

.....
AGREEMENT FOR SALE
ALLOTMENT OF ADDITIONAL AREA
.....

SHILA BINA CHS. LTD.

C.T.S. No. 359, 359A, 359B & 359C Of Village Borivali, Eksar Road,
Near Laxmi Narayan Temple, Borivali (West), Mumbai - 400 091.

M/S. MS INFRASTRUCTURE

Office No.1, 1st Floor, Burhani Heritage CHS Ltd., Opp. Bohra Masjid,
M G Road, Kandivali (W), Mumbai- 400067, Tel.022 28665252

389/3809

Monday, February 21, 2022

6:41 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: बोरीवली
दस्तऐवजाचा अनुक्रमांक: बरल-6-3809-2022
दस्तऐवजाचा प्रकार : पुरवणी करारनामा
सादर करणाऱ्याचे नाव: पूजा तरुण कट्टा

पावती क्र.: 4161 दिनांक: 21/02/2022

नोंदणी फी

रु. 30000.00

दस्तऐवजाच्या फी

रु. 1200.00

मुद्रांक शुल्क: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, यवनेल प्रिंट, सूची-२ अंदाजे
7:01 PM ह्या वेळेस मिळेल.

मह. रु. नि. बोरीवली 6

वाजार मुल्य: रु. 10028051.88/-

मोबदला रु. 10081000/-

भरलेले मुद्रांक शुल्क : रु. 403300/-

दय्यम निर्बंधक बोरीवली क.

नगर जिल्हा.

- 1) देयकाचा प्रकार: By Cash रकम: रु 1200/-
 - 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
- डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013042076202122P दिनांक: 21/02/2022
वेंकेचे नाव व पत्ता:

Valuation ID: 202202215901
 बरच 6

वैधानिक - 1/1
 3000 9 60
 2022

मूल्यांकनाचे वर्ष: 2021
 जिल्हा: मुंबई उपनगर)
 मूल्य विभाग: 83 बोरीवली (बोरीवली)
 उप मूल्य विभाग: 83/175 भुभाग उत्तरेस देवीदास मार्ग, पुर्वेस गाव सीमा, दक्षिणेस लोकमान्य टिळक मार्ग व पश्चिमेस एकदम मार्ग
 तारखे नंबर व मू. क्रमांक: सि टी एस नंबर 359

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर & जूनी जमीन	निवासी सदानिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
65950	150260	172400	223100	150260	चौरस मीटर

बांधीय शेवोची माहिती

बांधकाम क्षेत्र (Built Up)	63.56 चौरस मीटर	मिळकतीचा दापर	निवासी सदानिका	मिळकतीचा प्रकार	बांधीय
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर	Rs 150260/-
उद्देशाहान सुविधा	आहे	मजला	5th floor To 10th floor		

रस्ता सन्मुख -
 Sale Type -
 First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

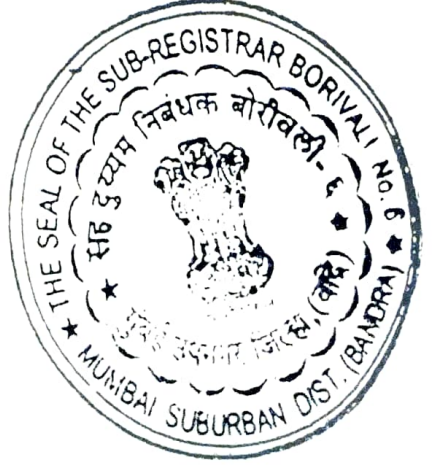
मजला निहाय घट/वाढ = 105% apply to rate = Rs 157773/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = (((157773-65950) * (100/100)) + 65950)
 = Rs 157773/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 157773 * 63.56
 = Rs 10028051.88/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅग्नाईज्ड मजला क्षेत्र मूल्य + सगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + बंदिस्त वाहन तळघरे मूल्य + खुल्या जमिनीवरील वाहन तळघरे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्काची + मॅकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 10028051.88 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs 10028051.88/-

Home Print



37
30/10 19 50
2022

**AGREEMENT FOR SALE
ALLOTMENT OF ADDITIONAL AREA**

THIS AGREEMENT is made and entered into at Mumbai this 18th day of in the February Christian Year Two Thousand and TWENTY TWO

BETWEEN

SHILA BINA CO OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/WR/HSG/TC/4231/88-89 dated 20.02.89, situated at Eksar Road, Near Laxminarayan Temple, Borivali (West), Mumbai - 400 091, hereinafter referred to as "THE SOCIETY" represented by [i] Mr. Jayesh Arvind Dadarkar, Hon. Chairman, [ii] Mr. Mahendra Kesharaj Baburao Patil, Hon. Secretary and [iii] Mr. Sarju Chandulal Shah, Hon. Treasurer of the Society, authorized vide Resolution dated 30th October, 2021 (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include all its Members, Managing Committees in Office, from time to time and its successors and assigns) of the ONE PART. A copy of the Resolution authorizing said Office Bearers to execute this Agreement for Allotment of Additional Area annexed herewith and marked as ANNEXURE "A".

AND

MRS. POOJA TARUN KATTA, of Mumbai, Indian Inhabitant, presently having his/her address at Flat No. B/107 on the 1st Floor, Shila Bina Co-operative Housing Society Limited, Eksar Road, Near Laxminarayan Temple, Borivali (West), Mumbai - 400 091, hereinafter referred to as "THE MEMBER" (which expression shall, unless it be repugnant to the meaning or context thereof mean and include his/her/their heirs, executors, administrators and legal representatives) of the SECOND PART;

AND

M/S. MS INFRASTRUCTURE, a Sole Proprietary Concern of Mr. Hozefa Soni, having his registered address at 1st Floor, Burhani Heritage CHS. Ltd., Opp. Bohra Masjid, M. G. Road, Kandivali (West), Mumbai 400 067, hereinafter referred to as "THE DEVELOPER" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, successors, executors, administrators and assigns) of the THIRD PART. A copy of the GST Registration Certificate and PAN Card of the Developer is annexed herewith and marked as ANNEXURE "B".

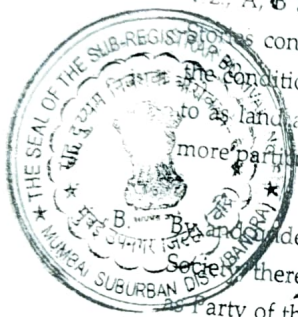
WHEREAS:

- A. By and under Deed of Conveyance dated 7th December 1990 duly registered with the Sub-Registrar of Assurances at Bombay under Serial No. BBM-1/1021/92 of

SHILA BINA CO-OP. HSG. SOC. LTD.

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Pooja Katta

1002 on 21.9.2009 and made between Mrs. Sudha Ramchandra Gupta, therein referred to as Vendor 1) Salochana Prakash Rohra, therein referred to as Vendor 2) Salush Prakash Rohra in their capacity as the executrix and executor and representatives of the last Will and Testament of Late Prakash Mohandas Rohra, therein referred to as the First Confirming Party of the Second Part and M/s. Atul Development Corporation therein referred to as the Second Confirming Party of the Third Part and Shila-Bina Co-Operative Housing Society Limited therein referred to as the Purchaser of the Fourth Part, the Society as Owner became seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No. 53, Hissa No. 8 corresponding to C.T.S. No. 359, 359A, 359B & 359C admeasuring 2,813.25 square yards equivalent to 2,352 square meters or thereabouts as per Conveyance dated 7th, December, 1992 and as per the Record of Rights admeasuring 2,288.70 square meters equivalent to 2,735.35 square yards situated at Eksar Road, Near Laxminarayan Temple, Borivali (West), Mumbai - 400 091 duly assessed with Municipal R/Central Ward of MCGM under Account no. RC0307010110000 and RC0307010460000 within the limits of Sub-Registrar at Mumbai Suburban District along with the buildings standing thereon "SHILA BINA CO-OPERATIVE HOUSING SOCIETY LIMITED" comprising of two buildings consisting of Building No. 1 with One Wing and Building No. 2 with 3 Wings viz., A, B and C and both buildings comprise of Ground plus 3(Three) Upper floors containing in the aggregate 56 (Fifty-Six) self-contained Flats subject to the conditions, stipulation, and covenants therein recorded, hereinafter referred to as land and building collectively referred to as "SAID PROPERTY" which is more particularly described in the **FIRST SCHEDULE** hereunder written;



By and under Development Agreement dated 22/11/2021 executed between the Society therein referred to as Party of the First Part, Member therein referred to as Party of the Second Part and the Developer therein referred to as the Party of the Third Part and duly registered with the Sub-Registrar of Assurances under Sr. No. 22/11/2021 dated BRL8/13357/2021 ("**SAID AGREEMENT**") the Society with the consent and confirmation of its Members granted, assigned and transferred unto and in favour of the Developer the development rights in respect of the said property more particularly described in the **First Schedule** hereunder written with absolute authority to demolish the existing structure and construct in place there at a multi-storeyed building by consuming and utilizing the entire primary Floor Space Index (FSI) of said property, FSI that may become available on demolition of the existing structure, availing benefit of Fungible FSI by payment of premium and loading of additional FSI by way of Transferable Development Rights (TDR) on the said property including consuming the FSI that may be available free of all premiums in respect of the staircase, open spaces, passages, niches etc., as also by utilizing all the benefits directly and/or indirectly attached to the said property in the form of Set- Back FSI, if any, that may become available on the said property to the maximum extent possible that may be permissible as per Regulation 33(7)(B) or such other Scheme/ Regulations

SHILA BINA CO-OP. HSG. SOC. LTD.

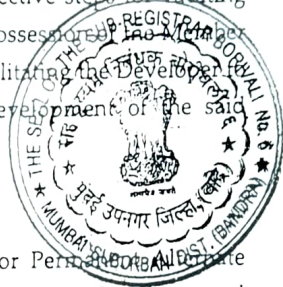
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as sanctioned under the provisions of the Development Control and Promotion Regulation, 2034 sanctioned by Government of Maharashtra bearing Ref No TPB-4317/629/ CR-118/2017/DP/UD 11 dated 8th May 2018 or such further or other policy / Notification as may be sanctioned by the Government from time to time, which enables the Developer to claim the benefit of incentive FSI permissible while construction of saleable component in light of prevailing T4 policy dated 09.07.2019 issued by MCGM subject to the terms, conditions and covenants therein recorded;

C. The Developer while acting on the said Tripartite Development Agreement got the plans in respect of the proposed building duly sanctioned and approved from the Municipal Corporation under I.O.D. bearing Ref. No. CHE/WSII/5162/R/C/337 (NEW)/IOD/1/NEW dated 28/12/2021 and the Developer accordingly in due compliance of the terms of the said Agreement gave necessary intimation thereto to the Society and the Society confirms that in turn the Society has given necessary intimation to its Members including the Member herein so as to enable the Member to take effective steps for vacating the existing premises which is in use, occupation and possession within the time stipulated in the said Agreement for facilitating the Developer to proceed further with the implementation of the redevelopment of the said property;



D. Subsequent to the execution of the said Agreement for Permanent Alternate Accommodation Agreement, the Member has approached to the Developer and has expressed his/her desire and inclination to purchase and acquire further additional carpet area of 570 sq. ft. and equivalent to about admeasuring 593 Sq. Ft. RERA Carpet area but on request and understanding that such additional area now agreed to be purchased by the Member shall be merged with the area of the said Permanent Alternate Accommodation which the Developer is under an obligation to provide free of cost to the member herein as contemplated under terms & conditions of said Tripartite Development Agreement, the Developer has accordingly conceded to the said request of the Member and shall, accordingly, sale, transfer and allot to the Member such additional area of 570 sq. ft. carpet area and equivalent to about admeasuring 593 Sq. Ft. RERA Carpet area intended to be purchased and acquired by the Member for a mutually agreed consideration of Rs. 17,000/- per sq. ft. carpet area aggregating to Rs. 1,00,81,000/- (Rupees One Crore Eighty One Thousand Only) payable by the Member to the Developer in the manner recorded hereunder;

E. The Member, thus, by having agreed to purchase and acquire additional area from the Developer as recorded in Recital E above has now become entitled to the allotment and transfer of consolidated / aggregate carpet area of 570 sq. ft. [Existing Area + Additional, free of cost, area under Development Agreement + Additional Purchased Area under these presents] and accordingly the Developer

SHILA BINA CO-OP. HSG. SOC. LTD


CHAIRMAN


SECRETARY


TREASURER



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has agreed to allot provide and transfer to the Member a Residential Premised
 Being Flat No. A/1003 admeasuring 570 sq. feet carpet area and equivalent to
 about admeasuring 593 Sq. Ft. RERA Carpet area equivalent to about 55.11 Sq.
 MIS RERA Carpet respectively on the 10th Floor of the Proposed Building
 having area as Permanent Alternate Accommodation, which is hereinafter for
 the sake of brevity referred to as said "NEW FLAT PREMISES", more
 particularly described in the SECOND SCHEDULE hereunder written. The
 Floor Plan in respect of the said New Flat Premises is and the amenities and
 facilities to be provided therein are set out in the list hereto annexed as
 ANNEXURE "I" and "II".

F. The parties being desirous of recording the terms and conditions regarding the
 allotment and transfer of the additional area now agreed to be sold and
 transferred by the Developer in favour of the Member are executing these
 presents

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND
 BETWEEN THE PARTIES HERETO AS FOLLOWS:



The Recitals appearing hereinabove shall form an integral part of the operative
 clauses of these presents and shall be read accordingly and the parties hereto
 declare and confirm the correctness of all the representations and assurances
 made by them in these presents and in the said Agreements recited above.

The Agreement for allotment of the additional area shall always be read as
 supplemental Agreement to the Agreement for Permanent Alternate
 Accommodation executed between the parties and the parties agree and
 undertake to observe perform and discharge their respective obligations, terms,
 conditions and stipulations therein contained.

3. In consideration of the additional area admeasuring 570 sq. ft. carpet area and
 equivalent to about admeasuring 593 Sq. Ft. RERA Carpet area now agreed to be
 sold and transferred by the Developer to the Member as recorded above, the
 Member has agreed to pay to the Developer an agreed consideration of Rs.
 1,00,81,000/- (Rupees One Crore Eighty One Thousand Only), after deduction
 of applicable Tax Deducted at Source, if any, under the provisions of the Income
 Tax Act, 1961, as amended and in force at the time of making payment, in the
 following manner: -

- (i) Rs. 12,00,825/- Rupees Twelve Lakh Eight Hundred Twenty
 Five Only at the time of Booking of the additional
 area agreed to be purchased and before the
 execution of these presents;

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[Handwritten signatures and initials]

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(ii) Rs. 21,34,800 /- Rupees Twenty One Lakh Thirty Four Thousand Eight Hundred Only being of the Consideration at the time of execution of these presents of the PAAA

(iii) Rs. 6,67,125 /- Rupees Six Lakh Sixty Seven Thousand One Hundred Twenty Five Only being of the Consideration paid by the Member to the Developer at the time prior to Vacating of the existing flat

(iv) Rs. 6,67,125 /- Rupees Six Lakh Sixty Seven Thousand One Hundred Twenty Five Only Being of the Consideration paid by the Member to the Developer at the time Plinth commencement certificate Received of the proposed New Building by the Developer;



(v) Rs. 5,18,875 /- Rupees Five Lakh Eighteen Thousand Eight Hundred Seventy Five Only being of the Consideration paid by the Member to the Developer at the time completion of the construction of the Plinth of the proposed New Building by the Developer;

(vi) Rs. 5,18,875 /- Rupees Five Lakh Eighteen Thousand Eight Hundred Seventy Five Only Being of the Consideration paid by the Member to the Developer at the time completion of the construction of the 2nd Podium of the proposed New Building by the Developer;

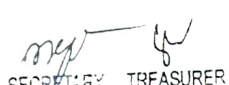
(vii) Rs. 5,18,875 /- Rupees Five Lakh Eighteen Thousand Eight Hundred Seventy Five Only being of the Consideration paid by the Member to the Developer at the time completion of the construction of the 1st habitable floor slab of the proposed New Building by the Developer;

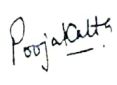
(viii) Rs. 5,18,875 /- Rupees Five Lakh Eighteen Thousand Eight Hundred Seventy Five Only being of the Consideration paid by the Member to the Developer at the time completion of the

SHILA BINA CO-OP. HSG. SOC. LTD.

3


CHAIRMAN


SECRETARY


TREASURER

शुद्ध मूल्य	
₹ 6,67,125/-	₹ 6,67,125/-
(ix)	Rs. 6,67,125/-

construction of the 2nd habitable floor slab of the proposed New Building by the Developer;

Rupees Six Lakh Sixty Seven Thousand

One Hundred Twenty Five Only being of the Consideration paid by the Member to the Developer at the time completion of the construction of the 3rd habitable floor slab of the proposed New Building by the Developer;

(x) Rs. 6,67,125/-

Rupees Six Lakh Sixty Seven Thousand

One Hundred Twenty Five Only being of the Consideration paid by the Member to the Developer at the time completion of the construction of the 4th habitable floor slab of the proposed New Building by the Developer;

(xi) Rs. 6,67,125/-

Rupees Six Lakh Sixty Seven Thousand

One Hundred Twenty Five Only being of the Consideration paid by the Member to the Developer at the time completion of the construction of the 5th habitable floor slab of the proposed New Building by the Developer;



Rs. 6,67,125/-

Rupees Six Lakh Sixty Seven Thousand

One Hundred Twenty Five Only being of the Consideration paid by the Member to the Developer at the time completion of the construction of the 8th habitable floor slab of the proposed New Building by the Developer;

(xiii) Rs. 6,67,125/-

Rupees Six Lakh Sixty Seven Thousand

One Hundred Twenty Five Only being of the Consideration paid by the Member to the Developer at the time of Developer offering possession of the New Premises to the Member in the Proposed New Building.

Rs. 1,00,81,000/-

4. The consideration mentioned in Para 3 above is mutually determined between the Developer and the Member. Time for making payment of the instalments of purchase consideration shall be the essence of the contract and making payment of the entire consideration including all other outgoings mentioned in the Agreement for Permanent Alternate Accommodation shall be precedent before

SHILA BINA CO-OP. HSG. SOC. LTD.

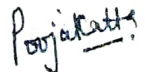


CHAIRMAN



SECRETARY





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taking possession of the New Flat Premises. In the event, the Member does not make payment or fails to make payment or commits default in payments of these amounts, the Developer shall be entitled to charge interest at 24% per annum till payment and realization and also till clearance of outstanding amount with accrued interest, withhold the possession of the new premises

- The Member shall, from the date of taking the possession of New Flat Premises, be bound responsible and liable to pay his proportionate contribution towards the maintenance charges, outgoings and expenses including property taxes, water charges, electricity charges, service charges and all other outgoings to the Society.
- Save and except the change and modification in the area now agreed to be provided, allotted and transferred to the Member as recorded in these presents on account of Member having agreed to purchase additional area, there are no other changes, alterations, modifications and amendments to any of the terms, conditions and obligations as recorded in the Development Agreement as also the said Agreement for Permanent Alternate Accommodation recited above and all the terms conditions and covenants therein recorded shall be valid, subsisting and binding on the parties.

- The Member and the Developers are assessed under Income Tax under following PAN:
The Society : AADAS0832Q
The Developer : BHXPS1140Q
The Member : _____



- The Member alone shall be responsible and liable to make payment and borne of the expenses of Stamp Duty, Registration Charges, and statutory dues like GST etc., in respect of these presents and the additional area agreed to be purchased by the Member.

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

THE FIRST SCHEDULE ABOVE REFERRED TO
("The Said Property")

All that piece or parcel of land or ground situate at being at Village Borivali, Taluka within the Registration District and Sub-District of Mumbai City and Mumbai Suburban District and bearing Survey No. 53, Hissa No. 8, C.T.S. No. 359, 359A, 359B & 359C admeasuring 2,813.25 square yards equivalent to 2,352 square meters or thereabouts as per Conveyance dated 7th December, 1992 and as per the Record of Rights admeasuring 2,288.70 square meters equivalent to 2,735.35 square yards situated at Eksar Road, Near Laxminarayan Temple, Borivali (West), Mumbai - 400 091 duly assessed with Municipal R/Central Ward of MCGM under Account no.

SHILA BINA CO-OP. HSG. SOC. LTD

[Handwritten signatures] Poojakatha

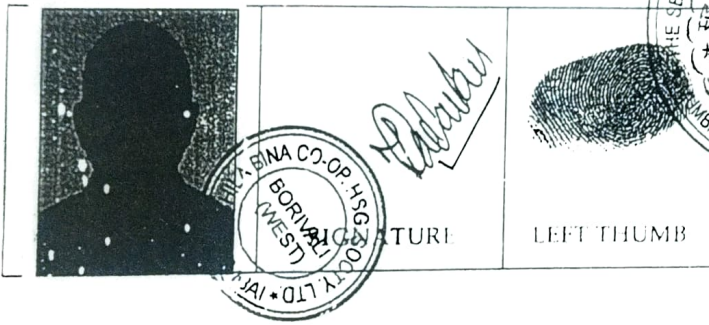
SIGNED, SEALED AND DELIVERED
by the within named DEVELOPER
M/S. MS INFRASTRUCTURE,
a Sole Proprietary Concern of Mr. Hozefa N Soni

बोरल - ६/		
३८०८	१५	६०
२०२२		

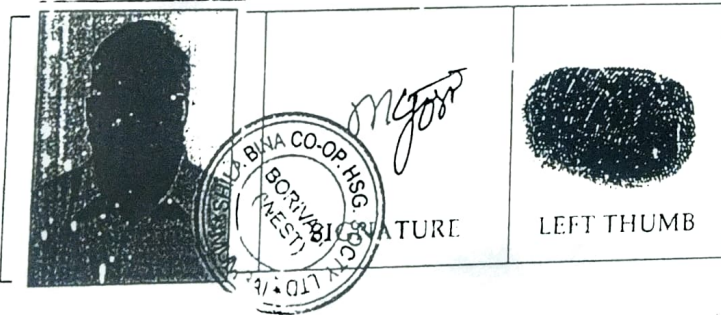


THE COMMON SEAL of the within name SHILA BINA CO-OPERATIVE HOUSING SOCIETY LIMITED, "THE SOCIETY" aabove-named was hereunto affixed pursuant to the Society's Resolution dated _____ passed in that regard at its Special General Meeting held, on the 30th Day of OCT 2021 through

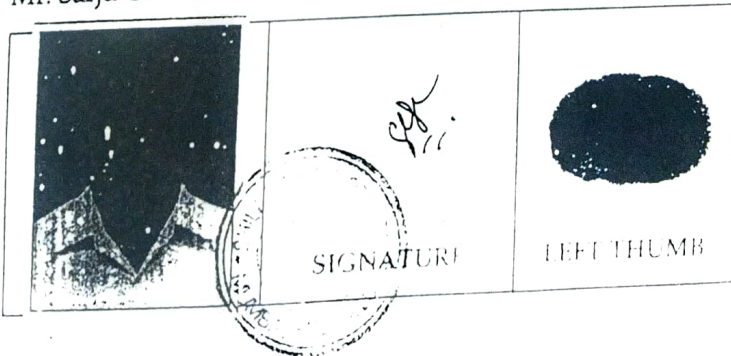
(I) Mr. Jayesh Arvind Dadarkar, Hon. Chairman



(II) Mr. Mahendra Keshavalal Joshi, Hon. Secretary



(III) Mr. Sarju Chandulal Shah, Hon. Treasurer,



बस्त्या = २५/१

3/02	92	६०
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SIGNED AND DELIVERED by the within named MEMBER

MRS. POOJA TARUN KATTA



<p>PoojaKatta</p> <p>SIGNATURE</p>	<p>LEFT THUMB</p>
------------------------------------	-------------------

in the presence of.....

WITNESSES:-

1.

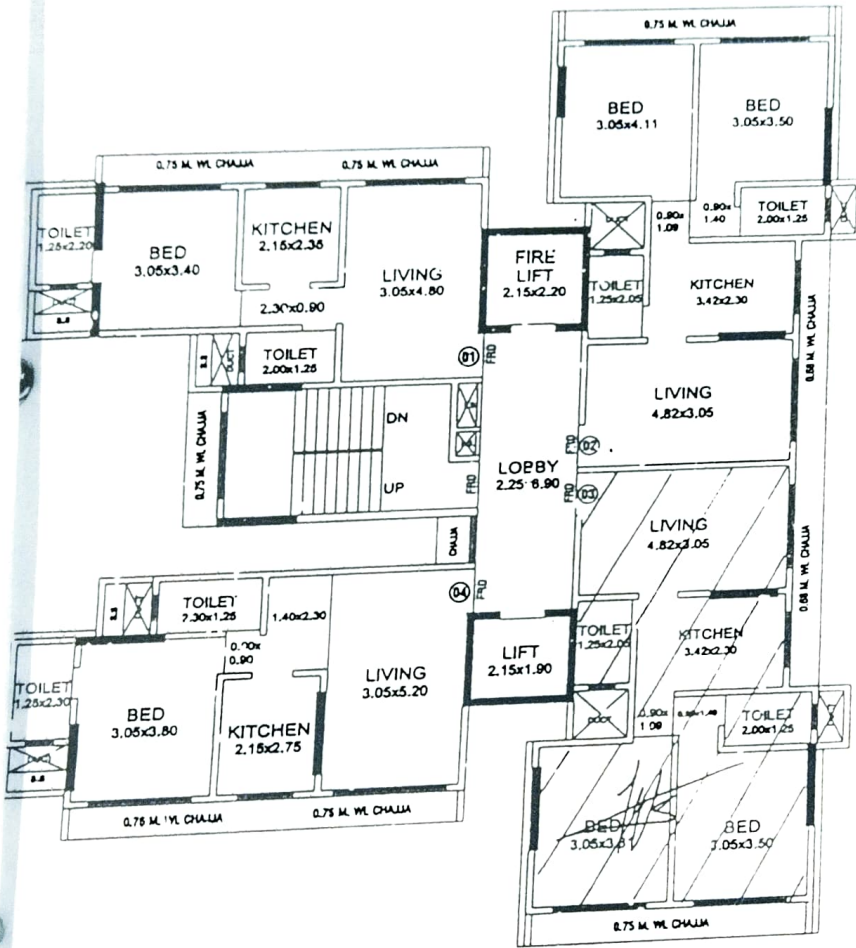
2.



बरल - ६/		
३००६	१७	६०
२०२२		

WING A

9TH, 10TH & 12TH TO 15TH FLOOR PLAN



Pooja Katta

VENDOR: MS Infrastructure PURCHASER: Pooja Tarun Katta
 FLOOR: 10th RERA CARPET AREA: 594 sq. ft
 PLAT NO: A-1003

PROPOSED REDEVELOPMENT OF SHILABINA CHS
 BUILDING AT BORIVALI (WEST), MUMBAI

2002/20/60

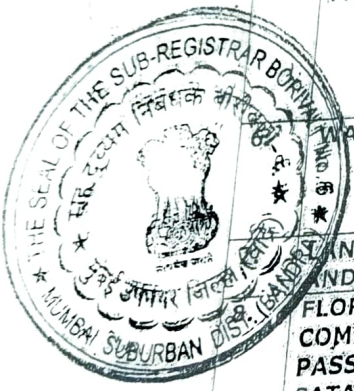
ANNEXURE

हरल - 61	93346	880	290
7.	ELEVATION		
2028			

B. ANTI TERMITE TREATMENT
FUTURISTIC ELEVATION DESIGN BY
REPUTED ARCHITECT

THE AMENITIES AT LEVEL OF COMMON AREAS

ITEM NO.	AMENITIES	DESCRIPTION
1.	LOBBY	DESIGNER ENTRANCE LOBBY WITH GOOD QUALITY POP FALSE CEILING, LIGHT FITTINGS, NAME PLATES,
2.	SOCIETY OFFICE	SOCIETY OFFICE WILL BE PROVIDED AS PERMISSIBLE BY M.C.G.M
3.	COMMON TOILET	A COMMON TOILET BLOCK TO BE PROVIDED WITH SANITATION FACILITY AS PERMISSIBLE BY M.C.G.M
4.	PASSENGER LIFT	MITSUBHISHI LIFT AS PER P.W.D REQUIREMENT
5.	EXTERNAL FINISH	A. APEX ULTIMA ASIAN PAINT RESISTANT ANTI-FUNGAL PAINT B. EXTERNAL PLASTER SHALL BE WATERPROOF SAND FACED PLASTER IN TWO COATS.
	WATER TANK	R.C.C U.G TANK WITH SUBMERSIBLE PUMP AND R.C.C O.H TANK WITH ADEQUATE CAPACITY FOR CONTINUOUS WATER SUPPLY AS PER M.C.G.M
	STANDING/MIDL LANDING	ADEQUATE LIGHTING SHALL BE PROVIDED
	FLOORING FOR COMMON PASSAGE & SATAIRCASE	GOOD QUALITY KOTA STONE /MARBLE FLOORING



THE AMENITIES AT LEVEL OF INDIVIDUAL FLATS

ITEM NO.	AMENITIES	DESCRIPTION
1.	DOORS	A. MAIN ENTRANCE DOOR TO BE OF GOOD QUALITY TEAK WOOD SOLID FLUSH DOOR WITH DECORATIVE FINISH WITH HEAVY DUTY SS HARDWARE FITTINGS. B. FRAME WORK OF MAIN DOOR TO BE IN GOOD QUALITY TEAK/RED MARENDI WOOD C. FRAMEWORK OF DOORS IN BATHROOM/W.C/TOILET BLOCK WILL BE GRANITE DOOR WILL BE SAME AS MAIN DOOR

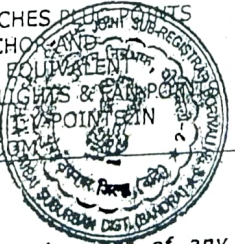
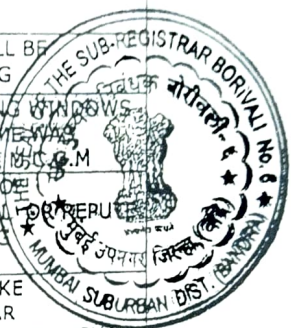


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ANNEXURE

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2.	WALLA.CEILING	A. GYPSUM/PUTTY FINISHED PLASTER B. ACRYLIC PAINT/PLASTIC PAINT
3.	FLOORING	A. GOOD QUALITY VITRIFIED TILE FLOORING (ASIAN, ICON OR EQUIVALENT) IN LIVING ROOM, BEDROOM. B. BATHROOM/TOILET FLOORING IN GLAZED/CERAMIC ANTI-SKID TILES AND SEDIGNER TILED DADO UPTO DOOR LEVEL.
4.	WATER PROOFING	ALL TOILETS, BATHROOMS WILL BE TREATED FOR WATERPROOFING
5.	WINDOWS	ALLUMINIUM ANODIZED SLIDING WINDOWS WITH TINTED GLASS AND FRAME WITH MARBLE AND GRANITE AS PER
6.	PLUMBING	A. CONCEALED CPVC/UPVC PIPE PRINCE/SUPREME/ASTRAL MAKE MODERN PLUMBING
7.	SANITARY WARES/FITTINGS	A. SANITARY WARES OF MAKE HINDWARE/CERA/ JAGUAR B. SANITARY FITTINGS OF MAKE JAGUAR C. HOT & COLD WATER MIXER IN BATHROOM
	KITCHEN	A. GRANITE PLATFORM WITH STAINLESS STEEL SINK B. DESIGNER TILES ON WALLS UPTO DOOR LEVEL C. EXHAUST FAN PROVISION D. GOOD QUALITY VITRIFIED TILE FLOORING (ASIAN,ICON OR EQUIVALENT)
9.	ELECTRICAL FIXTURES & FITTINGS	A. CONCEALED COPPER WIRING WITH CIRCUIT BREAKERS/MCB/ELCB (PRECISION PIPE IN CONCEALED AND WIRE WAS RR,POLYCARB OR EQUIVALENT) B. MODULAR SWITCHES ETC OF GM, ANCHOR GOLDMEDAL OR EQUIVALENT C. ADEQUATE NO. LIGHTS & TELEPHONE AND TV POINTS IN LIVING & BEDROOM



The task of satisfactory completion of redevelopment of any Housing Society and to get back their members in their dream houses is not difficult provided the Office Bearers and the Committee Members are honest and justify their respective posts in the welfare and well being of the members of the Society.

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in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/WSII/5162/R/C/337
(NEW)/IOD/1/NEW

Municipal Office,
Mumbai



Muzefa Son, proprietor of N/S M.S Infrastructure C.A to, Owner, Shila Bina CHSL,
Office No. 1, 1st floor, Budhini Heritage CHSL, M.G. Road, Kandivali (W), Mumbai 400067

In reference to your Notice 337 (New), letter No. 0883 dated 24/10/2018 and the plans, Section Specifications and description and further particulars and details of your buildings at Proposed redevelopment building known as Shila Bina on plot bearing C.I.S. No. 359/A, 359/B and 359/C of village Borivali situated at Eksar Road, Borivali (West), Mumbai. C.I.S./CS/FP No. 359A, 359B and 359C furnished to me under your letter, dated 24/10/2018, I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

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

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the requisitions of Regulation No. 49 and 50 of DCPR-2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the work shall not be carried out between 6.00 am to 10.00 pm only in accordance with rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 4 That the Board shall not be displayed showing details of proposed work, Name of owner, developer, architect/ L.S, R.C.C. consultant etc.
- 5 That the structural design including provision of seismic/wind load & calculations will not be submitted before C.C.
- 6 That the commencement certificate under Sec.44/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.

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No CHE/WSII/5162/R/C/337
(NEW)/IOD/1/NEW

Executive Engineer, Building Proposals
Zones wards.

CHE/WSII/5162/R/C/337(NEW)/IOD/1/NEW

Copy To :- 1. NILESH H MAKWANA

102, 1st floor shreenathi chsl 56 road TPS III, Borivali West Mumbai 400092

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



Name: VINOD KONDIRAM
KEKAN
Designation: Executive
Engineer
Organization: Personal
Date: 28-Dec-2021 19:38:08

खरत - २१
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ANNEXURE

खरत - २१
333410 28 60

- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : बी ओ एम / ३३३४१० / एचएचएम / २४ / १२३३ / सन १९६१

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

पूजा वनिा को-ऑपरेटिव्ह वॉशिंग
सोसायटी लि. सीव्ही. नं. ५६, एकसर चौक,
जोशिवजी (वेस्ट) मुंबई - ४०० ०५२



ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण

संस्था असून उपवर्गीकरण सहकारी आहे.

कार्यालयीन मोहोर :-



[Handwritten Signature]
सहा (वे. डी.) मुंबई

मुंबई
दिनांक १० / १२ / १९६१



BORNALI (YES)

[Handwritten Signature]



सूची क्र.2

दुयम निबंधक : सह दु.नि मुंबई शहर
1)[BBM1]

दस्त क्रमांक : 1021/1992

नोंदणी :

Regn:63m

गावाचे नाव : 1) बोरीवली

28/11/2007
Note: Generated Through eSearch
Module for original report, please contact
28/11/2007

खरेदीखत	
Rs 875000.-	
बाजारभाव भाडेपट्ट्याच्या बाबिलपट्टाकार आकारणी देतो वी पट्टेदार ते नमुद करावे)	
भूमापन पोटहिस्सा व घरकमांक (अस्त्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: भुखंड व त्यावरील इमारत खोली, क्षेत्र- 2813.25 चौ यार्ड म्हणजे 2352 चौ मीटर रेकार्ड ओफ राइटस प्रमाण क्षेत्र - 2737.35 चौ यार्ड म्हणजे 2288.70 चौ मीटर एकूण बिल्टअप एरिया - 25295 चौ फूट((Survey Number : 53 हीस्सा नं 8 ; C.T.S. Number : 359 ;))
क्षेत्रफळ	1) 2352 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल, तेव्हा	
दस्तावेजाच्या पालिहून ठेवणा- पुस्तकाला 10% किंवा 1000 रु. मध्ये अधिकतम, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीमती सुधा रामचंद्र गुप्ता यांचे तर्फे मुखत्यार म्हणून श्री नाथालाल भगवानजी देलवाडीया वयः पत्ता:-रोड नं: 302, कुबेर भवन , बजाज रोड, , शहराचे नाव: विलेपार्ले (प) , मुं-56 पिन कोड:- पॅन नं. 2): नाव:-श्रीमती सुलोचना प्रकाश रोहरा (प्रथम मान्यता देणारे) वय:-; पत्ता:-रोड नं: 16 सी न्यू पॅलेस , पाली हील , , शहराचे नाव: बांद्रा (प) , मुं-50 पिन कोड:- पॅन नं:- 3): नाव:-श्री सतीष प्रकाश रोहरा (प्रथम मान्यता देणारे) वय:-; पत्ता:-रोड नं: 16 सी न्यू पॅलेस , 48 पाली हील , , शहराचे नाव: बांद्रा (प) , मुं-50 पिन कोड:- पॅन नं:- 4): नाव:-मे. अतुल डेव्हलपमेंट कापोरिशनचे भागीदार श्री नाथालाल भगवानजी देलवाडीया (द्वितीय मान्यता देणारे) वय:-; पत्ता:-रोड नं: , शहराचे नाव: पिन कोड:- पॅन नं:-
दस्तावेजाच्या पालिहून ठेवणा- पुस्तकाला 10% किंवा 1000 रु. मध्ये अधिकतम, प्रतिवादिचे नाव व पत्ता	1): नाव:-शीला बिना को ओप हा सो लि तर्फे श्री एम जी कृष्णमूर्ती (प्रेसीडेंट) वय:-; पत्ता:-रोड नं: , शहराचे नाव: पिन कोड:- पॅन नं:- 2): नाव:-शीला बिना को ओप हा सो लि तर्फे श्री वेलायुधन के पिल्ले (सेक्रेटरी) वय:-; पत्ता:-रोड नं: , शहराचे नाव: पिन कोड:- पॅन नं:- 3): नाव:-शीला बिना को ओप हा सो लि तर्फे श्रीमती सुगंधी जी भट (कमिटी मेंबर) वय:-; पत्ता:-रोड नं: , शहराचे नाव: पिन कोड:- पॅन नं:- 4): नाव:-शीला बिना को ओप हा सो लि तर्फे श्री कांतीलाल धनजीभांडे सांघानी वय:-; पत्ता:-रोड नं: , शहराचे नाव: पिन कोड:- पॅन नं:-
दस्तऐवज करून दिल्याचा दिनांक	07/12/1992
दस्त नोंदणी केल्याचा दिनांक	23/09/2009
अनुक्रमांक, खंड व पृष्ठ	1021/1992
बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.223000/-
बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-
शेरा	-
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	



ना. जमावडी आयुक्त आणि संचालक
असरी बॉय २०१५, पुणे दिनांक २५
हजार दोनसो एक मुद्रांक एक शहरा

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ANNEXURE

बरल - ६/		
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SHILA BINA CO-OP. HOUSING SOCIETY LTD.

REGD. NO. BOM/WRAHSG/TC/4231/88/89 DT: 20-2-89

Esst. Road, Near Lakshminagar Mandir, Borivali (West), Mumbai - 400-091.

True Copy of Resolution passed in Special General Body Meeting held on 30th October 2021

Resolution No.3

RESOLVED that general body unanimously authorized Chairman Mr. Jay Dabarkar, Secretary Mr. M.K. Joshi & Treasurer Mr. Sarju Shah, to execute, register society Development Agreement, Permanent Alternate Accommodation Agreement, Supplementary Sale Agreements and any documents pertaining to permissions / approvals to be taken from relevant government departments with regard to reconstruction / redevelopment of Shila Bina Co-op. Hsg. Soc. Ltd.



Proposed by : Mr. Dilip Fadla
 Seconded by : Mr. Mitesh Modi *MS Modi*
 Passed unanimously

For Shila Bina Co-op. Hsg. Soc. Ltd.

[Signature]
 Chairman / Secretary





सत्यमेव जयते

Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27BHXPS1140Q1ZF

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1.	Legal Name	HOZEFA NURUDDIN SONI			
2.	Trade Name, if any	MS INFRASTRUCTURE			
3.	Constitution of Business	Proprietorship			
4.	Address of Principal Place of Business	1ST FLOOR, OFFICE NO.1, BURHANI SUBURBAN, MG ROAD, KANDIVALI WEST, MUMBAI, Maharashtra, 400067			
5.	Date of Liability				
6.	Period of Validity	From	25/02/2021	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Maharashtra			
Signature					
Name		SANJAY RAMLAL PARDESHI			
Designation		State Tax Officer			
Jurisdictional Office		KANDIVALI-WEST_709			
9. Date of issue of Certificate		25/02/2021			



Note: The registration certificate is required to be prominently displayed at all places of business in the State.

2000	22	60
FOR		



POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, **MR. HOZEFA N. SONI**, Proprietor of **M/S. MS INFRASTRUCTURE**, a Proprietor Firm having its office at 01, 1st Floor, Burhani Heritage CHS. LTD., opp. Bohra Masjid, M. G. Road, Kandivali West, Mumbai - 400067, & residing at: - Flat No. 1401, 14th Floor, Sugra Heritage CHS. LTD., M. G. Road, Near Vohra Colony, Kandivali West, Mumbai - 400067, do hereby **SEND GREETINGS,**

WHEREAS We have carrying on business interalia as of Builders and Developers in various names and styles and as incidental to Our business we are constructing various buildings in the city of Mumbai & Maharashtra and entering into and executing diverse agreements and documents.

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92/33	FOR
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And WHEREAS it i
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Agreement, Agre
Declaration, Cons
documents requir
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And WHEREAS it is not possible for us due to our business commitments to appear before the Sub-Registrar of Assurances, personally for admission and presentation for registration of the said Permanent Alternate Accommodation Agreement, Agreement for Sale & Purchase, undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other documents required to be executed for the sale & purchase and development of the building/property.

NOW KNOW ALL YE MEN THAT BY THESE PRESENTS I, MR. HOZEFA N. SONI, Proprietor of M/S. MS INFRASTRUCTURE, do hereby nominate, constitute and appoint MR. LALIT MISHRA, & MR. MISHRA, having office address at Shop No.61, Ground Floor, Sai Dham Temple, off. W.E. Highway Kandivali (East), Mumbai - 400101 be true and lawful attorney for us and in our name and on our behalf any of above said Power of Attorney holder to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:



1. To admit execution of the Permanent Alternate Accommodation Agreement, Agreement for Sale & Purchase, undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other documents already executed by us and/or to be executed by us hereinafter.



2. To present the said Permanent Alternate Accommodation Agreement, Agreement for sale & purchase, Undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other documents to the Sub-Registrar for the purpose of registration of the same and to do all acts that are necessary for effectively registering the said documents.

3. To receive document or documents from the Sub-Registrar after registration and to give proper receipt and discharge for the same.

१५३३	To appear before any court or Authority (including before the Superintendent of Stamps and Registrar of Assurances) for the purpose of any matter relating to the registration and declaration of value or any other proceeding connected with the same.
------	--

Handwritten signature Remish B.A

3002 20 2022

5. To engage pleader or authorized representatives to act on our behalf in the said proceedings to do all other acts that may be necessary for the completion of the work assigned by us to our Attorney under these presents.
6. This Power of Attorney is valid only for three years from the execution of this Power of Attorney and there are no any kind of monetary consideration.
7. we do hereby ratify and confirm that all acts, deeds and things done by our said Attorney shall be deemed to have been acts, deeds and things done by us personally or on behalf of the said firm and we undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.



31 2022

IN WITNESS WHEREOF, I have executed this Power on 31 day of January 2022.



MR. LALIT MISHRA

&

MR. RISHI S. MISHRA
Signature of the attorney holder



SIGNED, SEALED AND DELIVERED
By the withirnamed
MR. HOZEFA N. SONI
Proprietor of M/S. MS INFRASTRUCTURE
In the presence of



Witnesses:
1.

घोषणापत्र

बरत - ६/		
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२०२२		

मी Rishi Mishra एतद्वारे घोषित करतो की,सह दुय्यम निबंधक Borivali-6 यांच्या कार्यालयात PAA / SALE या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे Hozefa N. Soni Proprietor of M S Infrastructure व.इ. यांनी दिनांक 31/01/2022 रोजी मला दिलेल्या कुलमुखत्यार आधारे मी,सदर दस्त नोंदणीसाठी हाजर केली आहे.सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे राद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यार पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी सक्षम आहे.सदरचे कथन चुकीचे आढळून आपल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्सेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 14/02/2022

Rishi Mishra
Rishi Mishra
कुलमुखत्यार धाराकाची सही



2022 7 27 28 PM
पं. क्र. १८०९/२०२२
पुर्वणी करारनामा

पक्षकाराचे नाव व पत्ता

नाव राम राम इतथासुद्धा चे मातक होजेका एत गोवी याचा तर्फे
मुबल्ला अफि मिथा
पत्ता: प्लॉट नं. ३, माळा नं. १, इमारतीचे नाव ऑफिस नं. १, बुरहानी
हेमिटेज एम जी रोड, कादिवली वेस्ट, मुंबई, ब्लॉक नं. १, रोड नं.
१, महाराष्ट्र, मुम्बई.
पं. नंबर: BHXPS1140Q

पक्षकाराचा प्रकार

विहून देणार
वय - 38
स्वाक्षरी

Rsmishra



नाव शीला विना को. -ओप. ही. मोसा. लि. चे अध्यक्ष जयेश अरविंद
शारकर
पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव शीला विना को. -ओप
ही. मोसा. लि., एक्सर रोड, लक्ष्मीनारायण मंदिर, बोरिवली पश्चिम
मुंबई, ब्लॉक नं. १, रोड नं. १, महाराष्ट्र, मुम्बई.
पं. नंबर: AADAS0832Q

विहून देणार
वय - 55
स्वाक्षरी

Shilashar



नाव शीला विना को. -ओप. ही. मोसा. लि. चे मंचिव महेंद्र
केशवनाथ जोशी
पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: शीला विना को. -ओप
ही. मोसा. लि., एक्सर रोड, लक्ष्मीनारायण मंदिर, बोरिवली पश्चिम
मुंबई, ब्लॉक नं. १, रोड नं. १, महाराष्ट्र, मुम्बई.
पं. नंबर: AADAS0832Q

विहून देणार
वय - 73
स्वाक्षरी

Mahendra



नाव शीला विना को. -ओप. ही. मोसा. लि. चे खजिनदार मरजू
चदुनाल शाह
पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: शीला विना को. -ओप.
ही. मोसा. लि., एक्सर रोड, लक्ष्मीनारायण मंदिर, बोरिवली पश्चिम
मुंबई, ब्लॉक नं. १, रोड नं. १, महाराष्ट्र, मुम्बई.
पं. नंबर: AADAS0832Q

विहून देणार
वय - 54
स्वाक्षरी

Maruju



नाव: पूजा तरुण कट्टा
पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: शीला विना को. -ओप.
ही. मोसा. लि., एक्सर रोड, लक्ष्मीनारायण मंदिर, बोरिवली पश्चिम
मुंबई, ब्लॉक नं. १, रोड नं. १, महाराष्ट्र, मुम्बई.
पं. नंबर: BORPK7874L

विहून देणार
वय - 36
स्वाक्षरी

Poojabatts



दस्तावेज करून देणार तगाबधीत पुर्वणी करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.
क्र. 3 ची वेळ: 21 / 02 / 2022 07 : 25 : 27 PM

वरल - ६ /
३६०८ ५६ ६०
२०२२ अगठ्याचा पं. नं.

पक्षकाराचे नाव व पत्ता
नाव: ललित मिथा
वय: 28
पत्ता: शॉप नं. 61, व्ही मॉल, तळ माळा, ठाकूर कॉम्प्लेक्स, कादिवली पूर्व, मुंबई
पिन कोड: 400101

स्वाक्षरी



नाव: रोहित निवाणी
वय: 27
पत्ता: शॉप नं. 61, व्ही मॉल, तळ माळा, ठाकूर कॉम्प्लेक्स, कादिवली पूर्व, मुंबई
पिन कोड: 400101

स्वाक्षरी



क्र. 4 ची वेळ: 21 / 02 / 2022 07 : 27 : 12 PM



बोरीवली क्र. ६