

AGREEMENT

This Agreement is made, executed and registered with Sub Registrar
Panvel on this 20 Day of AUG, 2018.

BY

Mandar Villa Co-Operative Housing Society Ltd.,
Mandar Villa Co-Operative Housing Society,
Panvel, District Raigad.

i) Mr. Deelip Anand Gaikwad (Chairman)

Age: 53 Years, Occupation: Business,

ii) Mr. Chinnappan Dhomini (Secretary)

Age: 59 Years, Occupation: Business,

iii) Mr. Sunil Vasudev Sapane (Treasurer)

Age: 53 Years, Occupation: Business,

having office add:- Plot No. 34 Sub Plot No.3, Bandar Road.

Panvel, Tal. Panvel District Raigad

Through their Registered Power of Attorney and Redevelopment
Agreement Holder;

M/s. Marwan Constructions

Having its Office at Shop No. 3 and 4,

Ground Floor, Kokan Plaza, Bandar Road, Panvel.

Mr. Mohammed Omar Shaikh,

Age: 33 Years, Occupation: Business,

Office at Shop No. 3 and 4, Ground Floor, Kokan Plaza

Bandar Road, Panvel.

(which expression shall unless repugnant to the context mean and
thereof shall mean and includes their agents, representatives,
administrators, executors or any other person claiming through them)

Hereinafter called and referred to as **Executants** of the First Part.

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In favor of

MR. MOHAMMED MUBIN MOHAMMED SHAFI MULLA

Age: -----Years, Occupation: Service ,

MRS. RAISA MOHAMMED SHAFI MULLA

Age: -----Years, Occupation: Housewife,

Both R/O: 1218, 12th Floor, Bldg No14, Ekta Ashana CHS Ltd,

Near Khan Subway , Gollibar Santacruz (E) Mumbai 400055,

(Signature)

(Signature) RAISA

(which expression shall unless repugnant to the context or meaning thereof shall mean and includes their agents, representatives, administrators, executors or any other person claiming through them) Hereinafter called and referred to as **Executee** of the Second Part.

WHEREAS, Pir Karamali Dargah Trust, Panvel (herein after called as the "said Trust") owns Schedule I property. The said Trust through its old Trustees filed Application No. J/4/270 to 294 of 1980 and Application No. 165/1979 under Section 36/ A of the Bombay Public Trust Act 1950 in the office of Charity Commissioner Bombay for prior permission to transfer the Trust properties including Schedule I property and these applications came to be allowed by Charity Commissioner Bombay on dated 28/04/1981 wherein permission is granted to transfer the said land on long lease. The order dated 28/04/1981 confirmed by

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१०००८	Order, Old Trustees of said Trust executed Registered Deed bearing No.
१४/००	195/1985 on Dated 29/03/1985 for 98 years commencing from 29/04/1981 till 28/04/1979 in favour of Jaynarayan Shivnarayan Kasat

Hon'ble Bombay High Court in W.P.1701/1981. According to said Order, Old Trustees of said Trust executed Registered Deed bearing No. 195/1985 on Dated 29/03/1985 for 98 years commencing from 29/04/1981 till 28/04/1979 in favour of Jaynarayan Shivnarayan Kasat

and also delivered vacant and peaceful possession of the Schedule property to Jaynarayan Shivnarayan Kasat as per the above said orders and proceedings.



AND WHEREAS after execution of lease deed, lessee Jaynarayan Shivnarayan Kasat died and his son Jagdish Jaynarayan Kasat inherited the rights of his deceased father and came in actual and physical possession of the Final Plot No. 34/3 (hereinafter called and referred as "SAID PLOT") as per terms of registered document ,and Whereas Jagdish Jaynarayan Kasat during his lifetime submitted building plan for its approval to the then Panvel Municipal Council for the purpose of constructing Building over the said plot as per terms of Registered Deed

Jagdish Kasat

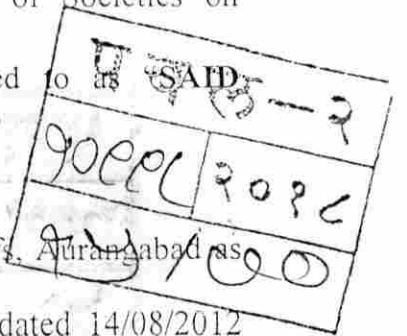
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and Panvel Municipal Council granted building permission vide no. 29 on Dated 29/07/1992 infavour of Jagdish Jaynarayan Kasat. By taking assistance of Developer said Jagdish Jaynarayan Kasat legally constructed Ground Floor plus Three Upper Floor building which is given name as "Mandar Villa" over the Schedule I property in order to fulfill the object for which said Trust has executed & registered deed. (Hereinafter called and referred to as "SAID BUILDING")

AND WHEREAS, after construction said Building came to be occupied by various persons who formed Co-Operative Society and later on in accordance with the mandatory provisions of the Maharashtra Co-Operative Societies Act 1960, Housing Society by name "The Mandar Villa Co-Operative Housing Society" came to be registered as RGD/PWL/HSG/(TC)/1598/2000-01 with Registrar of Societies on Dated 01/08/2000. (Hereinafter called and referred to as "SAID SOCIETY") by following the due procedure.

AND WHEREAS Maharashtra State Board of Waqfs, Aurangabad as per delegated powers in Case No. 42/122/2012 dated 14/08/2012

passed an order and appointed 1) Mr. Mustafa Mehmoodmiya Patel, Mr. Zahir Ismail Khan, 3) Mr. Imran Abdullah Shaikh, 4) Mr. Sajid Abdul Kadir and 5) Mr. Samiullah Anwar Patel, all residing in Panvel as the Trustees of the said Trust and also issued Change Report Order infavour of above 5 persons. And Whereas, Chief Trustee Mr. Mustafa Mehmoodmiya Patel of said Trust filed application case No. INQ/25/300/2012 on 28/08/2012 in the Wakf Board, Aurangabad with a prayer to grant fresh NOC for re-development of said building which became old, dilapidated and dangerous for human habitation and Maharashtra State Board of Waqfs Aurangabad under its delegated powers passed an order on 28/09/2012, holding there is no need of fresh NOC as the orders of the Charity Commissioner Authority are legal and



(Signature)

(Signature) RAISA

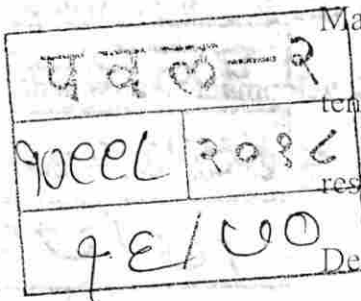
valid under the valid Enactments and further that Waqf Act has no retrospective effect.

AND WHEREAS all the members of the said Society with consent & majority passed resolution for redevelopment by demolishing the old, dilapidated and dangerous building in accordance with law as per the permission. And Whereas because of lack of funds, nature of redevelopment and lack of expertise in re-development, Members of the said Society were unable to redevelop the said old dilapidated and dangerous building therefore in daily newspaper "Watan Karnala" Tender notice was published on dated 27/11/2015 inviting offers from various groups of promoters/developers who could redevelop by demolishing the old, dangerous and dilapidated building. And whereas in all three different Developer firms submitted tenders including

Marwan Constructions. As Tender of Marwan Constructions fulfilled the tender conditions therefore it is accepted and with majority Said Society resolved in its Special Meeting held on 04/02/2016 to execute Re-Development Agreement and Registered Power of Attorney infavour of

Partnership Firm M/s. Marwan Constructions. In view of subsisting legal rights of legal heirs of Jaynarayan Shivnarayan Kasat as per Registered Deed No. 195 dated 29/03/1985 and as the names of Mr. Girish Jagdish Kasat, his mother and sisters are mutated in the revenue record of Schedule I property, in view of the clauses of the said Registered Deed consent of Mr. Girish Jagdish Kasat is obtained as per law for Re-development of said Society building by demolishing the Old Building during subsistency of said Registered Deed.

AND WHEREAS members of Said Society and Mr. Girish Jagdish Kasat as consenting party executed Registered Re-Development Agreement bearing No. 2550/2016 on dated 18/04/2016 and also



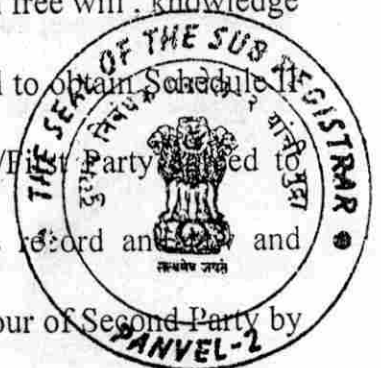
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on dated 28/04/2016 in favour of Partnership Firm namely M/s. Marwan Constructions and appointed said registered Partnership Firm through its partners as Developer and Attorney Holder for the purpose of Redevelopment /Re-Construction of said Society Building in accordance with existing Development Control Regulations of Panvel Town subject to the terms of registered deed and above Orders .

AND WHEREAS, Executants submitted building plan to Panvel Municipal Corporation, Panvel for its approval and building permission. The Panvel Municipal Corporation vide its Order No. जा.क्र.: 2016/पनप/साबां./3724 on dated 10/06/2016 approved the building plans and granted construction permission for redevelopment over Schedule property by demolishing the old , dilapidated and dangerous Structure. After issuance of construction permission all members vacated said old building and Executants shifted all members of said Society into transit accommodation at its own costs as per Development Agreement thereafter redeveloped the building by demolishing the old, dangerous and dilapidated building.

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AND WHEREAS, Executee / Second Party with free will , knowledge approached Executants / First Party with proposal to obtain Schedule II Flat in accordance with law and Executants / First Party consented to transfer the same in accordance with available record and thereafter initial agreement was executed In favour of Second Party by first party and same was handed over to the Said Society and accordingly said Society has already admitted the Second Party as member of the said Society by passing Resolution and share certificate is also issued in accordance with law. Upon request by the Second Party to execute registered document in his favor and hand over possession of said Flat for doing interior work according to will and wish of Second Party , this agreement is executed upon following terms and conditions ;



(Signature)

(Signature) RAISA

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER;

1) First Party/Executor do hereby transfers, assigns the rights to hold, occupy and enjoy the Schedule II Flat, in the redeveloped building property in accordance with the terms of Agreement, Orders etc which are the part of this Redevelopment Project to Executtee upon acceptance of Rs. 37,60,000/- (In words Rupees Thirty Seven Lakh Sixty Thousand Only) towards the amount &/or expenses which First Party/Executor have spend in the re-development of said building.

2) The Executtee has paid Rs. 7,60,000/- (In words Rupees

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seven lakh sixty thousand only. Only) to the

Executants by cheques towards part amount of consideration and the

Purchaser is agreed to pay the balance amount of Rs. 30,00,000/-

(Rupees Thirty Lakh only. Only) is to be

paid within ___ months after registration of the said agreement for sale

obtaining the loan from bank/financial institute.



3) The First Party has delivered the physical possession of the Schedule II property to the Second Party in presence of witnesses and same is accepted by the Second Party.

4) The registration charges of this Agreement shall be borne by the Second Party.

5) The Second Party shall be entitled to use, enjoy the Schedule II property with all appurtances in accordance with the Laws applicable to said building in the capacity of Lawful holder of said Flat.

6) It is hereby declared that from today Second Party shall be entitle to pay all the dues, Municipal Taxes/Charges, Society Charges in accordance with law to the competent Authority.

(Signature)

RAISA

(Signature)

7) The Party of First Part undertake to obtain Occupancy Certificate from the Panvel Municipal Council and thereafter give the Possession letter to the Party of Second Part.

SCHEDULE OF ENTIRE PROPERTY

Final Plot No. 34/3, totally admeasuring 731 square meters, situated within the limits of Panvel Municipal Corporation, Panvel Town, District Raigad bounded as under;

Towards East :
Towards West :
Towards North :
Towards South :

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SCHEDULE II

Flat No. 205, on 2nd Floor, Admeasuring totally 49.238 square meters, registered "The Mandar Villa Co-Operative Housing Society Ltd." constructed over said property Final Plot No. 34/3, totally admeasuring 731 square meters, situated within the limits of Panvel Municipal Corporation, Panvel Town, District Raigad.



THIS AGREEMENT IS SIGNED BY THE PARTIES BEFORE THE WITNESSES ON THIS 20 DAY OF Aug. YEAR 2018.

SIGNED, SEALED AND DELIVERED
By the within named Executants

Mandar Villa Co-Operative Housing Society Ltd. (Registered)

- i) Mr. Deelip Anand Gaikwad (Chairman)
- ii) Mr. Chinnappan Dhomini (Secretary)
- iii) Mr. Sunil Vasudev Sapane (Treasurer)

Through their Registered Power of Attorney and
Redevelopment Agreement Holder;

M/s Marwan Constructions









Mr. Mohammed Omar Shaikh

(Executants)

PARTY OF THE FIRST PART

SIGNED, SEALED AND DELIVERED
By the within named Executee
MR. MOHAMMED MUBIN
MOHAMMED SHAFI MULLA

M. Shafi Mulla



MRS. RAISA MOHAMMED SHAFI MULLA

RAISA



PARTY OF THE SECOND PART

WITNESES:

- [Signature]*
- Shaikh*

RECEIPT

Received of and from the within named Purchaser(s) the day and the year first herein above written the sum of Rs. 7,60,000/- (In words Seven Lakh Sixty Thousand Only) by cheque in following manner :-

SR.NO	AMOUNT	CHEQUE NO	DATE	BANK
1	5,00,000/-	000003	3/8/18	HDFC Bank LTD.
2	2,60,000/-	000005	20/8/18	HDFC Bank LTD.



towards Part payment of the consideration in respect of the above mentioned premises.

WE SAY RECEIVED
FOR M/s Marwan Constructions
Mr. Mohammed Omar Shaikh

[Signature]

(Executants)

PARTY OF THE FIRST PART

WITNESS:

- [Signature]*
- Shaikh*

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गावाचे नाव : 1) पनवेल

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	8777500
(3) बाजारभाव (भाडेपट्ट्याच्या बायलिसपट्ट्याभार आकारणी देतो की पट्टेदार ते नमुद करावे)	20838000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रासगड इतर वर्णन : इतर माहिती: नोंजे पनवेल, ता. पनवेल, जि. रायगड, फायनल प्लॉट क्र. 34, सय प्लॉट क्र. 3, पनवेल. क्षेत्र 731 चौ.मी. ((Final Plot Number : 34 ;))
(5) क्षेत्रफळ	1) 731 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेले तेंव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:- मंदार विला को. ऑप. हौ. सो. लि. पनवेल तर्फे शेअरधन टिळीप अनंता गावाभावाड -- वय:- 51; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फायनल प्लॉट क्र. 34, सय प्लॉट क्र. 3, बंदर रोड, पनवेल, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(०:). पिन कोड:- 410206 पॅन नं:- AAUPG6946P</p> <p>2): नाव:- मंदार विला को. ऑप. हौ. सो. लि. पनवेल तर्फे शेअरधरी चीन्नाप्पान धोमिनिक -- वय:- 59; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फायनल प्लॉट क्र. 34, सय प्लॉट क्र. 3, बंदर रोड, पनवेल, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(०:). पिन कोड:- 410206 पॅन नं:-</p> <p>3): नाव:- मंदार विला को. ऑप. हौ. सो. लि. पनवेल तर्फे खजिनादार सुमित वारसुदेव सापने -- वय:- 51; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फायनल प्लॉट क्र. 34, सय प्लॉट क्र. 3, बंदर रोड, पनवेल, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(०:). पिन कोड:- 410206 पॅन नं:- AKUPS2892J</p> <p>4): नाव:- मान्यता देणार शांताबाई जगदीश कासट, उज्वला शंभवानदास राठी, सांगिता मंगेश कोरिबे यांचे कु. मु. म्हणून गिरीप जगदीश कासट -- वय:- 43; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तिथी सर्व्हे क्र. 094, कापड बाजार, पनवेल, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(०:). पिन कोड:- 410206 पॅन नं:- ACHPK9868R</p>
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	<p>1): नाव:- मं. मारवन कंसटूकशन तर्फे भागीदार झियाउद्दीन रउफ शेख -- वय:- 40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्र. 3 व 4, लख मजला, कोकण पलाइम, बंदर रोड, पनवेल, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:- 410206 पॅन नं:- BILPSI223F</p> <p>2): नाव:- मं. मारवन कंसटूकशन तर्फे भागीदार मझीर रउफ शेख -- वय:- 56; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्र. 3 व 4, लख मजला, कोकण पलाइम, बंदर रोड, पनवेल, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(०:). पिन कोड:- 410206 पॅन नं:-</p> <p>3): नाव:- मं. मारवन कंसटूकशन तर्फे भागीदार मोहम्मद उमैर क शेख -- वय:- 40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्र. 3 व 4, लख मजला, कोकण पलाइम, बंदर रोड, पनवेल, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगारु:(०:). पिन कोड:- 410206 पॅन नं:-</p>
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3550/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	834000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेज	

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Date: 25 JAN 2018

To,
Mandar Villa Co. Op. Housing Soc. Ltd.
Through POA Holder
M/s. Marwan Construction,
Partner Mr. Mohammed Omer Shaikh,
Shop No. 3 & 4 Konkani Plaza,
Bundar Road, Panvel, Dis. Raigad.

SUB - Amended Development Permission for Residential Building on F.P. No. 34/3, Panvel Of
Navi Mumbai. - 410206.

- REF:
- 1) Your Architect's application dated 10/01/2018.
 - 2) Height Clearance NOC issued by AAI vide letter No. Navi/WEST/B/052416/128250
Date: 13/06/2016.
 - 3) Earlier Commencement Certificate granted by Panvel Municipal Council Office vide letter No.
PMC/3724 Dated: 10/06/2016.

Sr

Please refer to your application for development permission for Residential Building on F.P. No. 34/3
at Panvel, Nav. Mumbai.
The development permission is hereby granted to construct Residential Building on the sub:
mentioned above.

The Developers / Builders / Lessee shall take all precautionary measures for prevention of Malaria
breeding during the construction period of the project. If required, you can approach the Department
PMC for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal
Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction
period.

This set of approved plans supercedes all the plans approved Earlier.

Thanking you,



(Signature)
City Engineer
Panvel Municipal Corporation

C.C.O. - Ar. Abrar Khan & Architects
Shop 11 & 12, Tiritharaj Co. Old Thana Naka Road, Old Panvel, Raigad.

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AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra act XXXVII of 1966) to, Mandar Villa Co. Op. Housing Soc. Ltd. Through P Holder Mrs. Marwan Construction, Partner Mr. Mohammed Omer Shaikh on F.P. No. 34/3, Panvel, N Mumbai. As per the approved plans and subject to the following conditions for the development work of Proposed Residential Building (Ground & Rased Floor + 4 Floors) Residential Built Up Area = 1093. Sq.mt., Commercial Built Up Area = 64.548 Sq.mt. Total Built Up Area = 1158.369 Sq.mt.

(Nos. of Residential Units - 33 Nos. of Commercial / Office units - 07 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) The development work in respect of which permission is granted under this certificate is carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud, Misrepresentation and the applicant and/or any person deriving title under him in such event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966
2. The applicant shall:-
 - 2(a) Give written notice to the Corporation regarding completion of the work.
 - 2(b) Obtain Occupancy Certificate from the Corporation.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which permission has been granted at any time for the purpose of ensuring compliance with the Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or SDCPR - 2013 in force.
4. The Commencement Certificate shall remain valid for period of 1 year from the date of its issue thereafter revalidation of the same shall be done in accordance with provisions of Section- 43 MRTP Act- 1966 and as per regulations no. 16 (1)(2) of the SDCPR - 2013
5. The conditions of this certificate shall be binding not only on the applicant but also on its successor and/or every person deriving title through or under him
6. It is Mandatory to provide Temporary Tower to labourers at site during construction.
7. Prior Permission is necessary for any deviation / change in Plan.
8. You have to pay the necessary charges due to GST if applicable in accordance with the Corporation policy and as intimated to you in writing, and if not paid the certificate shall be revoked.

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Govt. of Maharashtra memorandum vide No. TBP/4393/1604/C4-28/94, UD-11/1994 for all buildings following additional conditions shall apply.

- As soon as the development permission for new construction or re-development is issued by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number Plot Number/Sector & Node of Land under development along with description of its boundaries.
- c) Order Number and date of grant of development permissions or re-development permissions issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- f) A notice in the form of an advertisement, giving all the details mentioned in (i) above to be published in two widely circulated newspapers one of which should be in Marathi language.

As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Development Dept. Govt. of Maharashtra, vide No. FAR/102004/160/P.No. 27/UD-20/27/02/2004, for all Buildings following additional conditions shall apply.

The owners/Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Brick cement fly ash bricks or blocks or similar products or a combination of aggregate of the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in construction activity.

As directed by the Urban Development Dept. Government of Maharashtra, under Section-154 of & TP Act -1966 and vide Provision No. TBP 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for buildings greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities space of Housing Society shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures specifications different from those in Schedule, subject to the minimum capacity of Rain water harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of groundwater at all times.

The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. area for the failure of the owner of any building mentioned in the (a) above to provide or maintain Rain water harvesting structures as required under these bylaws.

प व ल - २
१०००८ २०१८
२८/१००

M. M. ...
City Engineer
Panvel Municipal Corporation



Mandar Villa Co. Op. Housing Soc. Ltd.
Through POA Holder
Mr. Marwan Construction,
Mr. Mohammed Omer Shaikh,
3 & 4, Konkani Plaza,
Panvel, Djs. Raigad.
Mr. ... & Architects,
Shop No. ... Firdharaj Co. Op Hsg. Soc.
... Road, Old Panvel, 410203





Panvel Municipal Corporation
Tal - Panvel Dist - Raigad

E-mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.2017/JM/CBP/ 1153 /2018

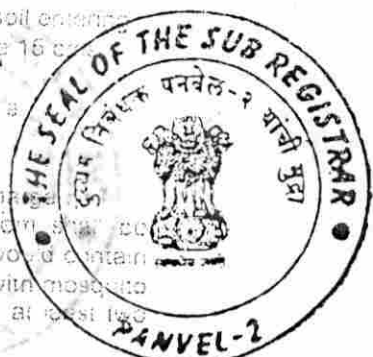
Date: 25 JAN 2018

SCHEDULE
RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
 - i) Open well of minimum of 1.00 mt. dia and 6.mt. depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mt and refilled with stone aggregate and sand, the filtered rain water may be channelled to the refilled pit for recharging the borewell.
 - iii) An impervious surface underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged into ground through circulation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20mt width x 1.20 mt depth. Trenches can be of depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth
 - b) 20 mm stone aggregate as lower middle layer upto 50% of the depth
 - c) Coarse sand as upper middle layer upto 20% of the depth
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 16 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches
 - vi) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well / bore well / storage / tank / recharge pit/trench by mean of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and pipes openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq mt.

प व ल - २	
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4. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter management and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



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सहाय्यक निबंधक, सहकारी संस्था, पनवेल ता. पनवेल जि. रायगड यांचे कार्यालय

मिडलक्लास हौसिंग सोसायटी लि. प्लॉट क्र-८३ सुशिला निवास पनवेल

दुरध्वनी क्रमांक :- ०२२२७४५२९८३

email :- arcspanvel@rediffmail.com

जा.क्र. सनिप/वि-१/मंदारविला/हो/पुनर्विकास/३७७/सन २०१६

दिनांक : १०/०२/२०१६

प्रति,

चेअरमन/सेक्रेटरी,

मंदारविला को.ऑप.हौसिंग सोसायटी

लि. प्लॉट नं. ३, फा. प्लॉट नं. ३४, पनवेल, ता. पनवेल जि. रायगड

विषय :- संस्थेच्या इमारतीचा पुनर्विकास करण्या बाबत.

संदर्भ :- १. आपले दि. १७/१२/२०१५ व ०९/०२/२०१६ रोजीचे पत्र

२. या कार्यालयाकडील दि. ११/०१/२०१६ चे आदेश

३. शासन निर्णय क्रमांक सगया/२००७/४.क्र.५५४/१४-स.

दि. ३/०१/२००९ मधील तरतुदी.

आपले लक्ष उपरोक्त संदर्भिय विषयांकित पत्रांकडे घेण्यात येत आहे.

२/-

उपरोक्त संदर्भिय विषयास अनुसरून आपणास कळविण्यात येते की, आपल्या संस्थेच्या पुनर्विकासासंदर्भातील दि. ०४/०२/२०१६ रोजीच्या विशेष सर्वसाधारण शिफारस या कार्यालयाच्या श्री. शांताराम वा. चव्हाण, सहकारी अधिकारी श्रेणी-१ यांना प्राधिकृत केलेले होते. श्री. शांताराम वा. चव्हाण, सहकारी अधिकारी श्रेणी-१ यांनी सदर सभेस उपस्थित राहून या कार्यालयास दि. १३/०२/२०१६ रोजी आपल्या सादर केलेल्या आहे. त्यांच्या अहवालानुरूप संस्थेतील एकूण १५ मंथाने संस्थेच्या पुनर्विकासासंदर्भात सभेस उपस्थित होते. उपस्थित मंथाने संस्थेच्या पुनर्विकासाबाबतच्या विषयाची निवड केलेली आहे.

तरी सदर संस्थेच्या पुनर्विकासा संदर्भात संदर्भ क्र. ३ मधील नियमावलीच्या तरतुदी अन्वये राहून संबंधित स्थानिक प्राधिकरण व इतर विभागाच्या आवश्यक तसेच परवानग्या देण्याबाबत इमारतीचा पुनर्विकास करण्यास या कार्यालयाची हरकत नाही. तथापि याबाबत आवश्यक काही कार्याबाबत वाव उदभवल्यास त्यांची सर्व जबाबदारी संस्थेच्या संचालक मंडळाची राहिल याची नोंद घ्यावी.

सहाय्यक निबंधक

सहकारी संस्था, पनवेल ता. पनवेल जि. रायगड

प्रत माहितीसाठी व आवश्यक त्या प्डील कार्यवाहीसाठी सविनय सादर

मा. मुख्याधिकारी,

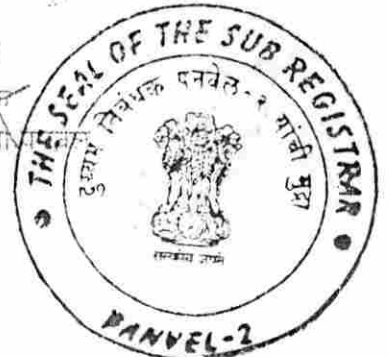
पनवेल नगरपरिषद पनवेल ता. पनवेल

२/- त्यांना विनंती करण्यात येते की, उपरोक्त संस्थेच्या पुनर्विकासा संदर्भात नियमावलीच्या अन्वये

आवश्यक त्या परवानग्या देण्यासाठी या कार्यालयाची शिफारस आहे.

सहाय्यक निबंधक

सहकारी संस्था, पनवेल ता. पनवेल जि. रायगड



प व ल - २
१०००८ २०१८
३१/००

Mandar Villa Co-op Hsg Soc -Bunder Road Panvel Plot No.34/3

Name of the Flat Owner	Floor	Flat	Existng Carpet in Sq.Ft	New Carpet Area To Be Given in Sq.Ft
Chinnappan Dhomini	Gr.Floor	1RK	310	310
Dwarkanath Jaganath Patil	Gr.Floor	2BHK	495	495
Maidul Tarafdar	Gr.Floor	2BHK	495	495
Suman Pramod Toraskar	Gr.Floor	1RK	310	310
Ashok Vaman Patil	1st Floor	2BHK	495	495
Narayan Hari Warade	1st Floor	2BHK	495	495
Shivram Jivla Gaikwad	1st Floor	2BHK	495	495
Baban Deu Salvi & Pratibha Baban Salvi	1st Floor	2BHK	495	495
Jaishri Shriramsingh Rajput	2nd Floor	2BHK	495	495
Dilip Anant Gaikwad	2nd Floor	2BHK	495	495
Rajdish Naravandas Thakker	2nd Floor	2BHK	495	495
Hiyakat ali Khaja Qureshi	2nd Floor	2BHK	495	495
Maitudev Nama Kedari	3rd Floor	2BHK	495	495
Sunil Vasudev Sapne	3rd Floor	2BHK	495	495
Suresh Chandra Ramavtar Mourya	3rd Floor	2BHK	495	495
		Total	7055	7055

पं. नं. ४	
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४२/७५	

पं. नं. २
१०००८ २०१८
३२/७०



OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 13009.00/20/2016 Date 13/03/2016

Received from Shri श्री. मारुत क. म. म. म. residing at पवेल Stamp Duty Rs. 8,34,000/-

(Rupees 8,34,000) only in the State Bank of India Branch राज्य बँक, पवेल vide Cheque No. SAVING. MAHAR. 1011937016706 Dated 13/03/2016

Certified under Section 32(1)(b) of the Bombay Stamp Act 1958 that the full Stamp Duty of Rs. 8,34,000/- with which this instrument is chargeable has been paid vide article No. 5.9.2 of Schedule

This certificate is subject to the provision of section 53A of Bombay Stamp Act, 1958 m.v. 208,38,000/-

Place पवेल Date 16/04/2016 Collector of Stamps Raigad



ह प्रमाण पत्र " मुद्रांक मसुदाक अधिनियम १९५८ अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे हेतु उक्त दस्त "संदर्भातील कोकणी अधिकाऱ्यांमार्फत वखल झाल्यास, कोकणी अधिनियम १९०८ अ अधिनियमातील तरतुदी नुसार कोकणी अधिकारी दस्त संदर्भाची कार्यवाही करतील. "

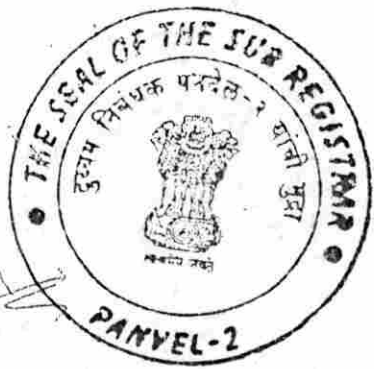
REDEVELOPMENT AGREEMENT BETWEEN CO-OPERATIVE HOUSING SOCIETY AND BUILDER-DEVELOPER

THIS Redevelopment Agreement is made at Panvel, Dist.: Raigad on this 16..th day of the month of APRIL..... in the year 2016.....

BETWEEN

MANDAR VILLA CO-OPERATIVE HOUSING SOCIETY LTD., PANVEL, a Co-Operative Housing Society registered under the provision of Maharashtra Co-Operative Societies Act, bearing its Registration No.: RGD/ PWL/HSG/(TC)/1598/2000-01), dated

पवेल-२
90000 2016
33/00



Handwritten signatures and initials of the parties involved in the agreement.



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक: - आ/जीडी/सीईव्हास्त/स्पसतजी/[टीसी]/१५९८/२०००-२००१/सन-२०००

दिनांक: - ०१/०८/२०००

या प्रमाणपत्राव्दारे प्रमाणित करण्यात येत आहे की,

महाराष्ट्र शासन को. ऑप. होटिंग सोसायटी मध्ये पनवेल ही संस्था महाराष्ट्र

प्लॉट नं. ३, काझाल प्लॉट नंबर-३५ पनवेल ता. पनवेल जि. रायगड

राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन

१९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ३ (१)

अन्वये नोंदण्यात आलेली आहे.

३५५०	२०१६
२०	१६

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२-(१) अन्वये

महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील

नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण

असून उप-वर्गीकरण मांडक सहभागीदारी गृहनिर्माण सह. संस्था आहे.

प व ल - २

१०००८	२०१६
३४	१००



सही *Datta*

[स. स. पाटील]
सहाय्यक निबंधक
सहकारी संस्था पनवेल

हुद्दा क्रमांक - १५९८/२०००-२००१/सन-२०००
पनवेल तालुका, पनवेल-रायगड.

स्थळ: - पनवेल
दिनांक: ०१/०८/२०००

सं. १) स
२) स
३) स
४) स
दिप

गठिया

प्रोसिडींग-बुक

संस्थेचे नांव : मदार व्होला को. ऑ. ही सोसायटी
 1) समेचा प्रकार विदेशी अर्थसाधना
 2) समेचा क्रमांक २५१
 3) समेची तारीख ०१/१२/२०१६
 4) समेची वेळ - स. ११:०० वाजता

5) समेचे स्थळ - मदार व्होला संस्थेच्या ठिकाणी

6) समेस कोणी सन्माननीय गृहस्थ अगर अधिकारी हजर असल्यास त्याची नांव (हस्ताक्षर)
 7) समेचे अध्यक्ष मान्यावर -

मदार व्होला को. ऑ. ही. सोसायटी
 RGDP/WL/HSGG/TC/15002000-2001

विषय नंबर वाराय नंबर
 कोणते विषय/कार्य आहे त्याचे विवरण व प्रस्ताव
 कोणी कोणी तारखेसह वारावाची अंमलबजावणी

१) शासक इनामिदनास तीत गिरीदीपानुग लुलनात्मक माहीती देवून मे. मारवाण कंगरुकरणी पत्रवेळ या विकासकारणी गिरी करण्यात आली.

२) गिरीद झालेल्या विकासका करुण संमतीपत्र देणे.

३) गिरीद झालेले विकासक मे. मारवाण कंगरुकरणी शासक पत्रवेळ यांचे बरोबर समुह विकासकारणी असे ठरवण्यात आले.

५५० २०१६
 ०१/१२

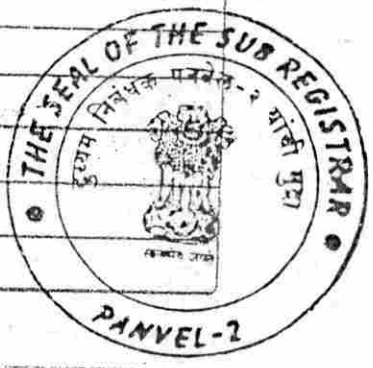
४) विकासकारणी करावयाच्या कराराच्याशी शासक व सदरिकावत संमतीसह शासक माहीती देणे.



५) विकासकारणी करावयाच्या कराराच्या शासक व सदरिकावत माहीती देण्यासाठी संस्थेचे संभासक यांनी विकासक माहीती संयुक्त संभा देण्यात यावी असे ठरवण्यात आले.

५५०-२
 १०००१ २०१८
 ३०/००

इभारतीच्या पुनर्विकासासाठी विकासक मंडळाने मे. मारवाण कंगरुकरणी पत्रवेळ यांनी गिरीद करण्यात आली. सदर गिरीद बाबत अध्यात्म कोणतीही हरकत नाही.



पंचायत-समस्त ग्राम अस्तित्वा समाप्तवाची नावे गरजे प्रमाण व जरूरीप्रमाण स्वतंत्र कागदावर लिहून ती प्रमाणकायदास जोडावो, पान नं.

पंचायत-समस्त ग्राम अस्तित्वा समाप्तवाची नावे-
६५१०

७ भदार व्हीला को. ऑ. ही. सोसायटी
RGD/PWL/HSG/(TC)/15982000-2001 पन्वेल

क्रमांक	उपाय नंबर	समभुटे विधायकांकडून आलेले विषय व उपाय	शर आणि तारखेसह उपायाची अंमलबजावणी
		श्री. सुखिल वा. सापणे	Shapare
		श्री. विलीप जगत भाडकवास	Bhaskar
		श्री. नारकाबाय रा. पाटील	Patil
		श्री. अशोक वा. पाटील	Patil
		श्री. एम. एम. केवारी	Kevari
		श्री. जगदीश ठाकूर	Thakur
		श्री. श्री. जंजीगी	Janggi
		श्री. जयंत रेडु शावकी	Shawki
		श्री. सुमत नोरसकर	Norskar
		श्री. सुरेशभद्र गोप	Gop
		श्री. लीलाकृत मली कुरेकी	Kureki
		श्री. मंगुल एम. सरफदार	Sarfar
		श्री. नारायण इश्वर वराडे	Varade
		श्री. जयशंकर रा. राजपुर	Rajpur

पंचाल-२
१००६८ २०१८
३८/००

भदार व्हीला को. ऑ. ही. सोसायटी
RGD/PWL/HSG/(TC)/15982000-2001 पन्वेल



शरिफ

Shapare
अभिहितकार

528/3917

पावती

Original/Duplicate

Thursday, April 28, 2016
5:46 PM

नोंदणी क्र. 39म
Regn. 39M

पावती क्र.: 4440 दिनांक: 28/04/2016

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल4-3917-2016

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. मारवत कंसट्रकशन तर्फे भागीदार मोहम्मद उमेर फ. शेख ---

नोंदणी फी ₹ 100.00

दस्त हाताळणी फी ₹ 440.00

पृष्ठांची संख्या: 22

एकूण: ₹ 540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:59 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panel 4

बाजार मूल्य: रु.0/-

मोबदला: रु.1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

पवल-२	
90000	2016
30/00	

Wslh

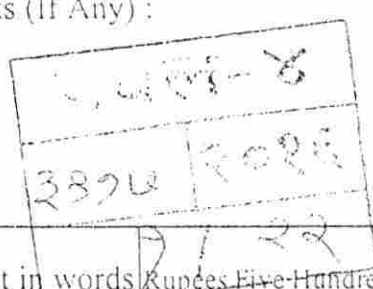


प व ल-२	
१०००८	२०१८
४०/००	



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH000602309201617R	BARCODE	Form ID :	Date: 28-04-2016
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR547- PNL4_PANVEL NO 4 SUB REGISTRAR	Location	PAN No. (If Applicable)	DLN----
Year	Period: From : 28/04/2016 To : 31/03/2099		Full Name	dilip a gaikwad and other
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg	as per agreement	
0030046401-75	500.00	Road/Street, Area /Locality	Maharashtra	
0030063301-70	0.00	Town/ City/ District	4 1 0 2 0 6	
	0.00	PIN	Remarks (If Any) :	
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	500.00	Amount in words	Rupees Five Hundred Only	
Payment Details: IDBI NetBanking Payment ID : 88651834		FOR USE IN RECEIVING BANK		
Cheque- DD Details:-		Bank CIN No. 69403332016042850972		
Cheque- DD No.		Date	28-04-2016	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

(Handwritten signatures and stamps)

पवल-२
१०००८२०१८
४९/८०



पंचल-२	
१०००८	२०१८
४२/१००	



Data of Bank Receipt for GRN MH000602309201617R
Bank - IDBI BANK

Bank/Branch :
 mt Txn id : 88651834
 mt DtTime : 28/04/2016 14:58:52
 hallanIdNo : 69103332016042850972
 istrict : 1301 / RAIGAD

Simple Receipt
 Print DtTime :
 GRAS GRN : MH000602309201617R
 Office Name : IGR547 / PNL4_PANVEL NO.4 SUB REGISTRAR

tduty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 tduty Amt : Rs 500.00/- (Rs Five Hundred Rupees Only)
 gnFee Schm :
 gnFee Amt :

प व ल - २
 90000/-
 83/00

Only for verification-not to be printed and

rticle : 48(f)
 rop Mvbity : Immovable
 rop Descr : asper agreement .
 Consideration : 1.00/-
 : Maharashtra
 : 410206
 uty Payer : DLN---- dilip a gaikwad and other
 ther Party : DLN---- mandar villa chsl



ank Scroll No : --
 ank Scroll Date : --
 BI Credit Date : --
 obile Number : 919100000000

3820
 2
 22



सह. / दुय्याग निबंधक वार्ड / र.
 पनवेल-४.

पवेल-४	
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पवेल-२	
१०८८	२०१८
४४/८०	



पत्र-४	
३९९०	२०१६
४/२२	



Power of Attorney
(Irrevocable)

TO ALL TO WHOM THESE PRESENTS SHALL COME,
 MANDAR VILLA CO-OPERATIVE HOUSING SOCIETY
 PANVEL, a Co-Operative Housing Society registered under the provision
 of Maharashtra Co-Operative Societies Act, bearing its Registration No.
 RGD/ PWL/HSG/(TC)/1598/2000-01), dated 01.08.2000, having its
 registered office at Final Plot No. 34, Sub Plot No. 3 Bunder Road, Panvel
 Dist.: Raigad; herein after called and referred to as the
 through its Office Bearers i) Mr. Dilip Anant Gaikwad -
 ii) Mr. Chinnappan Dhomini - Hon. Secretary and
 Vasudev Sapane - Hon. Treasurer, as on today hereinafter
 called and referred to as "the SOCIETY" send greetings,

पत्र-२	
१००००	२०१८
४/२०	



WHEREAS The Pir Karamali Shah Dargah Trust (herein after called and
 referred to as the 'Trust') has owned and possessed the piece and parcel of
 land bearing Survey No. 471 A, situated and lying at Bunder Road, Panvel
 (herein after called and referred to as 'the said Land').





पत्र-४	AND WHEREAS
359	2028
4	122

Hon. Town Planning Office at Panvel has announced Town Planning Scheme I for the lands situated at Panvel. And the said Land has numbered as Final Plot No. 28 of Panvel.






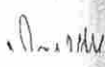
WHEREAS the said Trust has with intention to increase the income of Trust was intending to develop the said Land by converting into Non-Agricultural Lands and carved out Plots thereon; and therefore made an application to the Panvel Municipal Council for sanctioning the layout plan on the said Land. The Panvel Municipal Council has approved the Layout Plan vide General Committee Resolution No. 19, dated 19.04.1965. And on that basis of Layout and Resolution above the said Land has numbered as Final Plot No. 31, 32 & 34 521/1 and 521/2 as per the Panvel Town Planning Scheme No. 1. So the said Land has numbered as Final Plot No. 28 in the records of Property Register Card in the office of Hon. Town Planning Office at Panvel and Final Plot No. 34 as per layout sanction by the Panvel Municipal Council. That means Final Plot No. 28 and Final Plot No. 34 are same numbers given to the said Land.

पत्र-४	AND WHEREAS
9000	2036
88	100

the requisite permission under section 36 of the Bombay Public Trusts Act is accorded by the Hon. Charity Commissioner, Mumbai to the said Trust to lease out the Sub-Plot No. 3 out of Final Plot No. 34 Originally formed out of Survey No. 471A situated and lying at Bunder Road, Panvel to Shri. Jaynarayan Shivnarayan Kasat for a period of 99 years pursuant of the above said permission. The said Lease Deed was executed and registered on 29.03.1985.



WHEREAS Shri. Jaynarayan Shivnarayan Kasat was absolutely seized and possessed of or otherwise well and sufficiently entitled to the Leasehold Plot bearing Sub-Plot No. 3 out of Final Plot No. 34, admeasuring about 731 sq.mtrs. as per layout sanction by the Panvel Municipal Council and Final Plot No. 28 in the records of Property Register Card in the office of Hon. Town Planning Office at Panvel (herein after collectively called and referred 'the said Plot').

AND WHEREAS due to ill health and old age, Shri. Jaynarayan Shivnarayan Kasat expired on 03.08.1988. And on demise of Late Shri. Jaynarayan Shivnarayan Kasat, SHRI. GIRISH JAGDISH KASAT got the Leasehold rights in the said Plot being the sole heir of Late Shri. Jaynarayan Shivnarayan Kasat. Thus SHRI. GIRISH JAGDISH KASAT become the Lessee by heirship and succession of the said

40001-8	
2590	2098
8/22	

AND WHEREAS said SHRI. GIRISH JAGDISH KASAT has prepared a building Plan to be constructed on the said Plot and has submitted the Plan to the Panvel Municipal Council for its approval. The Panvel Municipal Council has sanctioned and approved the said Plan and accordingly Building Permission No. 29, dated 29.07.1992 was granted.



AND WHEREAS Shri. Zaverbhai Hirjibhai Patel, Partner of M/s. Vijay Corporation approached to SHRI. GIRISH JAGDISH KASAT and expresses his desire to develop the said Plot, entirely at their risks and costs.

40001-2	
90001	2096
10/100	

AND WHEREAS Shri. Zaverbhai Hirjibhai Patel constructed building consisting of Ground plus Three Upper Floors, which is known as 'MANDAR VILLA' (herein after called and referred to as 'the said building') on the said Plot as per plans passed and sanctioned by the Panvel Municipal Council and also obtained Completion Certificate from Panvel Municipal Council. The said SHRI. GIRISH JAGDISH KASAT as well as Shri. Zaverbhai Hirjibhai Patel has sold the various flats and other units in the said building various purchasers on ownership basis for the consideration and terms and conditions agreed in their respective agreements, hereinafter for the sake of brevity collectively called and referred to as 'the said Tenements', more particularly described in the Schedule hereunder written.








पदवी-४
 399 LAND ROSE
 122

WHEREAS the holders of all flats in the said building known as 'MANDAR VILLA' Apartments formed themselves into a co-operative society in the name and style of 'MANDAR VILLA CO-OPERATIVE SOCIETY LTD., PANVEL' bearing its Registration No.: RGD/PWE/REG/(TC)/1598/2000-01, dated 01.08. 2000.



AND WHEREAS the said SOCIETY along with the Flat Owners of the said building are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground situated at Panvel bearing Sub-Plot No. 3 out of Final Plot No. 34, admeasuring about 731 sq.mtrs. as per layout sanction by the Panvel Municipal Council and Final Plot No. 28 in the records of Property Register Card in the office of Hon. Town Planning Office at Panvel and more particularly described in the Schedule hereunder written.

AND WHEREAS the existing building of the said SOCIETY on the said Plot is old and in dilapidated condition. The said building consists of

पदवी-२
 9000/2086
 8200

ground and floors and has total 15 numbers of tenements. The said Plot is capable of being re-developed by demolishing the existing structure and by construction of a new building thereon by utilising full F.S.I. (including premium F.S.I.) and obtaining of Transferable Redevelopment Rights as per the prevailing rules and regulations. But the said SOCIETY due to paucity of funds requires expertise and finance for the Redevelopment of



the said mentioned Property. The said SOCIETY themselves unable to redevelop the said Plot and therefore desirous of re-developing through the

AND WHEREAS the said SOCIETY, after due compliance of all the legal formalities, has given the said Plot for Redevelopment to M/s. MARWAN CONSTRUCTION, a Partnership Firm through its Partners 1. Mr. Ziauddin Ahmed Abdulrauf Shaikh, age about years, 2. Mr. Nazir Rawoof Shaikh, age about years, 3. Mr. Mohammed Omer Shaikh, age about years Indian inhabitant having office at : Shop No. 3 & 4,

(Signatures)

Ground Floor, Kokan Plaza, Bandar Road, Panvel - 410 206, Tal. Panvel,
Dist. Raigad, hereinafter for the sake of brevity and convenience referred to
as the 'BUILDER-DEVELOPER'.

3990		2016	
4022			

AND WHEREAS the said SOCIETY in its Special General Body Meeting has resolved that i) Mr. Dilip Anant Gaikwad - Hon. Chairman, Chinnappan Dhomini - Hon. Secretary and iii) Mr. Sankar Vasudev Sapane - Hon. Treasurer, being the Committee Members, are authorised to sign and execute the Deeds, documents etc. pertaining to this 'Redevelopment Agreement' and also to register the same AND AS SUCH said SOCIETY through its abovementioned office bearers has on 13/09/2016, 19/03/2016, executed the REDEVELOPMENT AGREEMENT in favour of the said BUILDER-DEVELOPER, which is duly registered in the office of the Sub-Registrar of Assurances, Panvel - 4 at Panvel on 18/04/2016 vide Document No. 3550/2016 and for which SHRI. GIRISH JAGDISH KASAT has duly consented by signing the same as the CONFIRMING PARTY.

UPIN SUB-REGISTRAR
PANVEL-4

9000		2016	
82/100			

AND WHEREAS in Pursuance of the said REDEVELOPMENT AGREEMENT, the members of the said SOCIETY rather the office bearers i.e. members of the committee of the said SOCIETY are required to do and execute various works, deeds and things, for which they are required to be present at a time before various officers, which is practically quite difficult. AND THEREFORE the SOCIETY i.e. the members of the said SOCIETY decided and propose to appoint the partner of the said BUILDER-DEVELOPER i.e. Mr. Mohammed Omer Shailkh, age about years an Indian inhabitants being the partner of M/s. MABWAN CONSTRUCTION, a Partnership Firm, having office at : Shop No. 3 & 4, Ground Floor, Kokan Plaza, Bandar Road, Panvel - 410 206, Tal. Panvel, Dist. Raigad, who have agreed to carry on the work of redevelopment on the terms of an Redevelopment Agreement entered into by the said SOCIETY in favour of the said firm, as our attorneys or agents with full

THE SEAL OF THE SUB REGISTRAR
PANVEL-2

(Signature) *(Signature)* *(Signature)*

पवेल-४
3890
2/22

power to develop the said property as hereafter stated on our behalf and in our name and which the said attorneys have agreed to do.



NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that MANDAR VILLA CO-OPERATIVE HOUSING SOCIETY LTD., PANVEL, a Co-Operative Housing Society registered under the provision of Maharashtra Co-Operative Societies Act, bearing its Registration No.: RGD/ PWL/HSG/(TC)/1598/2000-01), dated 01.08.2000, having its registered office at Final Plot No. 34, Sub Plot No. 3 Bunder Road, Panvel, Dist.: Raigad; herein after called and referred to as the 'the Society' through its Office Bearers i) Mr. Dilip Anant Gaikwad - Hon. Chairman; ii) Mr. Chinnappan Dhomini - Hon. Secretary and iii) Mr. Sunil Vasudev Sapane - Hon. Treasurer hereby appoint and constitute Mr. Mohammed Omer Shaikh, age about years an Indian inhabitants being the partner of M/s. MARWAN CONSTRUCTION, a Partnership Firm, having office at : Shop No. 3 & 4, Ground Floor, Kokan Plaza, Bandar Road, Panvel - 410 206, Tal. Panvel, Dist. Raigad, jointly and severally to be our true and lawful attorneys with full authority and power

to do and execute all acts, deeds and things mentioned below, for us and on our behalf and in our names, viz:

पवेल-२
90000
30/000

To appoint an architect and to get the plans of the proposed building sanctioned by the Municipal Council of Panvel And other authorities concerned in respect of the new building proposed to be constructed



thereon, so as to exhaust the full F.S.I. which is available on the said property under the present development rules, provided the plans, before are submitted to the Municipal Council for approval, are also approved by us.

To make necessary applications and sign all papers, to appears before the Municipal Authorities, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and

(Signature) *(Signature)* *(Signature)* *(Signature)*

things as may be necessary for getting the plans of the proposed building sanctioned by the Municipal and other authorities

3596	2025
90/22	

3. To apply for and obtain Building Permission and Commencement Certificate for construction of the building from the Municipal Authorities and for that purpose to sign applications and other papers to pay necessary fees and all other acts and things necessary for purpose and in that behalf.
4. After the plans are sanctioned by Municipal Council and/or by any other competent Authority and possession is taken from all the members of the society, to demolish the existing building or structure/s on the said property and to remove all the other material therefrom, and to sell such building material like steel and cement at the best price available and to receive the sale proceeds.
5. To construct a building on the said plot as per the sanctioned plans and according to specifications and other requirements of the Municipal Council and for that purpose to employ contractors, architects, structural engineers, surveyors and other professionals as may be required in the construction of the building.
6. To enter into and sign the contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreements.
7. To enter upon the said property as our licensee for the purpose of carrying on the construction work as aforesaid.
8. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for a building.



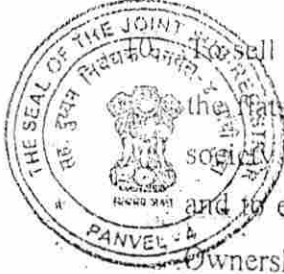
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(Signature) *(Signature)* *(Signature)*

पवेल-४	
२९७७	२०१६
१९/२२	

To obtain occupation and completion certificate from the Municipal Council and/or from any other competent Authority, after the building is completed in all respects.



To sell the flats, shops and other premises in the said building except the flats, shops and other premises to be given to the members of the society at the best price available, to the intending purchasers thereof and to enter into agreements in the prescribed form, if any under the Ownership Flats Act, or otherwise with such modifications therein as may be necessary.

11. To execute the documents of agreement for sale, deed of apartment, deed of rectification, deed of cancellation etc. in favour the prospective purchasers, in respect of the flats, shops and other premises in the said building except the flats, shops and other premises to be given to the members of the society and register the same in the proper registration office.

पवेल-२	
१०९९८	२०१६
५२/१००	

To execute the documents of agreement for sale, deed of apartment, deed of rectification, deed of cancellation etc. in favour of the members of the society in respect of the flats, shops and other premises in the said building to be given to the members of the society and To lodge the documents requiring registration, in the office of the concerned Registrar or Sub-Registrar of Assurances and/or to admit to execution thereof before him and to do all the necessary things for completion of the registration of such documents.



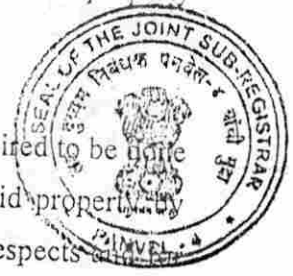
To hand over actual possession of the flats, shops and other premises in the said building to the prospective purchasers as well as the members of the society.

(Signature) *(Signature)* *(Signature)* *(Signature)*

14. To engage any advocate or solicitor for the purpose for taking advices and for preparation and execution of different documents required to be executed pursuant to these powers and to pay their fees

पवेल-४
३८९० २०१६
११/१२

15. To pay all the municipal and other taxes relating to the said property payable until the completion of the building.



16. To do generally all other acts and things as may be required to be done or become necessary for the redevelopment of the said property by constructing a building on flat ownership basis in all respects including executing and registering the various documents, which are incidental to the execution or exercise of any or all of the abovementioned powers and which We would have done, if personally present.

AND I hereby agree to ratify and confirm all lawful acts and things done by the said attorneys in exercise of the powers herein contained and in furtherance of the said Power of Attorney.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE:

All these vacant pieces or parcels of lands or grounds being the said Plot bearing Sub-Plot No. 3 out of Final Plot No. 34, admeasuring about 731 sq.mtrs. as per layout sanction by the Panvel Municipal Council and Final Plot No. 28 in the records of Property Register Card in the office of Hon. Town Planning Office at Panvel and lying and being at Panvel Taluka in the registration District and Sub-District of Raigad and bounded as follows, that is to say:

पवेल-२
१०००८ २०१८
५३/१००

- On or towards the North : Final Plot No. 34/7.
- On or towards the South : PMC (Bunder) Road.
- On or towards the East : Final Plot No. 34/2.
- On or towards the West : Khwaja Nagar.



(Handwritten signatures)

पवेल-२
 ३९७०
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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seal on the day and the year first hereinabove written.



THE COMMON SEAL of the within named SOCIETY i.e. MANDAR VILLA CO-OPERATIVE HOUSING SOCIETY LIMITED, represented by

Mr. DILIP ANANT GAIKWAD
 Chairman of the Society

[Signature]



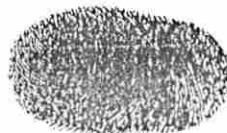
2. Mr. CHINNAPPAN DHOMINI
 Secretary of the Society

[Signature]



3. Mr. SUNIL VASUDEV SAPANE
 Treasurer of the Society

[Signature]



In the presence of :

[Signature]

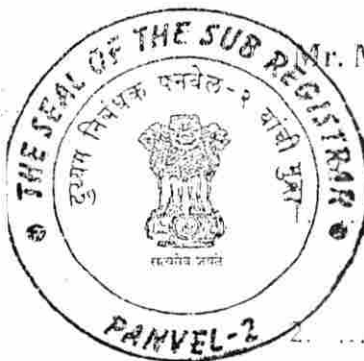
पवेल-२
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 ५४/००

SIGNED SEALED AND DELIVERED by the Within named BUILDER-DEVELOPER M/s. MARWAN CONSTRUCTION a partnership firm through its Partner

Mr. MOHAMMED OMER SHAIKH

In the presence of :

[Signature]



[Signature]

