

POINT NO: 11
POINT NO: 10 - PAGE NO: 68 TO 74
POINT NO: 13 - PAGE NO: 96 to 103

520/1008
 Monday, January 27, 2020
 12:35 PM
 Original/Duplicate
 निकाणी क्र. 394
 पत्रा क्र. 1096 दिनांक: 27/01/2020

माहितीचा नोंद घेतल्याबद्दल धन्यवाद
 दिनांक: 27/01/2020
 पत्रा क्र. 1096 दिनांक: 27/01/2020

निकाणी क्र. 30000.00
 पत्रा क्र. 210
 रक्कम: ₹. 34500.00

आपलास मूळ दस्तऐवज घेतल्याबद्दल धन्यवाद
 दिनांक: 27/01/2020
 पत्रा क्र. 1096 दिनांक: 27/01/2020

माहितीचा नोंद घेतल्याबद्दल धन्यवाद
 दिनांक: 27/01/2020
 पत्रा क्र. 1096 दिनांक: 27/01/2020

माहितीचा नोंद घेतल्याबद्दल धन्यवाद
 दिनांक: 27/01/2020
 पत्रा क्र. 1096 दिनांक: 27/01/2020

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 दिनांक: 27/01/2020
 पत्रा क्र. 1096 दिनांक: 27/01/2020

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 दिनांक: 27/01/2020
 पत्रा क्र. 1096 दिनांक: 27/01/2020

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 दिनांक: 27/01/2020
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 दिनांक: 27/01/2020
 पत्रा क्र. 1096 दिनांक: 27/01/2020

माहितीचा नोंद घेतल्याबद्दल धन्यवाद
 दिनांक: 27/01/2020
 पत्रा क्र. 1096 दिनांक: 27/01/2020

11:04 24109

CHALLAN
MTR Form Number-6



| | | | | | | | | |
|----------------------|-----------------------------------|-----------|-------------------|--|-------------------------------------|----------------------|-----------------------|--|
| GRN | MH011254731201920E | BARCODE | MTR Form Number-6 | | Date | 27/01/2020-10:22:00 | Form ID | |
| Department | Inspector General Of Registration | | | Payer Details | | करना - ५ | | |
| Registration Fee | | | | TAX ID (If Any) | 900L | 9 | 230 | |
| Type of Payment | Ordinary Collections IGR | | | PAN No.(If Applicable) | 2020 | | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO 5 | | | Full Name | SWASTIK EMPIRE DEVELOPERS LLP | | | |
| Location | MUMBAI | | | Flat/Block No. | BLDG NO 226-227 NUTAN ANAND CHS LTD | | | |
| Year | 2019-2020 One Time | | | Premises/Building | | | | |
| Account Head Details | Amount In Rs. | | Road/Street | R N NATKAR MARG PANTNAGAR GHATKOPAR EAST | | | | |
| 0030063301 | Amount of Tax | | 30000.00 | Area/Locality | MUMBAI | | | |
| | | | | Town/City/District | | | | |
| | | | | PIN | 4 0 0 0 7 5 | | | |
| | | | | Remarks (If Any) | SecondPartyName=NUTAN ANAND CHS LTD | | | |
| | | | | Amount In | Thirty Thousand Rupees Only | | | |
| Total | | 30,000.00 | | Words | | | | |
| Payment Details | STATE BANK OF INDIA | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 60040572020012778086 | IK0AKWUZC4 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 27/01/2020-10:24:24 | Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | STATE BANK OF INDIA | | | |
| Name of Branch | | | | Scroll No. , Date | Not Verified with Scroll | | | |



Department ID:
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयत नोदणी करवायाच्या दस्तासारी लागू आहे. नोदणी न करवायाच्या दस्तासारी सदर चलन लागू नाही.
 Mobile No. : 0000000000



CHALLAN
MTR Form Number-6

करल - ५
गूल 2 23
2020

| | | | | | |
|--------------------------|--|------------------------|--|---------------------|----------------------------------|
| GRN | MH011254731201920E | BARCODE | Date 27/01/2020 10:22:05 | | Form ID |
| Department | Inspector General Of Registration | | Payer Details | | |
| Type of Payment | Registration Fee Ordinary Collections IGR | TAX ID (If Any) | | | |
| | | PAN No.(If Applicable) | | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO 5 | Full Name | SWASTIK EMPIRE DEVELOPERS LLP | | |
| Location | MUMBAI | Flat/Block No. | BLDG NO 226-227 NUTAN ANAND CHS LTD | | |
| Year | 2019-2020 One Time | Premises/Building | | | |
| Account Head Details | Amount In Rs. | Road/Street | R N NATKAR MARG PANTNAGAR,GHATKOPAR EAST | | |
| 0030063301 Amount of Tax | 30000.00 | Area/Locality | MUMBAI | | |
| | | Town/City/District | | | |
| | | PIN | 4 0 0 0 7 5 | | |
| | | Remarks (If Any) | SecondPartyName=NUTAN | | |
| | | Amount In Words | Thirty Thousand | | |
| | | Total | 30,000.00 | | |
| Payment Details | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | |
| Cheque/DD No. | Cheque/DD Details | | Bank CIN | Ref. No. | 00040572020012778086 IK0AKWUJZG4 |
| Name of Bank | | | Bank Date | RBI Date | 27/01/2020-10:24:25 28/01/2020 |
| Name of Branch | | | Bank-Branch | STATE BANK OF INDIA | |
| | | | Scroll No. , Date | 28 , 28/01/2020 | |



Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 0000000000
सदर चालान केवल दस्तावेज निलंबक कार्यालयमा नोदणी करवावधाने दस्तावेजादी लागू आने. नोदणी न करवावधाने दस्तावेजादी सदर चालान लागू नार्द।

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.02.10
08:03:40 IST

Challan Defacement
Reason: Security

| Sr. No. | Defacement No. | Defacement Date | Userid | Defacement Amount | |
|-------------------------|----------------|------------------|---------------------|-------------------|-----------|
| 1 | (IS)-520-1008 | 0005920719201920 | 31/01/2020-11:03:41 | IGR561 | 30000.00 |
| Total Defacement Amount | | | | | 30,000.00 |

| Department of Stamp & Registration, Maharashtra | |
|--|--------------------|
| Receipt of Document Handling Charges | |
| PRN 2701202002031 | Date 27/01/2020 |
| Received from SWASTIK EMPIRE DEVELOPERS LLP, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 27/01/2020 |
| Bank CIN 10004152020012701786 | REF No. IGAHYXXGD2 |
| This is computer generated receipt, hence no signature is required. | |

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|---------|---|-----|
| करल - ५ | | |
| १००८ | ३ | २३० |
| २०२० | | |





D H C Document Handling Charges Inspector General of Registration & Stamps

Receipt of Document Handling Charges

| | |
|---|--------------------------------|
| PRN 2701202002031 | Receipt Date 10/02/2020 |
| Received from SWASTIK EMPIRE DEVELOPERS LLP, Mobile number 03000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1008 dated 27/01/2020 at the Sub Registrar office Joint S.R. Kuria 5 of the District Mumbai Sub-urban District. | |
| DEFACED | DEFACED |
| ₹ 2000 | |
| DEFACED | |
| Payment Details | |
| Bank Name SBIN | Payment Date 27/01/2020 |
| Bank CIN 10004152020012701786 | REF No. IGAHYXXGD2 |
| Deface No 2701202002031D | Deface Date 27/01/2020 |

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

| | | |
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| २०२० | २००८ | २०३० |
| ०४५८ - ५ | | |

| Department of Stamp & Registration, Maharashtra | |
|---|--------------------|
| Receipt of Document Handling Charges | |
| PRN 2701202000855 | Date 27/01/2020 |
| Received from SWASTIK EMPIRE DEVELOPERS LLP, Mobile number 9699151502, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurfa 5 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 27/01/2020 |
| Bank CIN 10004152020012700744 | REF No. IGAHYXLT04 |
| This is computer generated receipt, hence no signature is required. | |

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| करल - ५ | | |
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| २०२० | | |



करल - ५

१००८ E 230

२०२०



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

Receipt of Document Handling Charges

PRN 2701202000855 Receipt Date 10/02/2020

Received from SWASTIK EMPIRE DEVELOPERS LLP, Mobile number 9699151502, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1008 dated 27/01/2020 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN Payment Date 27/01/2020

Bank CIN 10004152020012700744 REF No. IGAHYXLTD4

Deface No 2701202000855D Deface Date 27/01/2020

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



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| करल - ५ | | |
| १००८ | ७ | २३० |
| २०२० | | |

| | |
|---|-------------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 2701202002587 | Date 27/01/2020 |
| Received from SWASTIK EMPIRE DEVELOPERS LLP, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name sbiepay | Date 27/01/2020 |
| Bank CIN 10004152020012702377 | REF No. 202002703231297 |
| This is computer generated receipt, hence no signature is required. | |





Receipt of Document Handling Charges

D H C Document Handling Charges
Inspector General of Registration & Stamps

| | |
|---|----------------------|
| PRN | 2701202002687 |
| Receipt Date | 10/02/2020 |
| <p>Received from SWASTIK EMPIRE DEVELOPERS LLP, Mobile number 0000000000, an amount of Rs 600/- towards Document Handling Charges for the Document to be registered on Document No. 1008 dated 27/01/2020 at the Sub Registrar office joint S.R. Kuria 5 of the District Mumbai Sub-urban District.</p> | |
| DEFACTED | DEFACTED |
| ₹ 600 | DEFACTED |
| Payment Details | |
| Bank Name | sbiepay |
| Bank CIN | 10004152020012702377 |
| REF No. | 202002703231297 |
| Deface No | 2701202002687D |
| Deface Date | 27/01/2020 |
| Payment Date | 27/01/2020 |

This is computer generated receipt, hence no signature is required

| | | |
|---------|-------|--|
| फरम - ५ | | |
| 500/- | L 230 | |
| 2020 | | |

1) सामने परिपत्र क्रमांक, २०००/१४७४ अ. २५/म-२, दि. २४/३/२०००.
 २) नोमिनल मुनि. पुणे यांचे पर क.का-३/मंगलक/मुद्रक यंत्रणे वृत्तली, व. ३९९, दि. १०/१०/२००९.

HEAD OFFICE : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001
 OFFICE : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR,
 RAMKRISHNA, CHEMBURKAR MARG, MUMBAI - 400 071.
 COLLECTOR OF STAMPS KURLA B 062637

RECEIPT FOR PAYMENT TO GOVERNMENT

Receipt No. SWASTIK EMPIRE DEVELOPEMENT S.L.I.
 Received From: ADJ FEE
 On Account of:

NOT TRANSFERABLE
 19/3/2020
 करल - ५
 Receipt Date:
 9006 230
 2020

Mode of Payment DD/PO/CHQ/ RBI-Challan No. Date Bank Name & Branch Area Code Amount (In Rs.)

CASH Rs. 100

Case No. ADJ/1100901/3/2020

Lot No. : Lot Date :

| Sr. No. | Description of Stamps / Franking | Quantity | Amount (In Rs.) |
|---------|----------------------------------|----------|-----------------|
| | Hearing Date on : | | |
| | | | |

DELIVERED
 24 JAN 2020
 8 FEB 2020



Rs. 100.00 ONE HUNDRED ONLY
 Rupees :

Cashier / Accountant FOR COLLECTOR OF STAMPS, KURLA
 NEW ADM BLDG. RC MARG, CHEMBUR, MUMBAI

| | | |
|------------------|----|-----|
| करल - ५ | | |
| १००८ | १० | २३० |
| SR NO. ४० | | |
| DATE: 24/01/2020 | | |

महाराष्ट्र शासन
मुद्रांक जिल्हाधिकारी कुर्ला यांचे कार्यालय
तळमजला, नविन प्रशासकीय इमारत,
आर. सी. मार्ग, चेंबुर, मुंबई - ४१.

जा. क्र./अभि/अं.आदेश/ १८२

(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)
निर्णय

दिनांक :- 24/01/2020

उपरोक्त प्रकरण क्रमांक ADJ/1100901/37/20/K सह अन्वये पक्षकार M/S SWASTIK EMPIRE DEVELOPERS LLP यांनी दिनांक 14/01/2020 रोजी DEVELOPMENT AGREEMENT वा संलेख अभिनिर्णयाकरिता सादर केलेला आहे. सादर संलेखामधील तपशिल खालीलप्रमाणे

| | |
|--------------------------|--|
| संलेखाचा निष्पादन दिनांक | UNEXECUTED |
| संलेखाचा प्रकार | DEVELOPMENT AGREEMENT |
| संलेख लिहून देणार | NUTAN ANAD CHS LTD |
| संलेख लिहून घेणार | M/S SWASTIK EMPIRE DEVELOPERS LLP |
| THE PROPERTY | PARCEL OF LAND WITH BUILDING VILLAGE GHATKOPAR KIROL CTS NO 5&53 (PART), TAL KURLA |
| AREA | 1041.78 SQ MTR |
| CONSIDERATION | CONSTRUCTED AREA |

उपरोल्लेखित संलेखातील मालमत्ता सन २०१९-२०२० करिताचे बाजारमूल्य मुंबई प्रदेश मालमत्तेचे वास्तव बाजारमूल्य (निर्धारण करणे) नियम १९९५ मधील तरतुदी, तसेच मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास निबंधक नियमावली आणि बाजारमूल्य दरतक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्तासोवत सादर केलेली कागदपत्रे पुरावे पुरावे विचारात घेऊन Rs.108212000/- इतके बाजारमूल्य निश्चित करण्यात आले अमुन (THE VALUE OF CONSIDERATION IS HIGHER THAN MARKET VALUE i.e.Rs.169333000/- + BANK GUARANTEE Rs.2100000/-) त्यावर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालीलप्रमाणे मुद्रांक शुल्क व वंड देय आहे.

| A.V. | ARTICLE | St. Duty | PAID S.D. | BAL S.D.PAID | PENALTY |
|---|--------------------|---|-----------|--|----------|
| Rs. 169333000/- + BANK GUARANTEE Rs.2100000/- | 5(g-a), 54 (ii) | Rs.8466650 + 10500 = 8477150/- | Rs.NIL | Rs. 8467000 + 10500 = 8477500/- | Rs.NIL/- |

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहितीच्या आधारे खालील प्रमाणे अंतिम आदेश पारित करित आहे.
अंतिम आदेश
१. अभिनिर्णयाकरिता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 5(g-a), 54 (ii) नुसार Rs.8467000 + 10500 = 8477500/- मुद्रांक शुल्क व वंड RS.NIL/- देय असल्याबाबत जा.क्र. 628/20/01/2020 अन्वये अंतरिम आदेश पारित करण्यात आले होते. त्यात अनुसरून मुद्रांक शुल्क व वंडाचा भरणा कोणत्याही आक्षेपाविना पक्षकारांनी 24/01/2020 रोजी पावती क्र. MH011134475201920M द्वारे भरणा केला असल्याने 20/01/2020 रोजी अंतरिम आदेश पारित करित आहे. अंतिम आदेश न्हणून कायम करण्यात येत आहे.



- प्रती.
- M/S SWASTIK EMPIRE DEVELOPERS LLP
 - SUB-REGISTRAR, KURLA-1,2,3,4,5

(सादर दस्तासोवत अंतिम आदेश, मूल्यांकन अहवाल व चलन या शिवाय १ ते १३३ मूठ नोंदले आहेत.)



CHALLAN
MTR Form Number-6



| | | | | |
|----------------------|--|---------------------------|--|-----------------------|
| GRN | MH011134475201920M | BARCODE | Date: 23/01/2020-11:42:12 Form ID | |
| Department | Inspector General Of Registration | | 9000 Details | |
| Type of Payment | Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatin SoS | TAX ID (If Any) | 2020 | |
| Office Name | CSK_COLLECTOR OF STAMPS KURLA | Full Name | SWASTIK EMPIRE DEVELOPERS LLP | |
| Location | MUMBAI | Flat/Block No. | | |
| Year | 2019-2020 One Time | Premises/Building | | |
| Account Head Details | Amount In Rs. | Road/Street | | |
| 0030050801 | Amount of Tax | 8477500.00 | | |
| | | Area/Locality | | |
| | | Town/City/District | | |
| | | PIN | | |
| | | Remarks (If Any) | | |
| | | ADJ/1100801/37/2020 | | |
| | | Amount In | Eighty Four Lakh Seventy Seven Thousand Five Hundr | |
| | | Words | ed Rupees Only | |
| | | 84,77,500.00 | | |
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | |
| Cheque-DD Details | Bank CIN | Ref. No. | 69103332020012410594 | 250222201 |
| Cheque/DD No. | Bank Date | RBI Date | 24/01/2020-10:10:43 | Not Verified with RBI |
| Name of Bank | Bank-Branch | IDBI BANK | | |
| Name of Branch | Scroll No. , Date | Not Verified with Scroll | | |



Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन फॉर्म दुपल निबंधक कार्यालय नोंदणी कार्यालया दस्तासोदी लागू आहे. नोंदणी व कार्यालया दस्तासोदी सदर चलन लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|-------------|------------------|---------------------|--------|-------------------|
| 1 | ADJ/37/20/K | 0005745698201920 | 24/01/2020-10:36:30 | IGR241 | 8477500.00 |
| Total Defacement Amount | | | | | 84,77,500.00 |

m.v. = Rs 10,82,12,000/-

A.V. = Rs 16,93,33,000/-

Area = 041.78 Sq. mtr.

Sl. No. 80 dt 24/1/20

मु. नि. याचिकाद्वारे प्राप्त झालेला 8-मल ब. नि. 1
हेलीच्या परवानग्यात प्राप्त झालेल्या दस्तावेजां खातरजमा करणे
आली असून, ते बराबर असल्याचे जादवून आले आहे

Certificate No. 32 (1) of the Bombay
Stamp Act, 1958
Office of the
Collector of stamps, Kuria
ADJ No. 110090/37/2018
Date: 24/1/2020

Received from M/s. Swastik Empire Developers LLP
Residing at _____
Stamp duty of Rs. 8477500/- Eighty four
lacs seventy seven thousand five hundred
Vide chalan No. 9342 Dated 20/1/20
Certified under Section 22 (1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 8477500/- Eighty four
lacs seventy seven thousand
With Which this instrument is chargeable
Has been paid under article No. 5(9-a)
Of Schedule
This Certificate is subject to the provisions
Of section 53-A of Bombay Stamp Act, 1958
Place Kuria
Date 24/1/2020

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ये प्रमाणित 'मुद्रित' मुद्रण अधिकारकः १९५८ कालीने
अधिकारकः मुद्रणकः, मुद्रितकः नैमित्तिकः बः: पणु उक्त
वस्तु चक्रीकरणः मुद्रण अधिकारकः मुद्रण
जगतास, नोपरी अधिकारकः १९०८ आ अधिकारकः
अद्वैती मुद्रण केंद्री, मुद्रणकः एसा नोपरी कः

Pages = 1 to 133
Collector of Stamps
Kuria

SAN. NO = MH011134475201920M = Dt 23/1/20
Deference NO = 000574 5698 2019 20 = Dt 24/1/20
DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made at Mumbai this 27th day of JANUARY 2020
BETWEEN: NUTAN ANAND CO-OP HSG SOCIETY LTD., bearing Registration No. MUM/REG/1007/BVA
/MHADB/HSG/(TO)/(TC)/38/2018-2019 duly Registered under the provisions of the Maharashtra
Co-operative Societies Act, 1960 having its registered office at Building no. 226 and 227, R.N.
Narkar Marg, Pantnagar, Ghatkopar (East), Mumbai-400 075 referred to as the "the Society"
(which expression shall unless repugnant to the context or meaning thereof be deemed to mean
and include their respective heirs executors and administrators) of the FIRST PART, AND

1. Maharashtra Agro Industries Development Corporation Ltd.
2. Maharashtra Agro Industries Development Corporation Ltd.
3. Mr. Kaustubh Vasant Pradhan
4. Mr. Kaustubh Vasant Pradhan
5. Mrs. Lalitha Bachu Anchan
6. Mr. Rajesh Manohar Chaurasia, Mr. Divesh Manohar Chaurasia, Mr. Brijesh Manohar Chaurasia



1. SIKAM
D.N.R

| | | | | | |
|--|-----------------------|-----------|------|--|---------------|
| | Kalitha Bachu Anchan | | Kept | महाराष्ट्र अग्र उद्योग विकास निगम लि. | Mus Anand |
| | Mrs. P.S. Patil | P.B. Dama | | 1. SIKAM | Atal L. Patil |
| | P. J. Inai Kod B Dama | | | H. B. Kavadia | Shubha |

ADJ/110090/37/2020/K
Pages 1 | 133

7. Mrs. Pratibha Subhash Patil

| |
|----------------------------------|
| 8. Mrs. Pushpa Hanish Chaker |
| 9. Mr. Karunakar Vishwanath Naya |
| 10. Mrs. Heshma Hares Navari |
| 11. Mr. Rajiv B. Dama |

12. Mr. Bhanji S. Dama

13. Mr. Manak S. Jain (Khabya) & Mrs. Tara Jain

14. Mr. Pawankumar S. Khetan

15. Mr. Vikram J. Kotak

16. Mrs. Naina V. Sanghavi & Mr. Jain V. Sanghavi

17. Mrs. Ponnammamma N. Anandan

18. Mr. Atul M. Mehta

19. Mr. Ramesh C. Joshi

20. Mrs. Shobha M. Jain

All adults of Indian Inhabitant and having their premises in said building no 226 and 227 respectively and hereinafter referred to as the " EXISTING MEMBERS" (which expression shall unless repugnant to the meaning and context thereof mean and include their respective legal heirs, representatives, administrators, executors and assigns) of the **SECOND PART**; AND

M/S. SWASTIK EMPIRE DEVELOPERS LLP, having its address at 305-306, Mahavir Commercial Complex, M.G. Road, Ghatkopar (E), Mumbai 400077, hereinafter referred to as "the Developers" (which expression shall unless repugnant to the context or meaning thereof mean and include partners for the time being, survivor of them and their respective heirs, executors, administrators and assignors) of the **THIRD PART**.

The Society, Members and the Developer are hereinafter individually referred to as the "Party" And collectively referred to as the "Parties".

WHEREAS:

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A. The Maharashtra Housing Board (hereinafter referred to as the "Board") constituted under the Maharashtra Housing Area and Development Act, 1948 was possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring 520.89 sq. mtrs or thereabouts being building no 226 bearing C.T.S. No. 5683(pt) corresponding to Survey No. 223 in the registration sub-district of Bombay Suburban

| | | | | |
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| <i>[Signature]</i> | Rajiv B. Dama | <i>[Signature]</i> | Mrs. Tara Jain | <i>[Signature]</i> |
| <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | Mrs. P. S. Patil | P. B. Dama | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | P. H. Thakkar | P. B. Dama | <i>[Signature]</i> | <i>[Signature]</i> |

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 registration sub-district of Bombay

District and 520.89 sq. mtrs or thereabouts being building no 227, bearing C.T.S. No. 5683(pt) corresponding to Survey No. 229 in the Suburban District more particularly described in the First Schedule hereunder written and shown by Red coloured boundary line on the plan annexed hereto and marked as "Annexure - A".

B. The allottees of the said Building had formed themselves into a Co-operative Housing Society viz. Nutan Shilp Niwas Co-operative Housing Society Ltd., and Anand Darshan Co-operative Housing Society Ltd. (i.e. the Society herein) which has 10 members each totaling to 20 members, being the Existing Members herein.

C. By a Deed of Sale dated 8th January 1990 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR/2706/89/6459 and executed between the Authority therein referred to as the Authority of the One Part and Nutan Shilp Niwas Co-operative Housing Society Ltd., therein referred to as the Society of the Other Part, the Authority conveyed, granted and assured unto the Society, Building No. 226 standing on all that piece or parcel of land bearing C.T.S. No. 5683(pt) corresponding to Survey No. 229, at or for the consideration and in the manner contained therein.

D. By an Indenture of Lease dated 8th January 1990 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR/2706/89/6457 and executed between the Authority, therein referred to as the Authority of the One Part and Nutan Shilp Niwas Co-operative Housing Society Ltd., therein referred to as the Society of the Other Part, the Authority granted on lease the said Property for the term of 99 years commencing at or for the rent reserved and on the terms and conditions more particularly contained therein.

E. By a Deed of Sale dated 14th October 1991 registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL/3154/90/1910 and executed between the Authority, therein referred to as the Authority of the One Part and Anand Darshan Cooperative Housing Society Ltd., therein referred to as the Society of the Other Part, the



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| <i>[Signature]</i> | Kalijke P. P. Chav | <i>[Signature]</i> | श्री 15 कोठानि Taru Jadhav | Mr. P. Anand |
| <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | H. S. P. Patil | P. B. Dama | Vasudev Jadhav | H. D. Kulkarni |
| <i>[Signature]</i> | P. S. Thakur | P. B. Dama | N. S. Sanghvi | |

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 Pages 3 of 133

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करल - 4
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 Authority conveyed, granted and assured unto the Society, Building No.227 standing on all that piece or parcel of land bearing C.T.S. No. 5683(pt) corresponding to Survey No. 229 at or for the consideration and in the manner contained therein.

F. By an Indenture of Lease dated 14th October 1991 registered with the Sub-Registrar of Assurances at Kuria under Serial No. KRL/3154/90/1908 and executed between the Authority, therein referred to as the Authority of the One Part and Anand Darshan Cooperative Housing Society Ltd., therein referred to as the Society of the Other Part, the Authority granted on lease the said Property for the term of 99 years at or for the rent reserved and on the terms and conditions more particularly contained therein.

G. The said Buildings i.e. Building no. 226 and 227 were constructed many years back and are now in a dilapidated condition;

H. The said Building No. 226 and Building no. 227 have adjoining plots.

I. For ease of redevelopment and upon directions and instructions of Developer, the said Nutan Shilp Niwas Cooperative Housing Society Ltd. and the said Anand Darshan Cooperative Housing Society Ltd. were amalgamated into one society namely Nutan Anand Cooperative Housing Society Ltd. alongwith their respective plots and all the members of both the societies have agreed and consented to the same considering the advantage of such joint development (the said two plots alongwith the respective buildings standing thereon shall hereinafter be referred to as 'the said property').

J. The Registrar of society by order no. MUM/TNA/MHAD3/(TO)/(TC)/38/Year 2018-19 dated 19.12.2018 has amalgamated Anand Darshan Cooperative Housing Society Ltd. and Nutan Shilp Niwas Co-operative Housing Society Ltd. into one society namely Nutan Anand Cooperative Housing Society Ltd i.e. the Society herein.

K. However, Lease Deed of the Society and other related documents with MHADA is pending. Hence, the Property Card does not bear the name of the Society i.e. "Nutan Anand Cooperative Housing Society Ltd".

L. The Managing Committee of the Society held several meetings and discussed the condition of the said Building and decided to redevelop the said Property by demolishing

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| <i>[Signature]</i> | Kalita B. Patil | <i>[Signature]</i> | Atichandani Tara Jain | <i>[Signature]</i> |
| <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | Mr. P.S. Patil | P B Dama | Vijay Fadnis | Mr. B. K. Wadgaonkar |
| <i>[Signature]</i> | P.H. Thakur | P B Dama | NVSanghani Bhangani | <i>[Signature]</i> |

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the said Building and reconstructing new building in its place and stead with the help of a reputed developer,

- M. A Special General Body Meeting of the Society was held on 03 January 2019 wherein it was resolved that the Society should proceed with the redevelopment of the said Property;
- N. The Developer submitted its proposal vide its letter dated 20th DECEMBER 18 addressed to the Society for redevelopment of the said Property by demolishing the said Building standing on the said Land and constructing a new multi-storied building (hereinafter referred to as the "New Building") by utilizing and consuming all the FSI (as defined hereinafter) in whichever name called as may be available and loading additional FSI in the form of Fungible FSI and utilizing all the development potential and rights to the maximum extent permissible as per the prevailing provisions of the DMR 2034 for Greater Bombay and thereby fully exploiting the development potential of the said Property. The Developer has inter alia proposed that in lieu of the flats owned by the Existing Members, the Developer shall provide to each Existing Member in the manner stated herein below (hereinafter all collectively referred to as the "Existing Members New Area"/ "Existing Members New Flats"), free of cost, by way of permanent alternate accommodation in the New Building proposed to be constructed on the said Land and shall also pay to the Existing Members, Corpus Fund and displacement compensation as mentioned herein below;
- O. Thereafter, series of meetings were held by the Society and out of the several proposals received by the Society, the proposal given by the Developer was found to be feasible and in the best interest of the Society and its Existing Members;
- P. The members of newly merged society i.e. Nutan Anand Co-op. Hsg. Society Ltd. after due consideration in its Special General Meeting held on 3rd January 2019 have reconfirmed the appointment of Developer as the developers (M/S. Swastik Empire Developers LLP having its address at 305-306, Mahavir Commercial Complex, M.G. Road, Ghatkopar-E, Mumbai 400077) of the said society building nos. 225 and 227 for redevelopment on such terms, as more particularly stated hereinafter.



signed P. N. R.
 M/S. Swastik Empire

July
 M/S. Swastik Empire
 D.N.R.

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| | Kalitta D. Sorn | Agar | श्रीमती. कलित्ता डी. सोर्न | Mr. D. Anand |
| | | | | |
| | Mrs. P. S. Patil | P. B. Dama | श्रीमती. पी. एस. पाटील | H. B. Kerkvadkar |
| | P. H. Thulker | P. B. Dama | श्री. पी. एच. थुल्कर | |

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A copy of the minutes of the aforesaid Special General Body Meeting is annexed hereto and marked as "Annexure B";

Q. Vide Letter dated 7th January 2019 addressed by the Society to the Developer, the Society has appointed the Developer as its Developer for the purpose of carrying out redevelopment of the said Property by demolishing the said Building standing thereon.

R. In pursuance of the aforesaid, each of the Existing Members has executed a Consent Letter thereby giving their consent in favour of the Developer to proceed further and carry out development of the said Property. Copy of the Letter of submission of the consent letter all dated 9th JANUARY 2019 is annexed hereto and marked as Annexure C.

letter dated 17/07/2018 bearing Ref. No. EE/HKD/MB/3904/2018 addressed to Society, informed them that the boundary demarcation of the First and has been conducted by themselves and it was found that the total plot area is (520.89 + 520.89 SQ.MTS) respectively aggregating to 1041.78 Sq.mtrs. or thereabouts.

T. The Society has approved the proposal and appointment of the Developer to redevelop the said Property by demolishing the said Building standing on the said Land and constructing the New Building on the said Land comprising of residential premises by utilizing and consuming all the FSI (as defined hereinafter), Fungible FSI, TDR, all the FSI in whichever name called, all development potential to the extent of maximum permissible FSI in respect of the said Property presently available and which may be available in future or such other and increased FSI as is permissible to be utilized on the said Property in accordance with the applicable laws so as to fully exploit the entire development potential of the said Property and to provide to each Existing Member, 'free of cost' and 'on ownership basis' permanent alternate accommodation in the New Building to be constructed on the said Land on the terms mentioned herein. ;

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| | Lalita B. Anand | Wg. | M10105 2018211 Tara Jain | M. Anand |
| | | | A. S. Chitambar | A. S. Chitambar |
| | Mrs. Hs. Patil | P B Dams | Vijay K. Patil | H. B. Khandekar |
| | P. H. Talwar | P B Dams | N. S. Sanghvi | S. Sanghvi |