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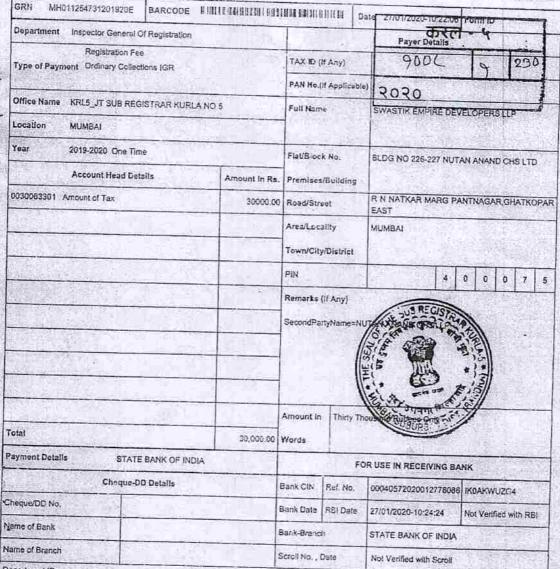
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	ozo	ा (अरद ःकोन् डी । द	बकुन भव व स्याः देशियभिवशीय सदिर कमाकः 310150500503 यो देतियांनी प्रकृतिः DHC स्वकमः &3000/-
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MTR Form Number-6



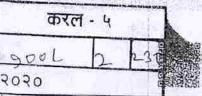
Department ID: Mobile No.: 00000000000 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदद चलनं केवळ दुव्यम् निवंधक कारालियातं नोदणी करावयाच्या वस्त्रांसाठी लागु आहे. नोदणी व करावयाच्या वस्त्रांसाठी सदर चलनं लागु

Contact

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CHALLAN MTR Form Number-6



GRN BARCODE BUILDINGS HILL NOT HER THE BUILDINGS MH011254731201920E Date 27/01/2020 10:22:05 Form ID Department Inspector General Of Registration Payer Details Registration Fee TAX ID (If Any) Type of Payment Ordinary Collections IGR PAN No.[If Applicable] Office Name KRL5_JT SUB REGISTRAR KURLA NO 5 Full Name SWASTIK EMPIRE DEVELOPERS LLP MUMBAI 2019-2020 One Time Flat/Block No. BLDG NO 226-227 NUTAN ANAND CHS LTD Account Head Details Amount In Rs. Premises/Building 0030063301 Amount of Tax R N NATKAR MARG PANTNAGAR, GHATKOPAR 30000.00 Road/Street Area/Locality MUMBAL Town/City/District 0 0 0 Remarks (If Any) SecondPartyName=NUT/ 30000.00 Amount In Thirty The 30,000.00 Words Payment Details STATE BANK OF INDIA FOR USE IN RECEIVING BANK Cheque-DD Details Ref. No. 00040572020012778085 IKOAKWUZG4 Bank CIN Cheque/DD No. Bank Date RBI Date 27/01/2020-10:24:25 28/01/2020 Name of Bank Bank-Branch STATE BANK OF INDIA Name of Branch 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.

वादर चंगल केवल दुवाज निवास कार्यास्थ्या निवास कार्यास्थ्या वस्तासाठी लागु आहे. शोवणी श कार्यासाठी स्थार भागा साथ राज्य Verified.

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Digitally signed by DS VIRTUAL TREASURY

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Print Date 10-02-2020 08:03:40

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 27

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 Mumbal Sub-urban District.

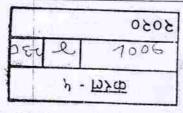
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Bank Name	SBIN	Date	27/01/2020
Bank CIN	10004152020012701786	REF No.	IGAHYXXGD2

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Document Handling Charges Inspector General of Registration & Stamps

Receipt of Document Handling Charges

РВИ 2701202002031 Receipt Date 10/02/2020

Received from SWASTIK EMPIRE DEVELOPERS LLP, Mobile number 0000000000, an amount of Rs.2000/, towards Document Hardling Charges for the Document to be registered on Document No. 1008 dated SYICH/2020 at the Sub Registrar office Joint S.R., Kurla 5 of the District Mumbai Sub-urban District

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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 (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
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Document Handling Chatges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

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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

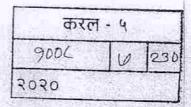
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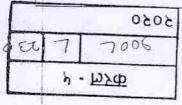


Department of Stamp & Registration, Maharashtra Receipt of Document Handling Charges PRN 2701202002687 Date 27/01/2020 Received from SWASTIK EMPIRE DEVELOPERS LEP, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbal Sub-urban District Payment Details Bank Name shiepay Date 27/01/2020 Bank CIN 10004152020012702377 REF No. 202002703231297

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Receipt Date 10/02/2020

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This is computer generated receipt, hence no signature is required



१) शासन परिपत्रक क्रमांक, २०००/९४७ग्र.क २५/म-२, दि. २४/३/२०००. र राज्य करावर रूपण । २) त्रोम निवमुति, पुणे यापे पत्र क.का-३/मगणक/मुहाक पावती दुल्ली, २२, ३९९, हि.६/१०/२००६ 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

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RAMKRISHNA, CHEMBURKAR - 400 071

RAMKRISHNA, CHEMBURKAR - 400 071

RAMKRISHN RECEIPT FOR PAYMENT TO GOVERNMENT करल eiot Date SWASTIF, EMPIRE DEVELOPED 230 9006 Receipt No. ADJEEF Received From: 2020 Amount On Account of : Area 10 Bank Name & (In Rs.) Code DD/PO/CHQ/ Date Mode of RBI-Challan No. Payment Rs.100 2 4 JAN 2020 CASH ADJ/1100901 3 20 E STATE OF Case No. Lot Date 1 Amount (In Rs.) Quantity 2010 Lot No. : Description of Stamps / Franking Sr. No. Hearing Date on : ONE HUNDRED ONLY Rs. 100.00 Rupees: FOR COLLECTOR OF STAMPS, KUR NEW ADAI BEDG R.C. MARISON MELLENDES SUBSTRAIN Rs.: Cashier / Accountant

3 200

करल - ५ 9006 SR NO. 80

महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी कुलों यांचे कार्यालय परिधानिया

तळमजला. निवन प्रशासकीय इगारत, आर. सी. मार्ग, चेंबुर, मुंबई -७१.

DATE. 24/01/2020

जा. क्र./अभि/अं.आदेश/ & 🎾

दिनांक : 24/01/2020

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

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 सलेख अभिनिर्णयाकरीता सादर केलेला आहे. संलेखामधील तपशिल खालीलप्रमाणे

सलेखाचा निष्पादन दिनांक	Tribing ville, det
संलेखाचा प्रकार	UNEXECUTED
संलेख लिहुन देणार	DEVELOPMENT AGREEMENT
संलेख लिहुन घेणार	NUTAN ANAD CHS LTD
THE PROPERTY	M/S SWASTIK EMPIRE DEVELO
AREA	KIROL CTS NO 5482 (PLDE)
CONSIDERATION	1041.78 SQ MTR CONSTRUCTED AREA

उपरोल्लेखीत संलेखातील मालमत्ता सन २०१९-२०२० करिताचे वाजारमुख्य मुवई प्रदेशे पालमत्तेचे बास्यव बाजारमुख्य निर्पारण करणे) नियम १९९५ मधील तरतुदी, तसंच मुंबई महानगरपालिका क्षेत्रासाठी प्रचलीत असलेसी विकास निर्वेद्रक्रिनियुमीयाली आणि बाजारमुख्य दरतत्क्यातील मार्गदर्शक सुचना च त्यामधील दर व दस्तासीवत सादर केलेली कागृदयम् पुराके पुराके पुराके देंजन Rs.108212000/- इतके बाजारमुल्य निश्चीत करण्यात आले असुन (THE VALUE OF CONSIDERATION IS HIGHER THAN MARKET VALUE i.e.Rs.169333000/- + BANK GUARANTEE Rs.2100000/-) त्यावर नुंबई मुझांक

A.V.	ARTICLE	St. Duty	१ प ६८ ६य आहे.		3.46 3414
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उपरोक्त सर्व वा	तुस्थिती व दस्ताम	ील उपर गारी व		8477500/-	

ील नमुद माहीतीच्या आधारे खालील प्रमाणे अंतिम आदेश पारीत करीत आहे.

9.अभिनिर्णयाकरिता सावर केलेल्या संलोखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 5(g-a), 54 (ii) नुसार Rs.8467000 + 10500 = 8477500/- मुत्रांक शुल्क व दंड RS.NIL/- देव असल्यावावत जा के 628/20/01/2020 अन्वये अतिरम् आदेश पारीत करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्क व वंडाचा भरणा कोणत्याही आहे। 24/01/2020 रोजी पावती क्र.MH011134475201920M द्वारे भरणा केला असल्याने 20/01/20 अंतिम आदेश म्हणून कायम करण्यात येत आहे.

> वैशाली ह मुद्रांक जिल्हाधि

1. M/S SWASTIK EMPIRE DEVELOPERS LLP 2. SUB-REGISTRAR, KURLA-1,2,3,4.5 (सदर इस्तातोवन ऑतम आदेश, मुल्याकॅन अहवाल व घलन या शिवाय १ ते 73 रेन्ट नोडले आहेत.)

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Location MUMBAI					
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Department ID : Mobile No : 00000000000 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document exce being केवळ दुरयम निवंधक कार्यालयात मोटणी करावयात्या दस्तासाठी स्वर चलल लागु आहे . मोदणी म करावयाच्या दस्तासाठी सदर चलल लागु

Challan Defaced Details

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15,415			Total Defacement Amount		84,77,500.00

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Print Date 24-01-2020 10:37:36

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my 10,8212.0001. A.V = R 16.93.33.0001. trea = 041. 78 Sq. mtr. 10.8 0 मु कि यार्चकर्न प्राप्त झाललगई-मल ह दि. राजीच्या पत्रासांबर प्राप्त झालल्या दस्ताशी खातरजना करण्डा Certificate w/s. 32 (1)of the Bombsy श्राली असून, तं हराहर असत्यां । श्रादक्न Stamp 4 of, 1958 Office of the Collector of stamps, Kurla ADJ No.] 1199991 37 20 Date: 24 11 2020 इला- (वर्ग- १ Received from MAS Swastik Empire Developers 41P करल - ५ Residing 21. Stamp duty of Rs. (8477500). Eighty four lace severity seven thanked five hedrol Vide charles No. 9394 Poted 2011/20 2020 Certified under Section 12 (1) (b) of the lace seventy seven thousal Bombay Stemp Act, 1938 4121 the full duty OFRE (847750), Eighty Tour Ave Latocal only With Which this histrement is chargeable Has been paid ufarticle No. 5 Cg.-a.) Of Schodule This Certificate is subject to the provisions Of section 53-A of Bookiey Stamp Act, 1968 Piece Ku214 Date 24 1 2020 Collector of Stamps Pages = 1 40133 SAN. NO = MHOI 134475201920M = At 23/1/20 CACE NO. 000574 5698 2019 20 = D3-44/1/20 DEVELOPMENT AGREEMENT JEMPRY This DEVELOPMENT AGREEMENT made at Mumbai this 27th day of JANUARY 2020 BETWEEN: NUTAN ANAND CO-OP HSG SOCIETY LTD., bearing Registration No. MUM/ BY /MHADB/HSG/(TO)/(TC)/38/2018-2019 duly Registered under the provisions of the Maharathic 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 Maharashtra Agro Industries Development Corp. 2. Maharashtra Agro Industries Developme 3. Mr. Kaustubh Vasant Pradhan 4. Mr. Kaustubh Vasant Pradhan 5. Mrs. Lalitha Bachu Anchan 6. Mr. Rajesh Manohar Chaurasia, Mr. Dives charachasia, Mr. Brijesh Manohar Chaurasia मागळ खाल्या PB Donna 37-120201K 133

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Pages

(* 14) 7. Mrs. Pratibha Subhash Patil

18 8. Mrs. Pushipa Harishi haker

19 Mr. Karunakar Vishwanath Nayak

200 10. Mrs. Reshma Haresh Navani

200 11. Mr. Rajiv B. Dama

12. Mr. Bhanji S. Dama

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

al 14. Mr. Pawankumar S. Khetan

97-15. Mr. Vikram J. Kotak

16 Mr. Maun 1/ San havi & Mr. Jatin V. Sanghavi 97

Mrs a Consamma Ny Ahandan

18. Mr. Attil M. Mebta

10 10 mg

Mr. Ramesh C. Joshi 220 Mr. 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:

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. 229 in the registration sub-district of Bombay Suburban

Relieur B. Fried Tora Tarn Mr. f. Amel.

Respondent 110 P.S. Pat 1 P. B. Dama Vern Headade 11-13- remorded to the Control of t

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District and 520.89 sq. mtrs or thereabouts being building no 227 bear by 0.15. No. 5683(pt) corresponding to Survey No. 229 in the egistration sub-district of Bombar 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 had a said Society Ltd.

totaling to 20 members, being the Existing Members herein.

By a Deed of Sale dated 8th January 1990 registered with the Sup-Registrator Assurances at Bandra under Serial No. BDR/2706/89/6459 and executed the part the cultivaries therein referred to as the Authority of the One Part and Nutan Shilp to a stive 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 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 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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ted and assured unto the Society, Building No.227 standing on 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 Kurla 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

be terms and conditions more particularly contained therein.

ne Sald Buildings, le, Building no. 226 and 227 were constructed many years back and are now in a dilapidated condition;

he said Building ho 226 and Building no. 227 have adjoining plots.

or 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').

The Registrar of society by order no. MUM/TNA/MHADB/(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".

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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960C 96 230 its place and stead with the help of a 2020

the said Building and reconstructing new building in its place and 2020 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;

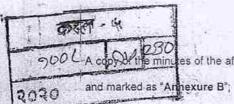
N. The Developer submitted its proposal vide its letter dated 20th December 18 addressed to the Society for redevelopment of the said Property by demolishing the said Building standing on the said Land and constructing a new multi-storied building (hereinafter referred to as the "New Building") by utilizing and consuming all the PSI (as defined

hereinafter) in whichever name called as may be available and loading 1978 and 2015 one FSI in the form of Fungible FSI and utilizing all the development potential artificial maximum extent permissible as per the prevailing provisions of the DIFR 2034 for Greater Bombay and thereby fully exploiting the development potential of the sea Property. The Developer has inter alia proposed that in lieu of the stage of the sea of the

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. 223 and 227 for redevelopment on such terms, as more particularly stated hereinafter.

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tes of the aforesaid Special General Body Meeting is annexed hereto

- 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 9 ** January 2005 is annexed hereto and marked as Annexure C.

MHADA Jobs letter dated 17/07/2018 bearing Ref. No. EE/HKD/MB/3904/2018 and lessed to 5 clety, informed them that the boundary demarcation of the First and has been conducted by themselves and it was found that the total plot area in 1520 89 (+) 20.89 SQ.MTS) respectively aggregating to 1041.78 Sq.mtrs. or

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 of 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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