On or towards the South by Plot no.9 of the Town Planning Scheme No.1 of Santacruz and On or towards the West by Plot No.5 and of the Town Planning Scheme No.1 of Santacruz and On or towards the East by the Phirozshah street.

THE SECOND SCHEDULE ABOVE REFERRED TO

Specification and Amenities

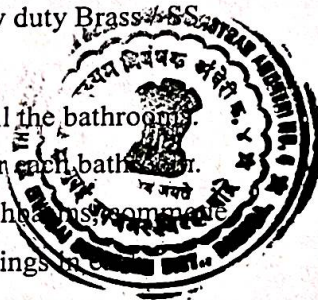
1. Construction / Facilities in the building.


- All plans shall be approved from the MCGM.
- The frame will be of R.C.C. as per ISI Code.
- Construction of Reinforced concrete with Corrosion Resistant Steel having high Carbon content from Tata Steel or Tatas type shall be used.
- The structure shall be designed such to withstand pressures and be earthquake resistant, in accordance with the MCGM rules.
- Concrete of very high Grade 6W3 - 20 & above shall be used for Construction
- Cement of Grade 53 shall be used for the R.C.C. structure
- Cement of Grade 43 shall be used for finishing work.
- Construction shall be water resistant, smooth in finish and with an attractive and long lasting exterior finish.
- Internal plaster of POP / Gypsum Plaster, which can resist water and is a superior interior finish material
- External finish, textured paints having waterproof qualities for long durability.
- Ultra - modern Elevation.
- Intercom Connection.



2. **List of Amenities.**

- Vitrified Tile Flooring in entire flat.
- All walls will be POP finish.
- Durable quality paint in every flat
- The Kitchen shall have the following :
 - i. Granite Platform with stainless steel sink with drain board.
 - ii. Cooking hub with cherneray
 - iii. Exhaust Fan
 - iv. Water Purifier (Aqua Guard)
 - v. MGL piped gas connection if available.
 - vi. Electrical points for other kitchen appliances.
 - vii. Dado tiles up to the door / window height in the kitchen.
- external windows will be of UPVC or any other equivalent material with 4mm glass.
- Marble / Granite frames for external windows.
- All the doorframes will be of teakwood with flush doors.
- Fittings, hinges and handles will be of heavy duty Brass/SS
- The Bathrooms shall have the following:
 - i. Dado tiles up to the door heights in all the bathrooms.
 - ii. Non-slippery high quality flooring for each bathroom.
 - iii. Hot and cold water lines, boilers, washbasins, room heaters and high-end Jaguar or equivalent fittings in bathroom.
- Concealed copper wiring,
- Adequate electrical power supply and points in all rooms.
- Ceiling Fans with regulators in all the rooms.
- Broadband Internet connection.
- Common Cable TV connection.




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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 3326/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) बांद्रा

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	43931500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31471000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन ; इमारतीचे नाव: श्री भगवान सोसायटी, ब्लॉक नं: अंतिम भुखंड क्र. २, टी. पी. एस. क्र. १, रोड नं: पी. एम. रोड, सांताक्रुझ पश्चिम, मुंबई, इतर माहिती: भुखंड क्र. २, टी. पी. एस. क्र. १, सि. टी. एस. क्र. एच/१५५, एकूण क्षेत्र १३१९.४० चौरस मीटर्स पेकी विकासक पाठी मागे असलेले इमारत मंगल प्रभात व त्या इमारत वरील क्षेत्र ५२८.०७ चौरस मीटर्स वगळून व दस्तात नमूद केल्या प्रमाणे गृह निर्माण संस्था चे सभासद व ईतर रहिवाशी ना दांभीव क्षेत्र देण्याचे ठरवतात व संक्रमण शिबिर करिता भाडे देणार आहे पत्ता सर फिरोझशाह मेहता मार्ग, सांताक्रुझ पश्चिम, मुंबई - ४०० ०५४ ((C.T.S. Number : H/155 ; Final Plot Number : 2 OF TPS I ;))

(5) क्षेत्रफळ

1) 1319.40 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:- श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे अध्यक्ष श्री भरत अश्विनकुमार मेहता वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-AABPM1037G
- 2): नाव:- श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री जयसुखलाल हरगोविंददास मेहतालिया वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-ATEPM60
- 3): नाव:- श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री पहलाजराय गिरधारीदास जयसिंग हे बेगराज गिरधारीदास जयसिंग वय:-77; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-AAATB0132E
- 4): नाव:- श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री जयसुखलाल हरगोविंददास मेहतालिया वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- श्री भगवान सोसायटी, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-ATEPM6062D
- 5): नाव:- श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्रीमती धर्मीस्था जितेंद्र मेहतालिया वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- श्री भगवान सोसायटी, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-AACPM1705C
- 6): नाव:- श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री सुरेश परसराम आहुजा वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- श्री भगवान सोसायटी, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-AADPA7541H
- 7): नाव:- श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री अनिल

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 8): नाव:-श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री वीणा शाह वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री भगवान सोसायटी, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-ABAPS5505R
 9): नाव:-श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री वीरेंद्र मनिचर वय:-70; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री भगवान सोसायटी, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-AFWPM9975R
 10): नाव:-श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री भरत अश्विनकुमार मेहता वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री भगवान सोसायटी, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-AABPM1037G
 11): नाव:-श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्रीमती भारतकुमार मेहता वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री भगवान सोसायटी, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-AAEPM7270L
 12): नाव:-श्री भगवान को-ओपरेटीव्ह हौसिंग सोसायटी लिमिटेड तर्फे सभासद श्री उपेंद्र अश्विन मेहता वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री भगवान सोसायटी, ब्लॉक नं: प्लॉट क्र. ६३, सि.टी.एस. क्र. एच/१५५, संजीवनी एनेक्स, रोड नं: सांताक्रुझ पश्चिम, मुंबई, . . पिन कोड:-400054 पॅन नं:-AAJPM2864R

- (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10)दस्त नोंदणी केल्याचा दिनांक
- (11)अनुक्रमिक खंड व पृष्ठ
- (12)वाजारभावाप्रमाणे मुद्रांक शुल्क
- (13)वाजारभावाप्रमाणे नोंदणी शुल्क
- (14)शेरा

1): नाव:-मेसर्स मेहता जयसिंग विल्डर्स एल एल पी तर्फे भागीदार महेंद्र मेहता वय:-58; पत्ता:-प्लॉट नं: कार्यालय क्र. १, माळा नं: तळ मजला, इमारतीचे नाव: किर्ती कुंज, ब्लॉक नं: ३९८, रोड नं: १४वा रोड, खार पश्चिम, मुंबई, . . पिन कोड:-400052 पॅन नं:-AAWFM1612Q

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

८३०५	३०
२०१३	



-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : बी ओ एम / डब्ल्यूएचडब्ल्यू / एचएसजी / [टीसी] ११४७३ /
सन - २००१-२००२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

- " श्री भावान को-ऑप. होसिंग सोसायटी लि. "

प्लॉट नं. ६३, .टी.पी. एम. -१, पी. एम. रोड,

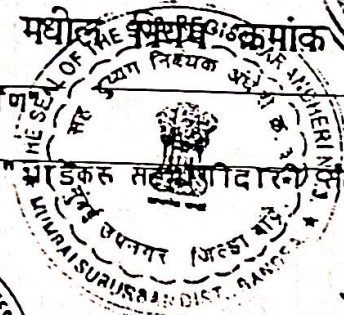
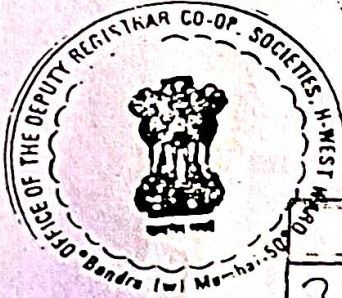
साताकुम(प) मुंबई-४०००५४

या संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील
सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये
नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये
सहकारी संस्था नियम १९६१ मधील अधिनियम क्रमांक
संस्थेचे वर्गीकरण "गृहनिर्माण

संस्था असून उप-वर्गीकरण "मॉडकुरु सहकारी सोसायटी
आहे.

साततयोन मोहर



सही [एम. एन. बोरीकर]
उपनिबंधक,

बदर मुंबई सहकारी संस्था, स्व-परिचम वॉर्ड

3328	cy
२०१३	

मुंबई बदर-१५/	
८३०५	

वर्ड /

नांक १२ / २ / २००१

ANNEXURE - 'E'

Name	Existing Flat No	Existing Floor	Existing Carpet Area Sq. Feet	Corpus @ 10%	INR 2,000.00 90%	Compensation @ INR 110.00 for 24 Months	Prop.		Prop. Area Sq. Feet
							Flat No.	Floor	
Mrs. Pushpaben Harshad Desai	1	Ground	616.22	123,244.00	110,919.60	1,626,620.80	105	First	930
Shri. Vithaldas Sanjivai Prabhu		Ground	665.31	133,062.00	1,197,558.00	1,756,418.40	104	First	1004
Miss. Jagruti Umakant Vaidya		First	675	135,000.00	1,215,000.00	1,782,000.00	203	Second	1019
Mrs. Bhanuben Damiji Chhedre		First	705.76	141,152.00	1,270,368.00	1,863,206.40	204	Second	1065
Total			2662.29	532,458.00	4,792,122.00	7,028,445.60			

Proposed Building on plot bearing G/S No. H/155 of Village Bandra, situated at P.M. Road, Santacruz (West), Mumbai - 400 054



बंदर - १ /
३३२६
२०१३

बंदर - २५ /
८३०५
२०१३

Handwritten notes and signatures: *AF A*, *AU*, *D.J.M*, *Wan*, *De*

For Share...
[Signature]

[Handwritten mark]

एच वॉर्ड

तालुका/न.भु.मा.का. -- न.भू.अ.वांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

प्लॉट नंबर प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधका

शासनाला दिलेल्या क्रमांकाचा किती दिवसात तयारीत अर्जात त्यासाठी फेर (प्रासंगिक) घेत घ्या.

H 100

sq yds.
[१५७८]
चौ.मि.
१३१९.४

C

[१००/-]

रु.१००.०० ३१-७-८८

[Dr.Madanlal Sunderlal Jethi.]

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
Release deed १६-१-१९५० between Madanlal Jethi & Mrs.Bhanumati w/o K.Hydrabadi.	०-	(H) Mrs. Bhanumati Kantilal Hydrabadi.	महो - C.T.S.O
भा.स.च्या १९५६ च्या वजन भाषाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायदानुसार व भा स च्या नाणे संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.			महो - १९६५-१२-२९ ००.००.०० वि.जिनिभूअ. (२)कृताया.

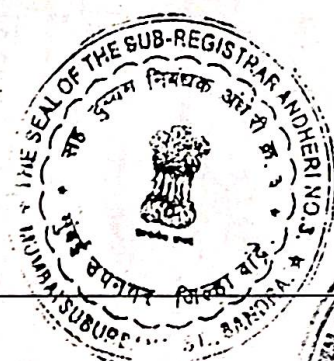
खरी नक्कल-

न.भू.अ.वांद्रा
मुंबई उपनगर जिल्हा

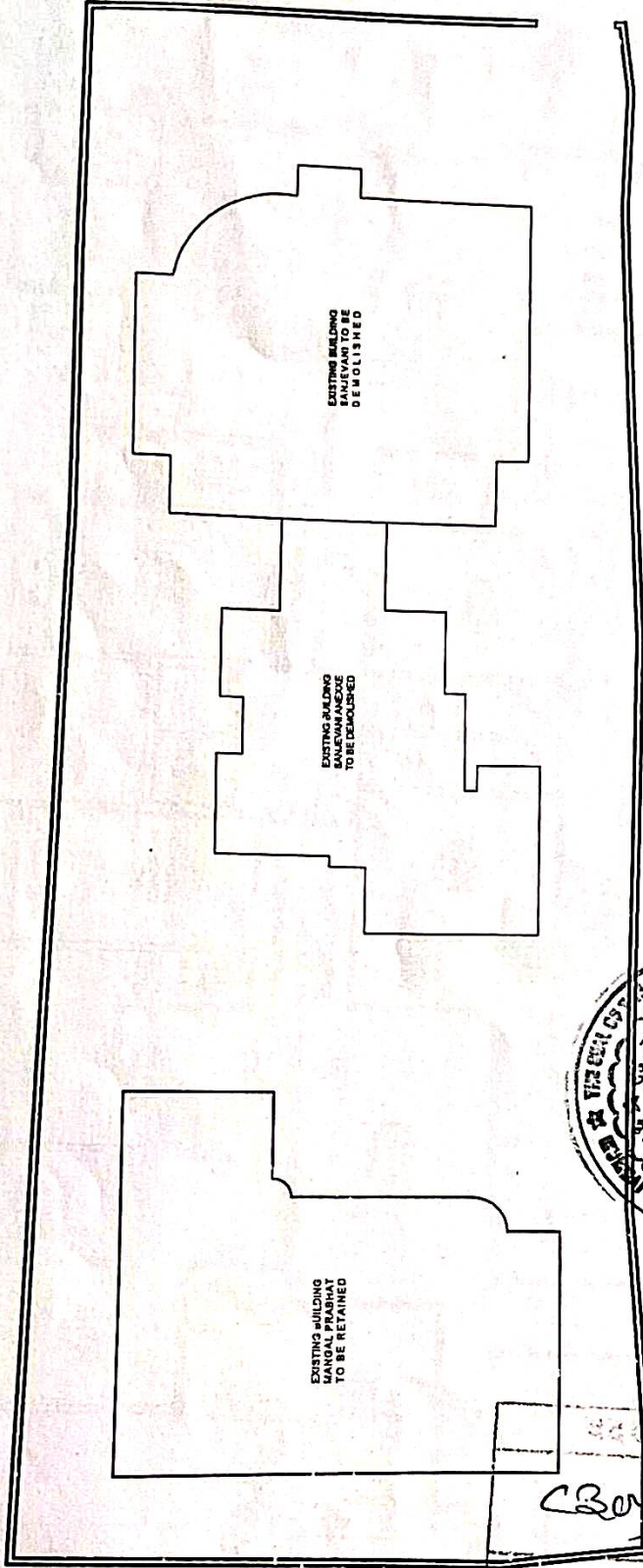
नकल अं. २२५० नकलचा प्रकार मि ज
 दि. १९/११/१२ नांदी ३ खरी प्रत
 दि. २०/११/१२ नदकर शुल्क ६०/-
 दि. २३ JAN २०१३ धागद शुल्क २१/-
 पूर्णांक शुल्क ६२/-
 नगर मूनाभन अधिकारी, वांद्रा
 एकाच पत्रे

८३०५ ४४
२०१३

बंदर-९/ 3328 ८३ २०१३



पान न.- 1



Handwritten signature and date: 21-11-2023



Mahendra D Mehta
 275, Shiv Shakti, 12th Road, Khar(W) Mumbai 400052
 Tel :- 022 26050144 E-Mail : mahendradm@chetmail.com

PROPOSED
GROUND FLOOR
P L A N

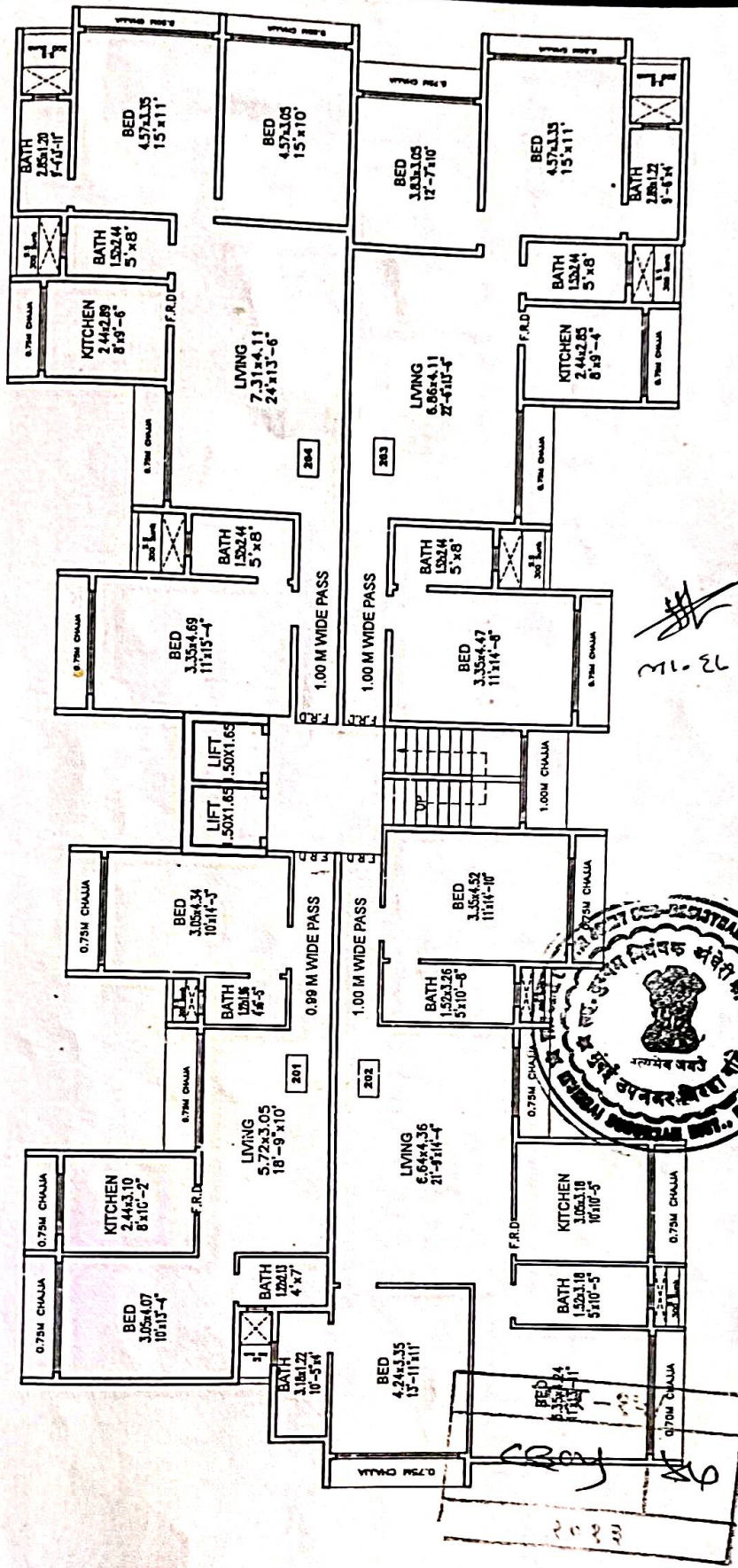
PROPOSED BUILDING Sanjeevani, Plot no. 2F/2G, F.P.No 63 of the T.P.S. I, Phirozshah Road, Santacruz (W), Mumbai 400054.

DATE

SCALE
 NTS



Handwritten notes: 2023, C304, 24/



33-73-12



Mahendra D Mehta

275, Shiv Shakti, 12th Road, Khar(W) Mumbai 400052
Tel: 022 26050144 E-Mail: mahendradm@hotmail.com

PROPOSED
SECOND FLOOR
PLAN

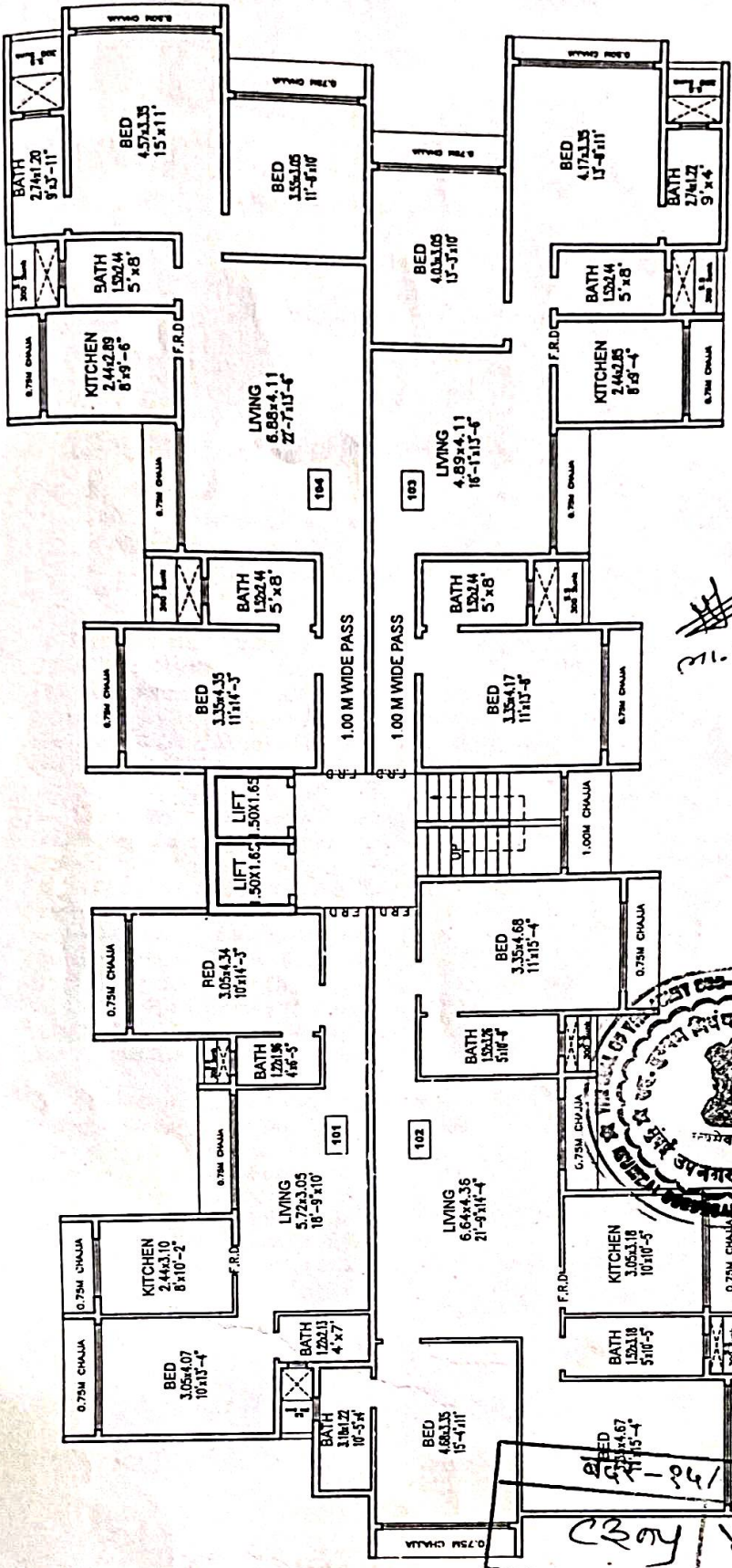
PROPOSED BUILDING Sanjeevani, Plot no. 2F/2G,
F.No 63 of the T.P.S. I, Phirozshah Road,
Santacruz(W), Mumbai 400054.

DATE

SCALE

1:150





Mahendra D Mehta

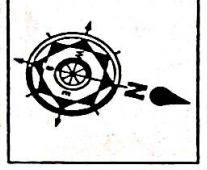
275, Shiy Shakti, 12th Road, Khar(W) Mumbai 400052
 Tel: 022 26050144 E-Mail: mahendradm@hotmail.com

PROPOSED
FIRST FLOOR
P L A N

PROPOSED BUILDING Sanjeevani, Plot no. 2F/2G,
 F.P.No 63 of the T.P.S. I, Phirozshah Road,
 Santacruz (W), Mumbai 400054.

DATE

SCALE 1:150



Handwritten signature and date: 15/01/2011

Handwritten note: 13.12.11

KIRIT N. DAMANIA & CO.

ADVOCATES & SOLICITORS

Kirit N. Damania,
L.L.B. Solicitor

Residence No. 113, 11th Floor,
Santacruz Apartments,
G. Pavilion Compound
Maulabhai Desai Road
Mumbai - 400 026

Telephone : 2649 3626
Resi. : 2351 0503
E-mail : kiritndamania@gmail.com

Office :
11-B, 1st Floor, Gulmohar Building,
Junction of S.V. Road, 9th Floor,
Opp Sacred Heart High School,
Khar (West) Mumbai - 400 052.

TO WHOMSOEVER IT MAY CONCERN

Re:- Property bearing Plot Nos. 2E and 2F at Plot No.2 of Town Planning No.1, Santacruz (West) in Greater Bombay admeasuring 1578 sq.yds or thereabouts belonging to (1) MR. MAHENDRA D. MEHTA and (2) MR.RAVINDRA D. MEHTA as the Chief Promoters of SHREE BHAGWAN CO.OPERATIVE HOUSING SOCIETY LTD (PROPOSED).

THIS IS TO CERTIFY THAT we have investigated the title of the above named (1) MR. MAHENDRA D. MEHTA and (2) MR.RAVINDRA D. MEHTA being the present Chief Promoters of SHREE BHAGWAN CO.OPERATIVE HOUSING SOCIETY LIMITED (proposed) to be above property and have found the same to be clear and marketable. The abovenamed Chief Promoters have become owners of the above property by virtue of Consent Decree dated 14/2/85 passed in the Bombay High Court, in Suit No.1188 of 1983.

2. Subsequent thereto in view of the said Chief Promoters having got constructed a multi storey building on the said Property through M.J.Builders Pvt.Ltd, the Purchasers of flats in the said Building were admitted as members of the proposed society. The proposed society in the name of SHREE BHAGWAN CO. OPERATIVE HOUSING SOCIETY LIMITED was registered under No. WHSW/HSG/TC/1473 on 12/2/2002 and the said Society since the date of its registration is in possession of the said Property viz; Plot No. 2E and 2F OF Plot No.2 of Town Planning Scheme No.1 of Santacruz (West) in Brihan Mumbai and admeasuring 1578 sq.yds i.e. 1319.39 sq.mtrs as also the multy storey building constructed thereon by M.J.Builders Pvt.Ltd as its Owner. The Members of the SHREE BHAGWAN CO.OPERATIVE HOUSING SOCIETY LIMITED are the persons who purchased flats on ownership basis in the said Building and they are allotted flats and premises in the said Building and admitted to the membership of the Society.

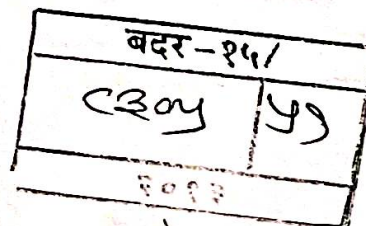
3. The formal Conveyance in respect of the said Property is yet to be executed in favour of the Society. Since the property is already vested in (1) MR. MAHENDRA D. MEHTA and (2) MR.RAVINDRA D. MEHTA as the Chief Promoters of the said Society, the Property could be transferred in the name of the Society in the Revenue Record on the basis of a consented declaration that would be made by the said Chief Promoters confirming that they were acting as the Chief Promoters of the proposed Society, they ceased to have any right and interest as such Chief Promoter on the formation of the Society and that the Society is in possession of the said Property as the Owner thereof.

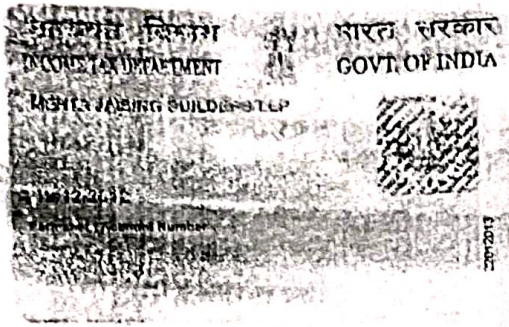
Dated this 7th Day of August 2012.

FOR KIRIT N. DAMANIA & CO

Kirit N. Damania

PROPRIETOR





शायद तबका संख्या / PERMANENT ACCOUNT NUMBER
AAEPM1046L



नाम / NAME
MAHENDRA DHIRAJLAL MEHTA

पिता का नाम / FATHER'S NAME
DHIRAJLAL MANILAL MEHTA

जन्म तिथि / DATE OF BIRTH
08-03-1955

हस्ताक्षर / SIGNATURE

आयकर विदेशक (प्रणति),
DIRECTOR OF INCOME TAX (SYSTEMS)



जमा - १५	
८३०५	५२
२०१३	

व्ययकर विभाग

भारत सरकार

भारत सरकार
GOVT. OF INDIA

BRANDBENDEMI CHOKI

KANKI MUGHALA

मुंबई

Permanent Account Number

AOM/00050

Signature



In case this card is lost/ found, kindly inform Return to
Income Tax PAN Services Unit, UTIISE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614

यदि यह कार्ड खोया/पुनर्प्राप्त हुआ, कृपया सूचना दें/सूचित करें
आयकर सेवा इकाई, ए.टी.आई.एस.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614



बंदर-१५/	
C304	Y3

VALUATION
AS PER READY RECKONER 2013

AGREEMENT WITH OWNER OF FLAT IN THE PROPERTY OF THE CO-OPERATIVE HOUSING SOCIETY WITH THE DEVELOPERS PURSUANT TO REDEVELOPMENT AGREEMENT.

NAME OF OWNER :- SMT. BHANUMATI DAMJI CHHEDA

IN SHREE BHAGWAN CO-OPERATIVE HOUSING SOCIETY LIMITED

ADDRESS AT PLOT NO. 63, T.P.S. I, SIR P. M. ROAD, SANTACRUZ (WEST), MUMBAI - 400 064.

AGREEMENT FOR REDEVELOPMENT DATED 31ST DECEMBER, 2012, REGISTERED UNDER SERIAL NO. BDR-9/03326/2013, REGISTERED ON 30TH MAY, 2013.

**AREA OF EXISTING FLAT - 705.76 SQUARE FEET CARPET
(REGISTERED PAGE 69 OF DEVELOPMENT AGREEMENT)**

AREA AGREED TO BE ALLOTTED 1065 SQUARE FEET CARPET AND FLAT NO. 204, SECOND FLOOR PROPOSED BUILDING ;

AND AS SUCH VALUATION DERIVED AS UNDER ;

**1065 SQUARE FEET CARPET === 1278 SQUARE FEET
BUILT UP === 118.77 SQUARE METERS BUILT UP**

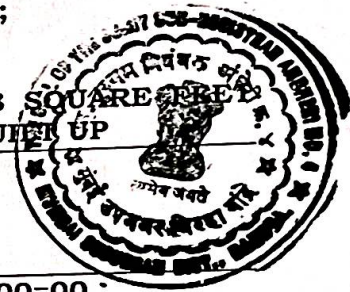
MARKET VALUE ON CONSTRUCTION COST

A) 118.77 X 17600 = 20,90,500=00

ROUNDED OFF AS == 21,00,000=00

STAMP DUTY ARTICLE 25 (B) RS. 1,05,000=00

REGISTRATION FEES RS. 21,000=00



बदल - १५/
८३५५ - ५५
२०१३



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

Valid Till: 09-06-2015 (TR)

DOI: 10-06-2010

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV
LMV-TR 10-06-2010

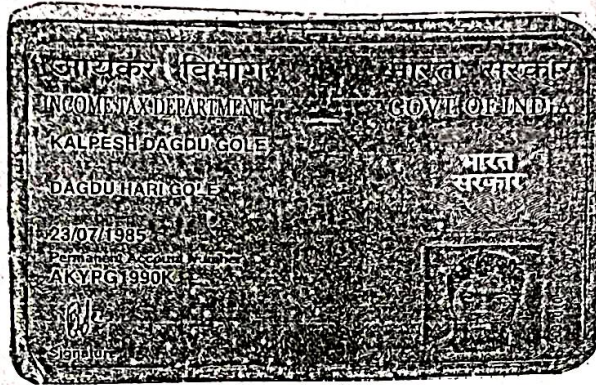


DOB 13-12-1969 BG

Name JITENDRA
S/O of HARJIVAN PATEL
ADD: SUMANGAL APTS, FLAT NO-3/A, GR FLR,
VALLABHAI RD, VILE PARLE (W), MUMBAI,
MUMBAI

PIN: 410005
Signature & ID of
Issuing Authority: M:102 2010311

Signature/Thumb
Impressor of Holder



बदर-१५/
८३०५ ५६
१०१३

Summary1 (GoshwaraBhag-1)

सोमवार, 16 डिसेंबर 2013 7:13 म.नं.

दस्त गोपवारा भाग-1

वदर15

दस्त क्रमांक: 8305/2013

दस्त क्रमांक: वदर15 /8305/2013

बाजार मुल्य: रु. 21,00,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,05,000/-

डु. नि. सह. डु. नि. वदर15 यांचे कार्यालयात
अ. क्र. 8305 वर दि.16-12-2013
रोजी 7:08 म.नं. वा. हजर केला.

पावती:9146

पावती दिनांक: 16/12/2013

सादरकरणाराचे नाव: मेमर्स मेहता जयसिंग विल्डर्स एल एल
पी तर्फे भागीदार श्री महेंद्र धीरजलाल मेहता

नोंदणी फी

रु. 21000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

दस्त हजर करणाऱ्याची सही:

एकूण: 22240.00

सह.डु.नि.अंधेरी 4

सह.डु.नि.अंधेरी 4

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 16 / 12 / 2013 07 : 08 : 37 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 12 / 2013 07 : 09 : 08 PM ची वेळ: (फी)

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण...पाने आहेत.

सह. मुख्य निबंधक, अंधेरी क्र. ४.
मुंबई उपनगर जिल्हा



वदर-१५/	
८३०५	५८
१६/१२	

Summary-2(दस्त गोपवारा भाग - २)

16/12/2013 7 15:17 PM	दस्त गोपवारा भाग-2	बदर-१५/	बदर15
दस्त क्रमांक : बदर15/8305/2013		L304 ye	दस्त क्रमांक:8305/2013
दस्ताचा प्रकार :-पर्यायी जागेचा करार		२०१३	

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भानुमती दामजी छेडा पत्ता:प्लॉट नं: प्लेट क्र. डी, माळा नं: पहिला मजला, इमारतीचे नाव: मंजीबनी, ब्लॉक नं: ६३, सर फिरोज शाह मेहता रोड, रोड नं: सांताक्रुझ पश्चिम, मुंबई, ... पिन नंबर:AOMPC2005D	लिहून देणार वय :-67 स्वाक्षरी:-		
2	नाव:मेसर्स मेहता जयसिंग बिल्डर्स एल एल पी तर्फे भागीदार श्री महेंद्र धीरजलाल मेहता पत्ता:प्लॉट नं: ३९८, माळा नं: -, इमारतीचे नाव: कीर्ती कुंज, ब्लॉक नं: १४वा रस्ता, रोड नं: धार पश्चिम, मुंबई, .. पिन नंबर:AAWFM1612Q	लिहून देणार वय :-58 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 12 / 2013 07 : 10 : 03 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कल्पेश दगडू गोळे वय:29 पत्ता:३/ए, सुमंगल अपार्टमेंट, वल्लभभाई रोड, विले-पार्ले पश्चिम, मुंबई पिन कोड:400056			
2	नाव:संतोष महादेव गोळे वय:36 पत्ता:३/ए, सुमंगल अपार्टमेंट, वल्लभभाई रोड, विले-पार्ले पश्चिम, मुंबई पिन कोड:400056			

शिक्का क्र.4 ची वेळ:16/12/2013 07:10:03 PM
शिक्का क्र.5 ची वेळ:16/12/2013 07:10:03 PM
सह.ड.नि.अधेरी 4



बदर-१५/L304/२०१३
पुस्तक क्रमांक १, क्रमांक...L304... वर
नोंदला.
दिनांक : १६/१२/१३

सह. मुख्य निबंधक, अधेरी क्र. ४
मुंबई उपनगर निकास. 8305/2013

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... DEVELOPERS

AND

MRS. BHANUMATI DAMJI CHHEDA
... FLAT OWNER

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