

389/13715
Friday, June 21, 2024
4:12 PM

पावती

Original/Duplicate
नोंदणी क्र.: 3९M
Regn.: 39M

पावती क्र.: 15302 दिनांक: 21/06/2024

गावाचे नाव: वळणई
दस्तऐवजाचा अनुक्रमांक: बरल-6-13715-2024
दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार
सादर करणाऱ्याचे नाव: पर्ल नोरोन्हा

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 150

रु. 30000.00
रु. 3000.00

एकूण:

रु. 33000.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
4:31 PM ह्या वेळेस मिळेल.

सह. दु. नि. बोरीवली 6

बाजार मूल्य: रु. 3844407 /-
मोबदला रु. 4927440 /-
भरलेले मुद्रांक शुल्क : रु. 295800 /-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 1000 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624216713111 दिनांक: 21/06/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624217412822 दिनांक: 21/06/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003890727202425E दिनांक: 21/06/2024
बँकेचे नाव व पत्ता:

Morich

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON. 22/06/2024



21/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 13715/2024

नोंदणी :

Regn:63m

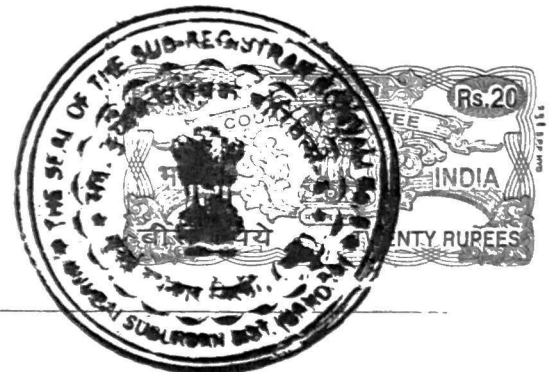
गावाचे नाव : वळणई

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	4927440
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3844407
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: जुनी सदनिका क्र बी-3, ग्लॅडन को ऑप हौ सो लि चे जुने क्षेत्रफळ 687 चौ फूट कार्पेट एरिया च्या ऐवजी नवीन सदनिका क्र ए-401,4था मजला फॅलकन क्रेस्ट जे बी कॉलनी ऑल्लेम सुंदर लेन मालाड पश्चिम मुंबई 400064नवीन सदनिकेचे क्षेत्रफळ 60.72 चौ मी रेरा कार्पेट पैकी विकत घेतलेले क्षेत्र 207.81 चौ.फूट कारपेट एरिया...सोबत एक कार पार्किंग स्पेस...((C.T.S. Number : 419 and 420, 417 and 418, 421-A;))
(5) क्षेत्रफळ	1) 66.79 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रणव कॅस्ट्रक्शन्स प्रा लि चे सिनिअर मॅनेजमेंट पर्सनल दिशा कानकिया तर्फे मुखत्यार सिद्धेश सुभाष शिंदे वय:- 23; पत्ता:-प्लॉट नं: ऑफिस नं 1001 , माळा नं: 10 वा मजला, इमारतीचे नाव: डी एल एच पार्क, ब्लॉक नं: एम टी एन एल जवळ एस व्ही रोड, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAECP0580F 2): नाव:-मान्यता देणार - ग्लॅडन को ऑप हौ सो ली चे चेअरमन पर्ल नोरोन्हा वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ग्लॅडन को ऑप हौ सो ली, ब्लॉक नं: जे बी कॉलनी ऑल्लेम सुंदर लेन, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAFAG3611H 3): नाव:-मान्यता देणार - ग्लॅडन को ऑप हौ सो ली चे ट्रेजरर सुझन फर्नांडिस वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ग्लॅडन को ऑप हौ सो ली, ब्लॉक नं: जे बी कॉलनी ऑल्लेम सुंदर लेन, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAFAG3611H 4): नाव:-मान्यता देणार - शेल्डन को ऑप हौ सो ली चे सेक्रेटरी फ्लाॅसी डिलीमा वय:-70; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शेल्डन को ऑप हौ सो ली, ब्लॉक नं: जे बी कॉलनी ऑल्लेम सुंदर लेन, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AACAS6500N 5): नाव:-मान्यता देणार - शेल्डन को ऑप हौ सो ली चे ट्रेजरर जोकीम कार्डॉझ वय:-73; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शेल्डन को ऑप हौ सो ली, ब्लॉक नं: जे बी कॉलनी ऑल्लेम सुंदर लेन, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AACAS6500N 6): नाव:-मान्यता देणार - ऑल्लेम लुसियाना को ऑप हौ सो ली चे अरमन जोसेफ रोड्रीग्स वय:-68; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑल्लेम लुसियाना को ऑप हौ सो ली, ब्लॉक नं: जे बी कॉलनी ऑल्लेम सुंदर लेन, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAAAO1022F 7): नाव:-मान्यता देणार - ऑल्लेम लुसियाना को ऑप हौ सो ली ट्रेजरर इफ्फी रोड्रीग्स वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑल्लेम लुसियाना को ऑप हौ सो ली, ब्लॉक नं: जे बी कॉलनी ऑल्लेम सुंदर लेन, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAAAO1022F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पर्ल नोरोन्हा वय:-67; पत्ता:-प्लॉट नं: बी-3, माळा नं: -, इमारतीचे नाव: ग्लॅडन को ऑप हौ सो ली, ब्लॉक नं: जे बी कॉलनी ऑल्लेम सुंदर लेन, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAEPN0011E 2): नाव:-लिओनेल विन्संट नोरोन्हा वय:-39; पत्ता:-प्लॉट नं: बी-3, माळा नं: -, इमारतीचे नाव: ग्लॅडन को ऑप हौ सो ली, ब्लॉक नं: जे बी कॉलनी ऑल्लेम सुंदर लेन, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AFRPN2561D
(9) दस्तऐवज करून दिल्याचा दिनांक	21/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13715/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	295800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

खरी प्रत

(Signature)

सह दुय्यम निबंधक, बोरीवली क्र.- 6
मुंबई उपनगर जिल्हा.



VALUATION

VILLAGE NAME :- वळणार्ड
C. T. S. NO :- 419, 420, 417, 418, 421-A
ZONE :- 70/327
RESIDENCIAL RATE :- 165880/-
CONTRUCTION RATE :- 30250/-

बरल - ६/		
९३७९५	९	९५५
२०२४		

	MOFA AREA	RERA AREA
OLD FLAT-B 3		
OLD AREA	687	
NEW FLAT- A-401	625.07	653.59
ADDITIONAL AREA FREE OF COST AS PER DA	192.36	
FREE OF COST		
PURCHASE AREA	207.81 ✓	
TOTAL		



सोबत 1 कार पार्किंग स्पेस.....

$$165880 \times 207.81 \times 1.20 \div 10.76 = 38,44,407 \text{ /-}$$

$$\text{Consideration On Extra Purchase Area} = 49,27,440 \text{ /-}$$

~~49,27,500~~

$$\text{SD} - 2,95,750 \text{ /-}$$

$$\text{RTI} - 30,000 \text{ /-}$$

[Handwritten Signature]



CHALLAN
MTR Form Number-6



TAN MH003890727202425E		BARCODE		Date 20/06/2024-17:53:54	Form ID 25.2						
Department Inspector General Of Registration			Payer Details								
Mode of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any)								
Invoice Name BRL6_JT SUB REGISTRAR BORIVALI 6			PAN No.(If Applicable)	AAECP0580F							
Location MUMBAI			Full Name	PRANAV CONSTRUCTIONS PRIVATE LIMITED							
Period 2024-2025 One Time			Flat/Block No.	FLAT NO A-401 4TH FLOOR FALCON CREST							
Account Head Details		Amount In Rs.	Premises/Building	FLAT NO A-401 4TH FLOOR FALCON CREST							
0045501	Stamp Duty	295800.00	Road/Street	CTS NO 417 418 419 420 AND 421/A VILLAGE VALNAI J B COLONY SUNDER LANE ORLEM							
0063301	Registration Fee	30000.00	Area/Locality	MALAD WEST MUMBAI							
			Town/City/District								
			PIN	4 0 0 0 6 4							
			Remarks (If Any)	SecondPartyName=Pearl Noronha and Lionel Noronha-							
				<table border="1"> <tr> <td colspan="3">बरेल - ६/</td> </tr> <tr> <td>१३७७५</td> <td>२</td> <td>१५५</td> </tr> </table>		बरेल - ६/			१३७७५	२	१५५
बरेल - ६/											
१३७७५	२	१५५									
			Amount In Words	Three Lakh Twenty Five Thousand Eight Hundred Rupees Only							
		3,25,800.00									
Payment Details INDIAN OVERSEAS BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	027004520240620505121202406200614115						
Cheque/DD No.			Bank Date	RBI Date	20/06/2024 17:55:59 Not Verified with RBI						
Name of Bank			Bank-Branch	INDIAN OVERSEAS BANK							
Name of Branch			Scroll No. , Date	Not Verified with Section							

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 7700993519

दर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

L/m

gr

AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION

THIS AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION ("Agreement")
is made at Mumbai on this 21st day of June 2024, is executed by and amongst:

PRANAV CONSTRUCTIONS PRIVATE LIMITED, a company duly incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013 (CIN No. U70101MH2003PTC141547) through its Senior Management Personnel, Disha Kanakia, having its registered office at 1001, DLH Park, S. V. Road, Goregaon MTNL, Goregaon (West), Mumbai - 400 062, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include its directors, successors and assigns) of the **FIRST PART**;

AND

बरेल - ६/		
२३१०१५	३	१५५
२४		

GLENDON CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961), bearing Registration No. BOM/W-P/HSG (TC)/2124 86-87 dated 08.08.1986, and having its registered office at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai - 400 064, represented through its office bearers viz. (i) Pearl Noronha, (Chairman) (ii) Kavita Menezes (Secretary) (iii) Susan Fernandes (Treasurer), any two out of three, authorized vide its resolution dated 12.02.2024; hereinafter referred to as the "**GLENDON SOCIETY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its office bearers and its members for the time being of the Society, the survivor or survivors of them and the heirs, executors, administrators of last such survivors or survivor) of the **SECOND PART**;



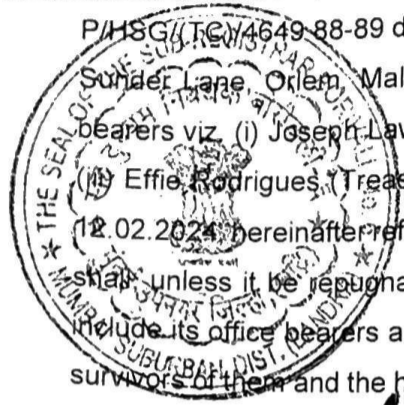
AND

SHELDON CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961), bearing Registration No. BOM/W-P/HSG (TC)/1031 84-85 dated 19.11.1984, and having its registered office at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai - 400 064, represented through its office bearers viz. (i) Philomena Serrao (Chairman), (ii) Flossy D'Lima (Secretary), (iii) Joaquim Cardoz (Treasurer), any two out of three, authorized vide its resolution dated 12.02.2024; hereinafter referred to as the "**SHELDON SOCIETY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its office bearers and its members for the time being of the Society, the survivor or survivors of them and the heirs, executors, administrators of last such survivors or survivor) of the **THIRD PART**;

AND

[Handwritten signatures and initials]

बरेल - ६/		
93094	ORLEM LUCIANA CO-OPERATIVE HOUSING SOCIETY	944
Societies Act 1960 (Maharashtra Act XXIV of 1961)		



ORLEM LUCIANA CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act 1960 (Maharashtra Act XXIV of 1961), bearing Registration No. BOM/W-P/HSG/TC/4649-88-89 dated 18.09.1989, and having its registered office at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai – 400 0as64 represented through its office bearers viz. (i) Joseph Lawrence Rodrigues, (Chairman) (ii) Lawrence Dmello, (Secretary) (iii) Effie Rodrigues, (Treasurer), any two out of three, authorized vide its resolution dated 12.02.2024 hereinafter referred to as the "ORLEM LUCIANA SOCIETY" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its office bearers and its members for the time being of the Society, the survivor or survivors of them and the heirs, executors, administrators of last such survivors or survivor) of the **FOURTH PART:**

AND

PEARL NORONHA, adult, Indian Inhabitant of Mumbai, presently residing at Flat No. B-3, Glendon CHSL, J. B. Colony, Sunder Lane, Orlem, Malad West, Mumbai- 400064; hereinafter referred to as "EXISTING MEMBER" (which expression shall unless it be repugnant to the context thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the **FIFTH PART.**

AND

LIONEL NORONHA, an adult, Indian Inhabitant of Mumbai, presently residing at Flat No. B-3, Glendon CHSL, J. B. Colony, Sunder Lane, Orlem, Malad West, Mumbai- 400064; hereinafter referred to as "PURCHASER" (which expression shall unless it be repugnant to the context thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the **SIXTH PART.**

For the purpose of convenience, the Developer, Glendon Society, Sheldon Society and Orlem Luciana Society, the Existing Member and the Purchaser shall be individually referred to as "THE PARTY" and collectively referred to as "THE PARTIES".

WHEREAS: -

- A. The Glendon Society is the owner of and/or seized and possessed of or is otherwise well and sufficiently entitled to the land bearing Survey No. 31/6, bearing C.T.S. No. 419 & 420 in aggregate admeasuring 639.20 square metres or thereabouts, of Village: Valnai in Greater Mumbai, Taluka: Borivali in the Registration and Sub- District of Bandra, Mumbai City and Mumbai Suburban assessed by Mumbai Municipal Corporation under P/North ward together with a building standing thereon known as "Glendon" consisting of 2 (Two) structures viz., Wing "A" consisting of ground floor plus 4 (Four) upper floors and Wing "B" consisting of ground floor plus 3 (Three) upper floors containing in all 14 (fourteen) residential flats and a pump room, all lying being and situate at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai – 400 064 hereinafter shall be referred to as the "FIRST PROPERTY" and is more particularly described firstly in the **FIRST SCHEDULE;**

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Handwritten signatures and initials: K.R., 2, M, P, L, N, P, N

B. The Sheldon Society is the owner of and/or seized and possessed or otherwise well and sufficiently entitled to the land bearing Plot No. 10, bearing C.T.S. No. 417 & 418 in aggregate admeasuring 654.30 square metres as per Property Card and 628 square metres i.e., 751 square yards or thereabouts as per the Conveyance Deed dated 27th December 1984 of Village Valnai in Greater Mumbai, Taluka : Borivali in the Registration and Sub-District of Bandra, Mumbai City and Mumbai Suburban assessed by Mumbai Municipal Corporation under P. Ward No. P. 4736 (4) P/North ward together with a building standing thereon known as "Sheldon" consisting of ground floor plus 4 (Four) upper floors containing in all 17 (Seventeen) residential flats and a pump room, all lying and being situated at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai – 400 064 hereinafter shall be referred to as **"THE SECOND PROPERTY"** and is more particularly described secondly in the

बरेल - ६/		
९३०९५	५	९५५
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FIRST SCHEDULE;

C. The Orlem Luciana Society is the owner of and/or seized and possessed or otherwise well and sufficiently entitled to the land bearing Plot No. 11, Survey No. 30 (Part), 31 (Part), 32 (Part), and 69 (Part), corresponding C.T.S No. 421-A admeasuring 446.60 square metres or thereabouts of Village Valnai in Greater Mumbai, Taluka : Borivali in the Registration Sub-District of Bandra, Mumbai City and Mumbai Suburban assessed by Mumbai Municipal Corporation under P/North ward together with a building standing thereon known as "Orlem Luciana" consisting of 16 (Sixteen) flats and 2 (Two) shops and a pump room, all lying and being situate at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai – 400 064, hereinafter shall be referred to as **"THE THIRD PROPERTY"** and is more particularly described thirdly in the **FIRST SCHEDULE;**

D. The First Property, the Second Property and the Third Property shall be hereinafter collectively referred to as **"THE PROPERTY"**. The Glendon Society, Sheldon Society and Orlem Luciana Society shall be hereinafter collectively referred to as **"THE SOCIETY"**;

E. The Glendon Society, Sheldon Society and Orlem Luciana Society along with their members intended to jointly redevelop the Property. Accordingly, by virtue of the resolutions passed in the Special General Body Meetings (all) dated 13.11.2022, the Glendon Society, Sheldon Society and Orlem Luciana Society appointed Pranav Constructions Private Limited as the Developer to jointly redevelop the Property;

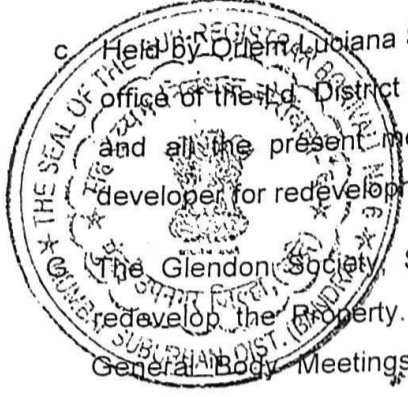
F. In accordance with the procedure as laid down under the Circular dated 3rd January 2009, read with 4th July 2019, issued under Section 79(A) of the Maharashtra Co-operative Societies Act, 1960, and in the presence of the representative of the Ld. Registrar who witnessed the procedure and appointment of the Developer in the Special General Body Meeting;

a. Held by Glendon Society on 28.05.2023, in presence of the representative from the office of the Ld. District Deputy Registrar of the Co-operative Societies, P Ward, Mumbai and all the present members unanimously appointed the Developer herein as their developer for redevelopment of the First Property;

b. Held by Sheldon Society on 28.05.2023, in presence of the representative from the office of the Ld. District Deputy Registrar of the Co-operative Societies, P Ward, Mumbai and all

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redvelopment of the Second Property;		



Unanimously appointed the Developer herein as their developer for the present members

Held by Orlem Luciana Society on 28.05.2023, in presence of the representative from the office of the Ld. District Deputy Registrar of the Co-operative Societies, P Ward, Mumbai and all the present members unanimously appointed the Developer herein as their developer for redevelopment of the Third Property;

The Glendon Society, Sheldon Society and Orlem Luciana Society desired to jointly redevelop the Property. Accordingly, requisite resolutions were passed in the Special General Body Meetings held on (i) 05.03.2023, (ii) 21.03.2023 and (iii) 21.03.2023 respectively, wherein it was unanimously resolved to amalgamate all the 3 (three) societies and form an amalgamated society known as 'Falcon Crest Co-operative Housing Society Limited' (Proposed), with the name of the proposed new building to be known as "Falcon Crest". (Hereinafter referred to as "**THE PROPOSED AMALGAMATED SOCIETY**"). The Glendon Society, Sheldon Society and Orlem Luciana Society specifically agree and undertake to file requisite application for amalgamation of the Glendon Society, Sheldon Society and Orlem Luciana Society under the relevant provisions of the Maharashtra Co-operative Societies Act, 1960, before the Ld. Deputy Registrar, Co-operative Societies, P / N-Ward, Mumbai. The Proposed Amalgamated Society shall be bound by the terms of the Development Agreement read with the terms of the Supplemental Agreement. The necessary procedure for the amalgamation of the said Glendon Society, the said Sheldon Society and the said Orlem Luciana Society is already commenced, and all the three Societies have passed necessary resolution/s towards formation of a proposed amalgamated Society to be known as "Falcon Crest Co-operative Housing Society Limited", pursuant thereto, the Chief Promoter towards the formation of the proposed amalgamated Society has already been appointed. By an order dated 20.11.2023, the Deputy Registrar of the Co-operative Societies, P Ward, Mumbai under the Ref. No. जा क्र/ मुंबई/ उपनि/ पी विभाग/ ४५४३/२०२३ has issued a provisional Order towards amalgamation of the said three Societies into one single Society to be known as "Falcon Crest Co-operative Housing Society Limited", on terms and conditions stated therein. The copy of the provisional order towards amalgamation is hereto annexed and marked as ANNEXURE "A";

- H. By a Development Agreement dated 16.06.2023, registered with the Sub-Registrar of Assurances at Mumbai on 16.06.2023, bearing registration no. BRL-6-12596-2023 (hereinafter referred to as "**DEVELOPMENT AGREEMENT**"), the Society has granted development rights with respect to the Property unto and in favour of the Developer herein, on the terms and conditions as stated therein;
- I. By and under a Specific Power of Attorney dated 16.06.2023, registered with the Sub-Registrar of Assurances at Mumbai on 16.06.2023, bearing registration no. BRL-6-12632-2023 (hereinafter referred to as "**POWER OF ATTORNEY**"), the Society has granted power to redevelop the Property in favour of the Developer and to enable the Developer to do all such acts, matters and things as are necessary for the purpose of redevelopment of the Property;

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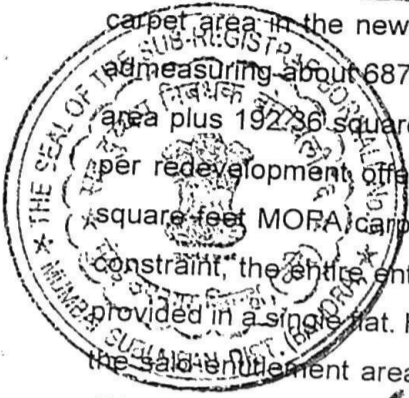
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- J. By a Supplemental Agreement dated 15.05.2024, registered with the Sub-Registrar of Assurances at Mumbai on Borivali, bearing registration no. BRL-6-11178-2024 (hereinafter referred to as the "**SUPPLEMENTAL AGREEMENT**"), the Society and the Developer herein, agreed onto certain additional terms and conditions varying from the terms as mentioned in the Development Agreement. The terms of the Development Agreement read with the terms of the Supplemental Agreement are binding upon the Society and its members;
- K. In furtherance of its appointment, the Developer has engaged the services of one Rasik P. Hingoo Associates as its Architects for preparing and submitting the plans and specifications for the new building/s to be constructed on the Property;
- L. The Architect has prepared the requisite plans which were forwarded by the Developer to the Society for the necessary approval. After getting the plans approved by the Society, the Developer has submitted the same for sanction and approval of the planning authority and has accordingly obtained an Intimation of Approval ("**IOA**"), under Sr. No. P-N/ PVT / 0225 / 20230906 / AP / S dated 20.03.2024 and Letter of Intent ("**LOI**") dated 21.02.2024 issued by SRA bearing Reference No. P-N / PVT / 0225 / 20230906 / LOI. The said IOA is annexed herewith as **ANNEXURE "B"**;
- M. The Developer is entitled to redevelop the existing buildings in the Property and construct New Building/s on the Property in accordance with the plans and specifications that are/would be sanctioned and approved by the planning authority in accordance with law;
- N. The new building/s to be constructed in place of the existing buildings in the Property shall be known as 'Falcon Crest' and shall consist of 2 (two) wings viz. wing A and wing B, both with ground comprised of parking and all the commercial units (existing and sale units) + 2 (two) podium level parking with 2 (two) car lifts plus 20 (twenty) upper habitable floors on A wing and 20 (twenty) upper habitable floors in B wing to be constructed by consuming and utilizing the maximum development potential as emanating from the Property including by acquiring FSI, in accordance with the provisions of Development Control Promotion and Regulations of Greater Mumbai 2034 (DCPR 2034) and any statutory amendment or modification or re-enactment thereof and in terms of the Development Agreement read with Supplemental Agreement as well as per the plans and specifications that would be sanctioned and approved by the Planning Authority / Collector / Government;
- O. The Existing Member herein is holding 5 (Five) shares bearing Nos. 56 to 60 represented by Share Certificate No. 12 issued by the **Glendon** Society (hereinafter to be referred as "**THE SHARES**") and occupying Flat No. **B-3** admeasuring 687 square feet Carpet Area equivalent to 63.82 square metres carpet area (hereinafter Flat No. **B-3** referred to as the "**OLD FLAT**") on Second floor in the existing building known as "**GLENDON**". A copy of the Share Certificate, Electricity Bill and Payment of current Maintenance Receipt are hereto annexed and marked as **ANNEXURE "C"** collectively;



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P. In terms of Development Agreement read with the Supplemental Agreement, in lieu of the existing flat, the Member is entitled to an area admeasuring about 879.36 square feet MOFA carpet area in the new building to be constructed on the property, out of which an area admeasuring about 687 square feet MOFA carpet area is member's existing MOFA carpet area plus 192.36 square feet MOFA Carpet area is offered free of cost to the Member as per redevelopment offer in lieu of the Old Flat No. B-3, (hereinafter the area of 879.36 square feet MOFA carpet area referred to as 'said Entitlement Area'). Due to planning constraint, the entire entitlement area of 879.36 square feet MOFA carpet area cannot be provided in a single flat. Hence, it has been mutually agreed between the parties hereto that the said entitlement area will be provided by way of allotment of two flats, being Flat No. 403 admeasuring 462.10 square feet MOFA carpet area offered free of costs on ownership basis on Fourth Floor and Flat No. 401 admeasuring about 625.07 square feet MOFA carpet area, out of which an area admeasuring 417.26 sq. ft. MOFA carpet area is offered to the member free of costs on ownership basis on Fourth Floor of 'A' Wing of the building to be known as 'Falcon Crest' to be constructed by the Developer herein by executing separate Agreement for Permanent Alternate Accommodation for each flat.		



Q. Pursuant to aforesaid arrangement, this agreement is being executed for allotment of Flat No. 401 admeasuring 625.07 square feet MOFA carpet area equivalent to 58.07 square metres MOFA carpet area free of costs (comprising of existing area plus additional free of cost area being 28% on the existing carpet area) in aggregate equivalent to 60.72 square meters RERA carpet area as per the approved plans bearing IOA No. P-N/ PVT / 0225 / 20230906 / AP / S dated 20.03.2024 read with the floor plan annexed hereto. The Flat No. 401 shall be referred to as the "NEW FLAT" alongwith 1 (one) car parking space and the same is more particularly described in **SECOND SCHEDULE** hereunder written and shown on plan annexed hereto at **ANNEXURE "D"**. The parties have simultaneously herewith executed a separate Permanent Alternate Accommodation Agreement for allotment of Flat No. 403 admeasuring about 462.10 square feet MOFA carpet area and have allotted 1 (one) surface car parking space on ground/podium level free of costs with Flat No. 403.

R. The said Flat No. 401 is admeasuring about 625.07 square feet MOFA Carpet Area out of which the member herein is entitled to an area admeasuring 417.26 sq. ft. MOFA carpet area free of cost and in addition thereto, the Purchaser herein has agreed to purchase an area admeasuring about 207.81 square feet MOFA carpet area for a consideration of **Rs. 49,27,440/- (Rupees Forty-Nine Lakhs Twenty-Seven Thousand Four Hundred and Forty Only)** payable by the Purchaser to the Developer. Thus, the said New Flat No. 401, in aggregate admeasures about 625.07 square feet MOFA carpet area equivalent to 58.07 square meters MOFA carpet area corresponding to 60.72 square meters RERA carpet area and the said Flat No. 401 is more particularly described in the **SECOND SCHEDULE** hereunder written and shown on plan annexed hereto at **ANNEXURE 'D'**.

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S. The Existing Member has accorded his/her/their consent for the redevelopment of the existing buildings in the Property and has/have agreed to deliver the vacant and peaceful possession of his/her/their Old Flat to the Developer for demolition of the existing building after the execution and registration of this Agreement. The Existing Member has further agreed to comply with all the terms and conditions as contained in the Development Agreement read with Supplemental Agreement;



T. The Existing Member and the Purchaser have read and understood the terms and conditions of the aforesaid agreement, circulars, orders and approvals and confirms that he/she is eligible to enter into and execute this Agreement and purchase the said extra area as stipulated in this Agreement;

U. The Existing Member and the Purchaser have, prior to the execution of this Agreement, satisfied himself / herself / themselves about (i) the rights of the Developer to develop the Property; (ii) the approvals and sanctions obtained till date for the development of the Property which has been furnished to the Society prior to the execution of these presents; and (iii) the nature of the rights retained by the Developer under this Agreement. This Agreement has been entered into by the Existing Member and the Purchaser after seeking necessary legal advice;

V. The Developer shall commence construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions as referred hereinabove;

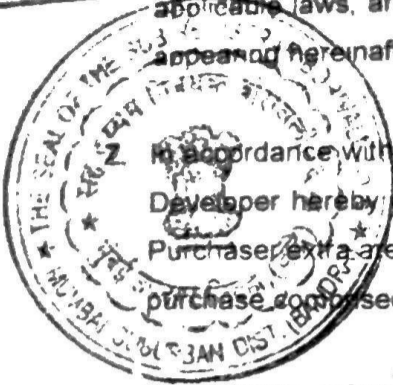
W. The Existing Member and the Purchaser accepts that fungible FSI has been utilized in the construction of her/his/their New Flat in terms of Development Agreement and Supplemental Agreement;

X. The Developer has on the request of the Existing Member and the Purchaser, agreed to sell to the Purchaser and the Purchaser has agreed to purchase and acquire from the Developer, the Extra Purchase Area of 207.81 square feet carpet area (hereinafter referred to as "Extra Purchase Area") in the New Flat for an agreed consideration of **Rs. 49,27,440/- (Rupees Forty Nine Lakhs Twenty Seven Thousand Four Hundred and Forty Only)** calculated at the rate of Rs.22,800/- (Rupees Twenty Two Thousand Eight Hundred Only) per square feet carpet area for purchase upto 50 square feet carpet area and Rs.24000/- (Rupees Twenty Four Thousand Only) per square feet carpet area for purchase beyond 50 square feet carpet area, subject to the terms and conditions mentioned in this Agreement (hereinafter referred to as the "Sale Consideration"). The Purchaser shall bear and pay the necessary costs, charges and expenses together with all taxes including GST and all other indirect taxes pertaining to the Extra Area purchased herein. Prior to the execution of these presents, the Purchaser has/have paid to the Developer a sum of **Rs. 12,31,860/- (Rupees Twelve Lakhs Thirty One Thousand Eight Hundred and Sixty Only)** being part payment of the Sale Consideration of the Extra Purchase Area agreed to be sold by the Developer to the Purchaser (the payment and receipt whereof the Developer and each of them do hereby admit and acknowledge);

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The Parties relying on the confirmations, representations and assurances of each other to abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



In accordance with and subject to the terms and conditions set out in this Agreement, the Developer hereby agrees to allot the Existing Member free of costs area and sell to the Purchaser extra area and the Purchaser hereby agree/s to purchase/acquire the extra area purchase comprised in the New Flat as set out herein below;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND AMONGST THE PARTIES HERETO AS UNDER: -

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein *verbatim*. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA and the RERA Rules. Unless otherwise defined, capitalized terms in this Agreement (including the recitals) shall have the meaning given to them in the Development Agreement read with Supplemental Agreement.
2. As agreed in the Development Agreement read with Supplemental Agreement and pursuant to what is stated in the recitals P,Q and R above, and *in lieu* of Old Flat, the Developer shall provide and allot to the Existing Member herein a self-contained New Flat being Flat No.401 in aggregate admeasuring 625.07 square feet MOFA carpet area (inclusive of proportionate Fungible FSI) equivalent to 58.07 square metres MOFA carpet corresponding to 60.72 square metres RERA area on the Fourth Floor of "A" Wing in the proposed new building known as "Falcon Crest" (hereinafter referred to as the "NEW BUILDING") to be constructed on the Property. The area of the New Flat is as per approved plans and is inclusive of the existing area of Old Flat plus additional free of cost area being 28% on the existing carpet area plus extra area of 207.81 square feet carpet area agreed to be purchased by the Purchaser being the son of the Existing Member in terms of the present Agreement. The Existing Member has agreed to purchase an extra area from the Developer on an agreed Sale Consideration of **Rs. 49,27,440/- (Rupees Forty Nine Lakhs Twenty Seven Thousand Four Hundred and Forty Only)** to be calculated at the rate of Rs.22,800/- (Rupees Twenty Two Thousand Eight Hundred Only) per square feet carpet area for purchase upto 50 square feet carpet area and Rs.24000/- (Rupees Twenty Four Thousand Only) per square feet carpet area for purchase beyond 50 square feet carpet area. Accordingly, the Developer shall construct and provide New Flat and which is more particularly described in the **SECOND SCHEDULE** here underwritten. The Developer has further agreed to allot to the Existing Member and the Purchaser, 1 (one) car parking space along with the New Flat. The final floor plan of the New Flat is annexed hereto and marked as ANNEXURE "C". The amenities and facilities to be provided in the New Building and the New Flat are as set out in ANNEXURE "E".

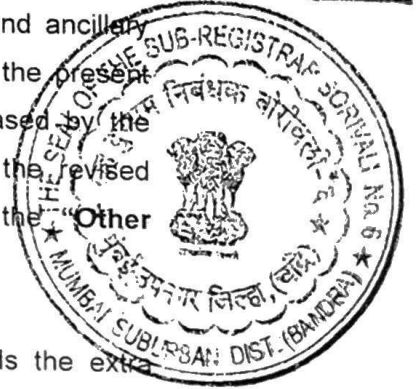
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3. The Purchaser, being the son of Existing Member has agreed to purchase an area of 207.8 square feet carpet area equivalent to 19.31 square metres carpet area for an agreed Sale Consideration of Rs. 49,27,440/- (Rupees Forty Nine Lakhs Twenty Seven Thousand Four Hundred and Forty Only). The Sale Consideration is exclusive of all the registration charges, development charges, GST and other taxes / duties and ancillary charges under any law for the time being in force which are applicable to the present transaction that may be applicable to the extra area agreed to be purchased by the Purchaser, provided such other charges are required to be paid as per the revised Government policies, rules and regulations. (hereinafter referred to as the "Other Charges").

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4. The Purchaser shall pay to the Developer the Sale Consideration towards the extra purchase area, subject to deduction of 1% TDS Amount on Sale Consideration in the following manner: -

Sr. No.	Particulars (Amount payable on)	Percentage (%)	Amount (in Rs.)
1.	On Procurement IOD/IOA	5%	Rs. 246,372
2.	On vacating of Existing premises	10%	Rs. 492,744
3.	On Procurement of CC	10%	Rs. 492,744
4.	On Completion of Plinth	20%	Rs. 985,488
5.	On Completion of 1st Slab	5%	Rs. 246,372
6.	On Completion of 3rd Slab	5%	Rs. 246,372
7.	On Completion of 5th Slab	5%	Rs. 246,372
8.	On Completion of 7th Slab	5%	Rs. 246,372
9.	On Completion of 9th Slab	5%	Rs. 246,372
10.	On Completion of 11th Slab	5%	Rs. 246,372
11.	On Completion of 13th Slab	5%	Rs. 246,372
12.	On Completion of 15th Slab	5%	Rs. 246,372
13.	On Completion of 17th Slab	5%	Rs. 246,372
14.	On Completion of 19th Slab	5%	Rs. 246,372
15.	On Procurement of OC	5%	Rs. 246,372
	TOTAL	100%	Rs. 49,27,440/-

5. The Purchaser agree(s) to pay to the Developer the aforesaid instalments as well as the Other Charges as stated in clause 4 hereinabove, within 7 (seven) days from the date of receipt of the demand notice in writing by the Developer.

6. If the Purchaser fails to make any payment on the stipulated date and time as required under this Agreement, then the Purchaser shall pay to the Developer an interest at the prevailing Interest Rate on all and any such delayed payments computed from the date such

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amount became due and payable till the date such amounts are fully and finally paid together with interest thereon as defined under Maharashtra RERA Act and Rules which states as that the rate of interest payable by the Developer to the Purchaser or by the Purchaser to the Developer, as the case may be, shall be the State Bank of India Marginal Cost of Lending Rate plus two percent. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public.

It is hereby agreed by and between the Parties that in the event the Purchaser fails to pay the Sale Consideration in respect of the extra purchase area and/or the Other Charges under the present Agreement as well as the interest as accumulated thereon, then the Developer shall be entitled to appropriate the same against the compensation / charges payable by the Developer to the Existing Member under clause 12 mentioned hereinbelow and in terms of the present Agreement read with the Development Agreement and Supplemental Agreement. In the event of any shortfall, the Developer shall be entitled to withhold the possession of the New Flat and the same shall not be handed over to the Existing Member or the Purchaser till balance amount of the Sale Consideration with interest is paid by the Purchaser and/or Existing Member to the Developer.

8. The Existing Member and the Purchaser hereby authorizes the Developer to adjust / appropriate all payments made by him / her / them under any head of dues against lawful outstanding including interest for delayed payment, if any, in his / her / their name as the Developer may in its sole discretion deem fit and the Existing Member and the Purchaser undertakes not to object / demand / direct the Developer to adjust his / her / their payments in any manner.
9. It is further agreed between all the Parties hereto that the Other charges under any law on the extra purchase area being purchased under Clause 3 above shall solely be borne and paid by the Purchaser.
10. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes) which may be levied, in connection with Extra Purchase Area. It is clarified that all such taxes, levies, duties, cesses (whether applicable / payable now or which may become applicable / payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on the Sale Consideration payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the extra purchase area shall be borne and paid by the Purchaser alone and the Developer shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Purchaser as and when called upon by the Developer and/or as required by the competent authority, as the case may be.

11. The Sale Consideration is escalation-free, and no further charges will be levied by the Developer to the Purchaser, *save and except*, escalation due to increase in development charges payable to the competent authority and/or any other charges, costs or levies which may be levied or imposed by the competent authority/local bodies/Government from time to time with respect to the extra area as purchased by the Purchaser. The same shall become payable by the Purchaser, in their respective instalment on the demand notice being raised by the Developer to the Purchaser. In the event of increase such charges, costs or levies which may be levied or imposed by the competent authority/local bodies/Government, the Developer shall notify and share the relevant orders/notifications to the respective Member, Purchaser, Society or the Proposed Amalgamated Society as the case may be.

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12. The Existing Member and the Purchaser agrees and confirms that the Developer agrees to pay Monthly Displacement Compensation, Refundable Deposit, Brokerage and Shifting Charges / Transportation Charges to the Existing Member in the form and in the manner as set out in the Development Agreement read with Supplemental Agreement under Flat No. 403 and no such commercial benefits as stated hereinabove shall be paid by the Developer for and under Flat No. 401. The Refundable Deposit shall be refunded by the Existing Member to the Developer as per the terms of Development Agreement read with Supplemental Agreement within a period of 7 (seven) days from the date of Developer issuing in writing, a notice to occupy new Flat to the respective said Glendon Society, the said Sheldon Society and the said Orlem Luciana Society or the Proposed Amalgamated Society, as may be applicable. after the receipt of Occupation Certificate.

13. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are required to be observed and performed by the Developer while developing the Project and upon due observance of which OC shall be obtained.

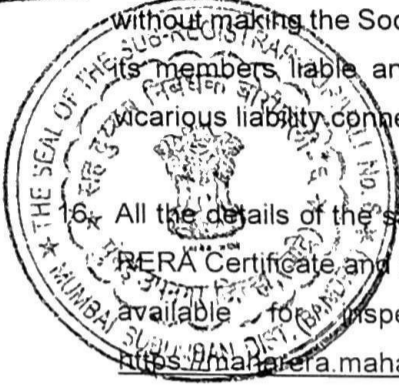
14. The nature of development of the Property will be of residential and commercial use in the new building/s.

15. The Developer is entitled to amend, modify and/or substitute the proposed development of the Property in full or in part, as may be required by reasons of requisitions of the Competent Authority or due to change of any law / policy / regulation or by reason of planning constraints and the said Glendon Society, the said Sheldon Society and the said Orlem Luciana Society or the Proposed Amalgamated Society, as the case may be, shall be intimated about the same, provided the area, location and amenities agreed to be allotted to the existing member and the Purchaser in the New Flat shall not be reduced as stated in the terms of the Development Agreement read with Supplemental Agreement. The Developer shall be entitled to develop the Property as per the terms and conditions contained in the Development Agreement read with Supplemental Agreement. The Developer is further entitled to create mortgage, charge and/or lien or deal as it may deem

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fit with the saleable component to be constructed thereon as well as the sale proceeds being receivables from time to time, being Developer's entitlement as defined under Development Agreement dated 16.06.2023 read with Supplemental Agreement dated _____, but

without making the Society or the proposed amalgamated Society, as the case may be, and its members liable and/or responsible for repayment of such amounts or creating any vicarious liability connected to the said encumbrances.



16. All the details of the said redevelopment along with the RERA Certificate, annexure to the RERA Certificate and further aspects of the proposed development of the Property shall be available for inspection on the website of the concerned authority at <https://maharera.mahaonline.gov.in> and QR code shall be generated. As per the terms of the Development Agreement read with Supplemental Agreement, all the members of the Society (including the Existing Member herein) shall enter into separate individual agreements with the Developer for Permanent Alternate Accommodation.

17. The Member and the Purchaser will not be required to make any financial contribution of whatsoever nature towards the New Flat apart from what is agreed in this Agreement.
18. The Member shall vacate the said existing Flat and handover possession to the Developer for redevelopment only after execution and registration of this Agreement before the Sub Registrar of Assurances, Mumbai, provided the existing Member and the Purchaser is available for registration of this Agreement after the prior intimation by the Developer.
19. **Possession Date, Delays and Termination:**

The Developer shall give possession of the New Flat to the Existing Member and the Purchaser as soon as the New Flat is ready and habitable in terms of the Development Agreement read with Supplemental Agreement and the Developer shall have obtained the Occupation Certificate of the New Building from the competent authority. The Developer shall complete construction within a period of 36 (thirty-six) months plus an additional grace period of 6 (six) months from the date of obtaining plinth Commencement Certificate. Provided that the Developer shall be entitled to extend the time for giving delivery of the New Flat on the date of possession, if the completion of the Project is delayed on account of any Force Majeure events or on account of Society or the Proposed Amalgamated Society, as the case may be, failing to perform any of its obligations, thereby impeding the process of redevelopment or any other factors as set-out in Development Agreement read with Supplemental Agreement.

20. The common areas, external facilities and amenities in the Project that may be usable by the Existing Member and the Purchaser are annexed as ANNEXURE "E" hereto. The internal amenities, fittings and fixtures in the New Flat that shall be provided by the Developer are annexed as ANNEXURE "E" hereto.

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21. The Existing Member hereby declare(s) that she/he/they alone is/are legally entitled to deal with the Old Flat and no other entity, except the Existing Member herein has any right, title and interest of any nature whatsoever in respect of the Old Flat and that no litigation of any nature is pending in any court of law or before any other competent authority and she/he/they has/have paid and discharge all her/his/their liabilities with respect to the Old Flat and common areas of the respective concerned Society including all duties, taxes, cesses, outgoings and other payments including water, electricity, telephone charges, personal and common utility bills and other outgoings, payments required to be made to the concerned authorities and shall continue up to the date of Society handing over the possession of the Property to the Developer for redevelopment. Any outstanding bills pertaining to the said outgoings concerning the period before the Society handing over the possession of the Property to the Developer, although received post such handover, shall be paid by the respective member only. Thereafter the same shall be paid by the Developer upto receipt of the Occupation Certificate. The Existing Member further confirms their representations as set-out in Development Agreement read with Supplemental Agreement.

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22. Subject to the fulfilment and compliance of various obligations on the part of the Developer in terms of Development Agreement read with Supplemental Agreement, the Existing Member and the Purchaser shall also extend his/her/their full co-operation in the redevelopment of the Property and shall if so required as elaborately mentioned in the Development Agreement read with Supplemental Agreement; sign and execute all such documents at the cost and expenses of the Developer for completing the redevelopment of the Property and during the period of construction of the New Building. The Existing Member and the Purchaser shall not obstruct or create any hurdles for the Developer and also render full co-operation and assistance to the Developer for the effective redevelopment of the Property.

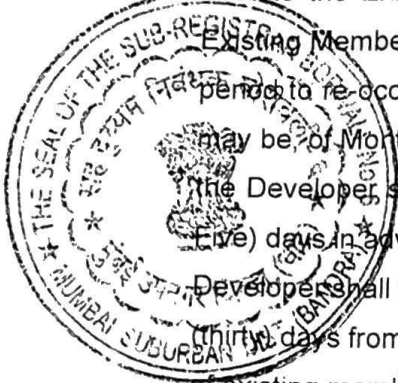
23. Procedure for taking possession:

a. On the receipt of the Occupation Certificate, the Developer shall issue in writing, a notice to occupy, to the said Glendon Society, the said Sheldon Society, the said Orlem Luciana Society or the Proposed Amalgamated Society, as the case may be (hereinafter referred to the “**Notice to Occupy**”). Within 30 (thirty) days from the date of receipt of the Notice to Occupy, the Existing Member and the Purchaser shall take possession of the New Flat in the New Building. The Existing Member and the Purchaser shall confirm in writing of having obtained the physical possession of the New Flat;

b. The Developer shall continue to pay the Monthly Displacement Compensation to the Existing Member up to 30 (thirty) days from the date of receipt of the Notice to Occupy or up to the date of possession which is after grant of Occupation Certificate, whichever is earlier. Under no circumstances whatsoever, the Developer shall be obligated or called upon to pay the Monthly Displacement Compensation to the Existing Member after the 30th day from the date of receipt of the Notice to Occupy irrespective of whether the Existing

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In the event if the project is completed and the possession of the New Flat is handed over to the Existing Member and the Purchaser before 36 (thirty-six) months, then the Existing Member agree and confirm that they shall within 7 (seven) days of expiry of notice period to re-occupy the New Flat, return all the unused cheques, or amounts as the case may be of Monthly Displacement Compensation to the Developer if any. In such an event, the Developer shall inform the Society or the Proposed Amalgamated Society 45 (Forty Five) days in advance about the completion of the project before 36 (thirty-six) months. The Developer shall be liable to pay Monthly Displacement Compensation until the expiry of 30 (thirty) days from the date of receipt of the Notice to Occupy new premises or up to the date of existing member taking physical possession before expiry of such 30 days, whichever is earlier.

d. It is further agreed by and between the Parties hereto that the Existing Member and/or the Purchaser shall not be entitled to carry out fit out works prior to receipt of the Occupation Certificate and for any interior works carried out after the receipt of the Occupation Certificate shall be at the sole risk and costs of the Existing Member and/or the Purchaser as the case may be, only.

24. The Existing Member shall hand over to the Developer a quiet, vacant and peaceful possession of his/her/their Old Flat in the existing building in terms of the Development Agreement read with Supplemental Agreement. The Existing Member shall strictly adhere to the time-line as contained in the Development Agreement read with Supplemental Agreement as well as this Agreement.

25. The Existing Member and the Purchaser shall use the New Flat and every part thereof or permit the same to be used only for the purposes as may be permissible. The Existing Member shall use one parking space so allotted herein; only for the purpose of keeping or parking the Existing Member's and/or the Purchaser's own vehicle. The Developer shall have full right, absolute authority and entitled to offer 'Free of Cost' Car Parking Space i.e., car parking space, which are not already offered to any of the members (including the Existing Member herein), to such of the purchaser/s as the Developer may deem fit and the Existing Member and/or the Purchaser shall not object or dispute the same. The Existing Member and/or the Purchaser shall not make any claim in the Property other than the New Flat agreed to be allotted to the Existing Member and the Purchaser on ownership basis and the Car Parking Space which will be allotted to the Existing Member and the Purchaser.

26. The stamp duty, registration charges and other out of pocket expenses, if any, payable on this Agreement shall be borne and paid by the Developer to the extent of the existing area of Old Flat and the additional area to be provided free of cost. The stamp duty, registration charges and other out of pocket expenses pertaining to Extra Area to be purchased by the Purchaser herein shall be borne and paid by the Purchaser. It is explicitly agreed by and

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between the Parties that the Developer shall be liable to pay the GST on the existing area of Old Flat and additional area to be provided free of cost, calculated on the basis of construction cost mechanism. The GST on the extra area purchase, shall be borne by the Purchaser solely.

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27. The Developer shall develop the Property after utilizing the maximum development potential as emanating from the Property including but not limited to Zonal FSI / Premium FSI / Fungible FSI / TDR / Benefit of Set Back Area applicable as per the provisions of DCR-2034 and any amendments thereof from time to time as well as any law, policies, rules and regulations as applicable to the redevelopment of the Property.



28. For all or any of the purposes mentioned under this Agreement, the Developer shall be entitled to keep and/or store any construction material, on any portion of the Property and/or to have additional Electricity Supply and/or additional Water Supply and for the purpose of construction, to do all such acts, deeds, matters and things as may be necessary till the completion of the entire Project for a period of 45 (Forty Five) to 60 (Sixty) days after the receipt of the Occupation Certificate.. In such an event or otherwise, the Existing Member and/or the Purchaser shall not take any objection or otherwise, on the ground of any nuisance, noise whatsoever for a period of 45 (Forty-Five) to 60 (Sixty) days after the receipt of the Occupation Certificate. The Existing Member and/or the Purchaser directly and/or indirectly, shall not do any act, deed, matter or thing, whereby the Developer may be prevented from putting any such additional and/or new construction and/or shall not raise objection and/or obstruction, hindrance or otherwise. The Developer, the Society and the Members (including the Existing Member herein) and the Purchaser herein agree and declare to abide by all the terms and conditions as stated in the Development Agreement read with Supplemental Agreement.

29. The Existing Member and the Purchaser is aware that on the formation of the Proposed Amalgamated Society i.e. Falcon Crest Co-operative Housing Society Limited, the existing member and the Purchaser shall become member of the proposed amalgamated society. Further, all the said three Societies herein agree to execute and register, if required, necessary documents in respect of proposed amalgamation as stated under the said Development Agreement read with Supplemental Agreement.

30. The Member has agreed that her existing membership vide Share Certificate No.12 held in the society, shall continue for their New Flat No. 403 on Fourth Floor of 'A' Wing in the new building and they shall apply for separate membership in respect of Flat No. 401, by following the necessary procedures and payment of required monies, fees, charges etc. as required by the Developer and as per the Bye laws of the Glendon Society or the proposed amalgamated Society, as the case may be.

31. All the Parties to this Agreement agree that all the terms and conditions incorporated in the Development Agreement read with Supplemental Agreement are deemed to have been

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recorded herein by reference and this Agreement shall always be subject to the terms and conditions thereunder.



32. This Agreement shall always be subject to the Development Agreement read with the Supplemental Agreement and in case of any inconsistency, or contradiction between this Agreement and the Development Agreement read with the Supplemental Agreement and/or disputes or differences between the Parties, then the Development Agreement read with the Supplemental Agreement would supersede / prevail over this Agreement including the rights and remedies provided in the Development Agreement read with the Supplemental Agreement.

33. Binding Effect:

Forwarding this Agreement to the Existing Member and the Purchaser by the Developer does not create a binding obligation on the part of the Developer or the Existing Member or the Purchaser until, **firstly**, the Existing Member and the Purchaser signs and delivers this Agreement with all the Schedules and Annexures along with the payments due as stipulated in the Payment Schedule at Clause 4 above and; **secondly**, the Existing Member and the Purchaser appears for registration of the same before the concerned office of the Sub-Registrar of Assurances as and when intimated by the Developer by giving prior notice. If the Existing Member and/or the Purchaser fail(s) to execute and deliver to the Developer this Agreement in terms of the Development Agreement read with Supplemental Agreement or fails to appear before the Sub-Registrar of Assurances on the agreed date, then the Developer shall not be liable for any delay caused on account of the default of the Existing Member and/or the Purchaser. The Existing Member and the Purchaser shall be bound by the terms of this Agreement, Development Agreement read with Supplemental Agreement and any other agreement/ documents/deeds/ writings/arrangements executed or to be executed between the Society, the Planning Authority or any other authority/ies, if any, in future related to this project.

34. Entire Agreement:

This Agreement along with its Schedules and Annexures, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the New Flat.

35. Right to Amend:

This Agreement shall only be amended with prior written consent of the Parties hereto.

36. Provisions of this Agreement applicable to the Existing Member / Purchaser/ Subsequent Allottees:

It is clearly understood and agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally

be applicable to and enforceable against the Existing Member and the Purchaser and the subsequent allottee of the New Flat, in case of a transfer in terms of the Development Agreement read with Supplemental Agreement, as the said obligations go along with the New Flat, for all intents and purposes.

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37. Severability:

If any provision of this Agreement shall be determined to be void or unenforceable under any applicable laws, such provisions of this Agreement shall be deemed to be amended or deleted in so far as the same is inconsistent with any applicable laws and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



38. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Existing Member and the Purchaser to make any payment in common with other allottee/s/members of the Project including Sinking fund, the same shall be as per as per Bye Laws as adopted by the Proposed Amalgamated Society

39. Further Assurances:

The Parties to this Agreement agree that they shall execute, acknowledge and deliver such other instruments and take such other actions as specifically provided herein or as may be required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

40. Defect Liability

Within the period of 5 years from the date of receipt of the Occupation Certificate (OC) , if the member brings to the notice of the Developers any defect of R.C.C. and structural defects in the New Flat or the building in which the New Flat is situated then the Developer shall rectify/justify, as the case may be, such defects or changes shall be rectified by the Developers at their own cost as per section 14 (3) of RERA 2016 PROVIDED such defect or change is not as a result of any act of the Member herein in the New Flat and/or any alterations/changes carried out by the Society and/or any other members of the Proposed Amalgamated Society and/or the prospective purchaser/s.

41. Execution of the Agreement:

The execution of this Agreement shall be complete only upon its execution by the Developer and the Society through their authorized signatories the Existing Member and the Purchaser. On due execution of this Agreement between the Developer, the Society and the Existing Member and the Purchaser, this Agreement shall get registered at the office of the Sub-Registrar of Assurances, Mumbai.

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42. The Existing Member, the Purchaser and/or the Developer shall present this Agreement for registration before the concerned Sub-Registrar of Assurances, Mumbai and the Existing Member and the Purchaser shall attend such office and admit execution thereof.

43. All notices, intimations, letters, communications, etc., to be served on or given to the Existing Member as contemplated by this Agreement shall be deemed to have been duly served by Registered Post or Certificate of Posting or by Email at the addresses as specified below

Name: Pearl Noronha and Lionel Noronha
 Contact No. 9833794226
 Email Id: noronhapearl@gmail.com
 Address: Flat No. B03, Glendon CHSL, J. B. Colony, Sunder Lane, Orlem, Malad West, Mumbai- 400064

44. Joint Existing Member :

That in case there are Joint members, all communications shall be sent by the Developer to the Existing Member whose name appears first and at the address given by them which shall, for all intents and purposes to consider as properly served on all the members.

45. Stamp Duty and Registration Charges:

The charges towards stamp duty fees and registration charges of this Agreement with respect to the existing area of Old Flat and additional free of cost area shall be borne by the Developer. The proportionate stamp duty, registration charges, all other incidental and ancillary expenses with respect to the extra area purchased by the Purchaser shall be borne exclusively by the Purchaser .

46. Dispute Resolution:

Any dispute/s or difference/s arising between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute or difference amicably, such dispute or difference the same shall be dealt with in the manner as set out in the Development Agreement read with Supplemental Agreement.

47. Governing Law:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai and the competent courts at Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

48. The Permanent Account Number of the parties hereto are as follows: -

Parties	Pan No.
Pranav Constructions Private Limited	AAECP0580F
Glendon Co-operative Housing Society Limited	AAFAG3611H

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Sheldon Co-operative Housing Society Limited	AACAS6500N
Orlem Luciana Co-operative Housing Society Limited	AAAAO1022F
Pearl Noronha	AAEPN0011E
Lionel Noronha	AFRPN2561D

THE FIRST SCHEDULE ABOVE REFERRED TO:

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FIRSTLY: Land bearing Survey No. 31/6, bearing C.T.S. No. 419 & 420 in aggregate admeasuring 639.20 square metres or thereabouts, of Village Valnai in Greater Mumbai Taluka : Borivali in the Registration and Sub- District of Bandra, Mumbai City and Mumbai Suburban assessed by Mumbai Municipal Corporation under P/North ward together with a building standing thereon known as "Glendon "consisting of 2 (Two) structures viz. Wing "A" consisting of ground floor plus 4 (Four) upper floors and Wing "B" consisting of ground floor plus 3 (Three) upper floors containing in all 14 (fourteen) residential flats and a pump room, all lying and being situate at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai - 400 064



SECONDLY: Land bearing Plot No. 10, bearing C.T.S. No. 417 & 418 in aggregate admeasuring 654.30 square metres as per Property Card and 628 square metres i.e., 751 square yards or thereabouts as per the Conveyance Deed dated 27th December 1984 of Village Valnai in Greater Mumbai, Taluka : Borivali in the Registration and Sub- District of Bandra, Mumbai City and Mumbai Suburban assessed by Mumbai Municipal Corporation under P. Ward No. P. 4736 (4) P/North ward together with a building standing thereon known as "Sheldon "consisting of ground floor plus 4 (Four) upper floors containing in all 17 (Seventeen) residential flats and a pump room, all lying and being situate at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai - 400 064

THIRDLY: Land bearing Plot No. 11, Survey No. 30 (Part), 31 (Part), 32 (Part), and 69 (Part), corresponding C.T.S No. 421-A admeasuring 446.60 square metres or thereabouts of Village Valnai in Greater Mumbai, Taluka : Borivali in the Registration Sub- District of Bandra, Mumbai City and Mumbai Suburban assessed by Mumbai Municipal Corporation under P/North ward together with a building standing thereon known as "Orlem Luciana" consisting of 16 (Sixteen) flats and 2 (Two) shops and a pump room, all lying and being situate at J. B. Colony, Sunder Lane, Orlem, Malad (West), Mumbai - 400 064

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No. 401, admeasuring **625.07** square feet MOFA carpet area equivalent to **58.07** square meters MOFA carpet area corresponding to **60.72** square meters RERA carpet area on the **Fourth** Floor of "A" Wing along with 1 (one) car parking space in the new Building known as "**Falcon Crest**" situate on land specifically mentioned in the First Schedule hereunder written.

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IN WITNESS WHEREOF WE, THE PARTIES have hereto set and subscribed our hands and seal hereunto on the ____ day of _____ 2024.



Signed and Delivered by the
 Within named "DEVELOPER"
 PRANAV CONSTRUCTIONS PVT.LTD.
 Through its Senior Management Personnel
 Disha Kanakia
 duly authorized by Board Resolution
 Dated 16th October, 2023



Disha Kanakia



In the Presence of:-

-
-

SIGNED SEALED AND DELIVERED
 by the within named "GLEDON SOCIETY"
 GLEDON CO-OPERATIVE HOUSING
 SOCIETY LIMITED.
 through its
 Chairman, MRS. PEARL NORONHA



Moronha



Treasurer, MRS. SUSAN FERNANDES

in the presence of.....

-
-



S Fernandes



SIGNED SEALED AND DELIVERED)
 by the within named "SHELDON SOCIETY")
 SHELDON CO-OPERATIVE HOUSING)
 SOCIETY LIMITED.)
 through its)
 Secretary, MRS. FLOSSY DLIMA)



F. Dlima



Treasurer, JOAQUIM CARDOZ)



J. Cardoz



in the presence of.....)

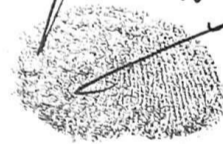
1. *[Signature]*

2. *R1*

SIGNED SEALED AND DELIVERED)
 by the within named "ORLEM LUCIANA)
 SOCIETY")
 ORLEM LUCIANA CO-OPERATIVE HOUSING)
 SOCIETY LIMITED.)
 through its)
 Chairman, MR. JOSEPH RODRIGUES)



J. Rodrigues



Treasurer, MRS. EFFIE RODRIGUES)



E. Rodrigues

in the presence of.....)

1. *[Signature]*

2. *R1*

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Signed and delivered by the
Within named "EXISTING MEMBER"
PEARL NORONHA

Member of Glendon
Co-operative Housing Society Limited
Owner of New Flat No. 101 in A Wing
Old Flat No. B-03



P. Noronha



उपनिबंधक

३०३ अे विंग, बी.एम.सी.

महाराष्ट्र सहकारी संस्था

In the Presence of:

- [Signature]*
- [Signature]*

Signed and delivered by the

Within named "Purchaser"
LIONEL NORONHA



L. Noronha



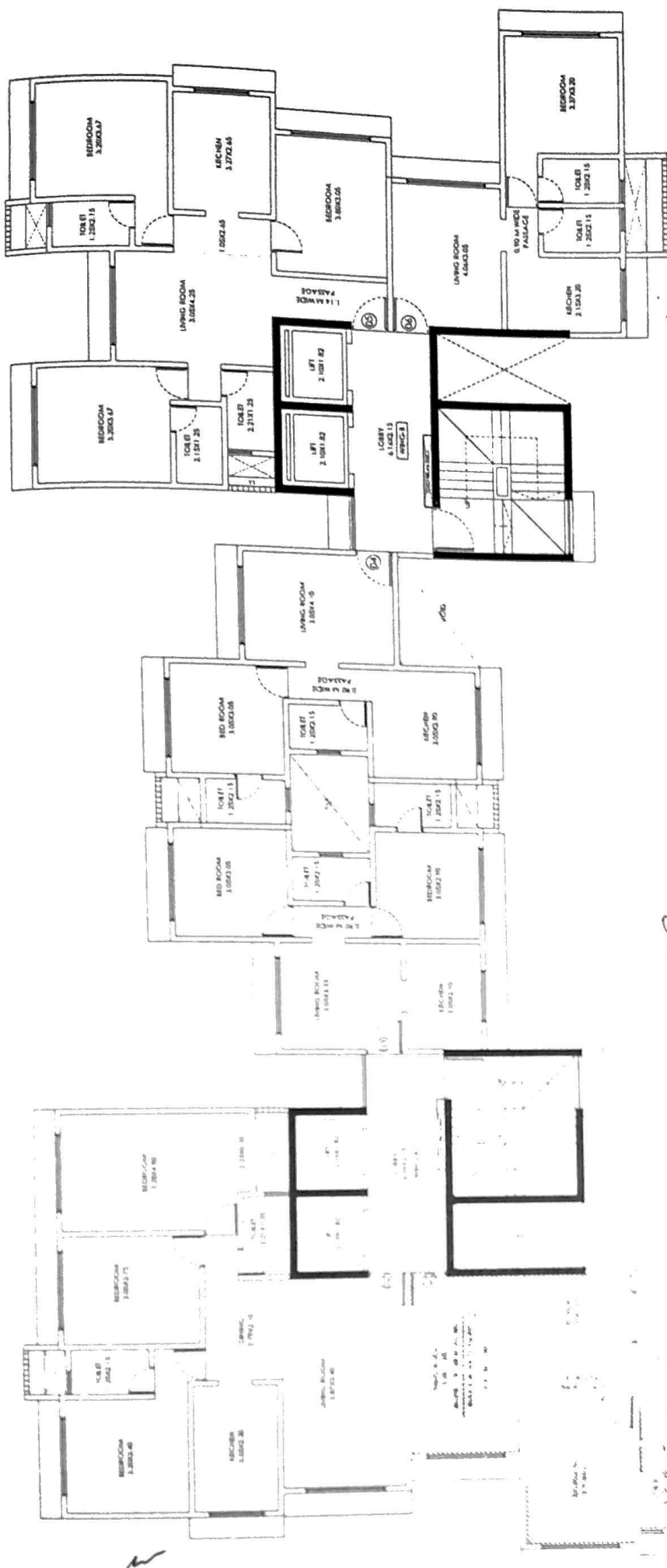
In the Presence of:-

- [Signature]*
- [Signature]*

वाचावे : १) महाराष्ट्र
२) ग्लेंडन क
ऑप. हौ

ज्याअर्थी, १) ग्लेंडन
मुंबई ४०००६४. नोंदणी
शेंल्डन को.ऑ.हौ.सो.लि.
क्रं.बीओएम/डब्ल्युपी/एच
जे.बी कॉलनी, स
क्रं.बीओएम/डब्ल्युपी/एच
ज्याअर्थी, खाली
यांच्या अधिकार कक्षेत
ज्याअर्थी, १) ग्लेंडन
लुसियाना को. ऑप.हौ.
संस्था अधिनियम १९६
"नियम" असे वाचावे
अनुसारुन कामकाज व
ज्याअर्थी, खाली
सो. लि. ३) ऑरलेम
दि. २५/१०/२०२३ रोजी
ज्याअर्थी, ग्लेंडन
ऑप. हौ. सो. लि, सद

अ.क्रं.	ठिकाण
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4TH FLOOR PLAN

D.V. Karaker

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DRAWINGS ARE NOT TO SCALE
DRAWINGS ARE SUBJECT TO CHANGE BY THE LOCAL AUTHORITIES

Prima
[Handwritten signature]

Manohar K. Rodrigues
[Handwritten signature]

Sheldon Co-operative Housing Society Ltd.

(Regd. No. MUM - P / HSG / TC 1031 / 84-85)

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Agenda No. 03:

To approve revised Building Plans, Floor Plans and Area Allotment.

Discussion:

The revised building plans and floor plans pursuant to increase in FSI were submitted by the Developer viz., Pranav Constructions Private Limited and the same were perused by the society members and upon further discussions and deliberations, the same were finalized.

RESOLVED THAT the building plans, floor plans and the area allotment prepared by the Developer is approved by majority of the members.

Proposed by: Mr. Geraldus D'Souza

Seconded by: Mr. Santosh Minz

The Special General Body Meeting ended with the Vote of Thanks to All, being greeted by the Mrs. Flossy D'Lima

For SHELDON Co-operative Housing Society Limited

Flossy D'Lima
Secretary

Philomena Serrao
Chairman

Joaquim Cardoz
Treasurer



Sheldon Co-operative Housing Society Ltd

(Regd. No. MUM - P / HSG / TC 1031 / 84-85)

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CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED BY THE SOCIETY IN THE SPECIAL GENERAL BODY MEETING HELD ON 12 FEBRUARY 2024 AT 7.30 PM AT THE PREMISES OF SHELDON C.H.S.L., SUNDER LANE, MALAD (W), MUMBAI 400 064



The Special General Body Meeting of the Society was conducted at the premises of Sheldon C.H.S.L., Sunder Lane, Orlem, Malad (W), Mumbai 400 064 and Flossy D'Lima was the Chairperson for the meeting.

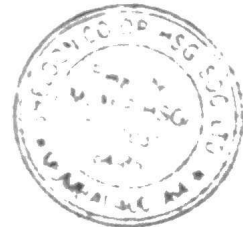
12 out of 17 members physically attended the meeting and 2 members attended through Zoom. As required quorum was met and the meeting was started.

Agenda No 01:

To approve the draft of Supplemental Development Agreement.

Discussion:

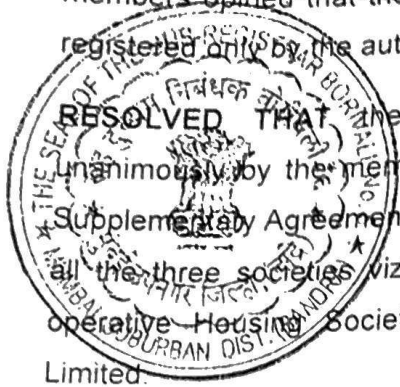
The members of the Society discussed the draft of the Supplemental Development Agreement which is to be executed between the Sheldon Co-operative Housing Society Limited, Sheldon Co-operative Housing Society Limited and Orlem Luciana Co-operative Housing Society Limited and Pranav Constructions Private Limited (PCPL). The Developer. The members of the Society were informed that several meetings took place between the Developer and the Society as well as their respective legal consultants for finalizing the draft of the Supplemental Development Agreement. The draft Supplemental Development Agreement has been prepared by the Advocates for the Developer and that the Society's Advocate has approved the final versions of the draft Supplemental Development Agreement. The society members have perused the draft circulated to them by the office bearers of the Society. The society members after discussing the same approved the draft of the Supplemental Development Agreement and accordingly the following resolution was passed.



Sheldon Co-operative Housing Society Ltd.

(Regd. No. MUM - P / HSG / TC 1031 / 84-85)

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Sub-Registrar to register	



It was further discussed that all the members will have to remain present at the office of the Sub-Registrar to register the Supplemental Development Agreement. However, the members opined that the Supplemental Development Agreement be signed, executed and registered only by the authorized Managing Committee members for convenience.

RESOLVED THAT the draft Supplemental Development Agreement is approved unanimously by the members. It is further resolved that for reason of convenience, the Supplemental Agreement be executed and registered only by the Managing Committees of all the three societies viz., Glendon Co-operative Housing Society Limited, Sheldon Co-operative Housing Society Limited and Orlem Luciana Co-operative Housing Society Limited.

Agenda No 02:

To appoint signing authorities to sign Supplemental Development Agreement and all ancillary documents.

RESOLVED THAT any two out of the three Managing Committee Members viz., Mrs. Philomena Serrao (Chairman), Mrs. Flossy D'Lima (Secretary) and Mr. Joaquim Cardoz (Treasurer) are required to sign jointly any and all documents pertaining to redevelopment including but not limited to Supplemental Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement, Rectification Deed, Addendums, any Application, Deeds, Agreements, Declarations, Affidavits, Undertakings, representations, correspondences, No Objection Certificates, Indemnity, etc as also any documents required to be executed to make payment of fees, deposits, premiums, and receive refunds thereof and do all incidental acts, deeds and things for and on behalf of the Society from time to time.



Plot No.: 10-JB Colony, Sunder Lane, Orlem, Malad (West), Mumbai-400 064



महाराष्ट्र शासन
मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगाव

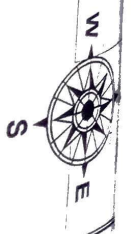
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नविन धारक :	[शेती.]

विवरण	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा मार (इ)	साक्षात्कृत
मा.अपर उप जिल्हाधिकारी अंधेरी मुंबई उपनगर कडील विनशेती आदेश क्र /ADC/LND/D/ ६८६९ दि. ०२/०९/१९७९ प्रमाणे नोंद घेतली.			सही- 25/04/1979 न. भू. अ. क्र. १० मु.उ., मुंबई
मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र.न.भू.वळणई/फे.क्र दिनांक १८/१२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी पाच शे सहासष्ट पॉईंट ऐंशी चौ.मी दाखल केले.			सही- 18/12/2015 न.भू.अ. गोरगाव

मालमत्ता पत्रक दिनांक 07/07/2018 12:07:00 AM रोजी डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.
मालमत्ता पत्रकाचा डाउनलोड दिनांक 10/06/2023 11:06:43 AM
मालमत्ता पत्रकासाठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2203100001552742 हा क्रमांक वापरावा.



बरल - ६/		
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२०२४		



महाराष्ट्र शासन

उपनिबंधक, सहकारी संस्था, पी विभाग, मुंबई

३०३ अे विंग, बी.एम.सी. गोडाऊन इमारत, संस्कृती कॉम्प्लेक्स, ९० फिट रोड, ठाकुर कॉम्प्लेक्स, कोदिवली (पूर्व),
मुंबई ४०० १०१.



महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १७ व नियम १६(२) अन्वये प्राथमिक मान्यता

जा.क्र./मुंबई/उपनि/पी विभाग/४५४३ /२०२३

दिनांक : २० / १५ / २०२३

वाचावे : १) महाराष्ट्र सहकारी अधिनियम १९६० चे कलम १७ व त्या खालील नियम १६(२)मधील तरतूद
२) ग्लॅडन को. ऑप. हौसिंग सो. लि, शॅल्डन को. ऑप. हौसिंग सो. लि, ऑरलेम लुसियाना को.
ऑप. हौसिंग सो. लि, या तिन्ही संस्थेचा एकत्रीकरणाचा दि.२५/१०/२०२३ रोजीचा प्रस्ताव

ज्याअर्थी, १) ग्लॅडन को. ऑप. हौसिंग सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. नोंदणी क्र.बीओएम/डब्ल्युपी/एचएसजी/ टिसी/२१२४/८६-८७ दि. ८/८/१९८६ असा आहे. २) शॅल्डन को.ऑ.हौ.सो.लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. नोंदणी क्र.बीओएम/डब्ल्युपी/एचएसजी/टिसी/१०३१/८४-८५ असा आहे. ३) ऑरलेम लुसियाना को.ऑ.हौ.सो.लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. नोंदणी क्र.बीओएम/डब्ल्युपी/एचएसजी/टिसी/४६४९ दि. १८/९/१९८९ असा आहे. आणि,

ज्याअर्थी, खाली नमूद केलेल्या सहकारी गृहनिर्माण संस्था उपनिबंधक सहकारी संस्था पी विभाग,मुंबई यांच्या अधिकार कक्षेत येते.

ज्याअर्थी, १) ग्लॅडन को. ऑप. हौसिंग सो. लि, २) शॅल्डन को. ऑप. हौसिंग सो. लि, ३) ऑरलेम लुसियाना को. ऑप.हौ. सो. लि, (यापुढे "संस्था" असे वाचावे) व या संस्थेच्या कारभार महाराष्ट्र सहकारी संस्था अधिनियम १९६० (यापुढे "अधिनियम" असे वाचावे) व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ (यापुढे "नियम" असे वाचावे) व संस्थेच्या मंजूर उपविधी व शासनाने वेळोवेळी निर्गमित केलेली शासन निर्णय यास अनुसारून कामकाज करणे आवश्यक आहे. आणि,

ज्याअर्थी, खाली नमूद केलेली संस्था १) ग्लॅडन को. ऑप. हौसिंग सो. लि, २) शॅल्डन को. ऑप. हौसिंग सो. लि, ३) ऑरलेम लुसियाना को. ऑप.हौ. सो. लि, यांनी एकत्रीकरणाचा प्रस्ताव या कार्यालयास दि.२५/१०/२०२३ रोजी सादर केला असून सदर प्रस्तावाची छाननी केली असता ती खालील प्रमाणे आहे.

ज्याअर्थी, ग्लॅडन को. ऑप. हौसिंग सो. लि, शॅल्डन को. ऑप. हौसिंग सो. लि, ऑरलेम लुसियाना को. ऑप. हौ. सो. लि, सदर संस्थेची खालील प्रमाणे इमारत असून त्याचा तपशील पुढीलप्रमाणे.

अ.क्र.	ठिकाण	इमारत/युनिटचा तपशील
१.	ग्लॅडन को. ऑप. हौसिंग सो. लि.,	१४ सदनिका

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२.	श्लेडन को.ऑ.हो.सो.लि.,	१७ सदनिका
३.	ऑरलेम लुसियाना को. ऑप. होसिंग सो. लि.,	१६ सदनिका, २ दुकाने

ज्याअधी, नमूद संस्थांनी कोणताच केलेला प्रस्ताव पुढील प्रमाणे आहे. १) ग्लेडन को. ऑप. होसिंग सो. लि., जे बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. क्रं.बीओएम/डब्ल्युपी/एचएसजी/टिसी/२२४/८६-८७ दि. ८/८/१९८६ असा आहे. २) श्लेडन को.ऑ.हो.सो.लि., जे बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. क्रं.बीओएम/डब्ल्युपी/एचएसजी/टिसी/४६४९ दि. १८/९/१९८९ असा आहे. ३) ऑरलेम लुसियाना को.ऑ.हो.सो.लि. कॉलनी, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. क्रं.बीओएम/डब्ल्युपी/एचएसजी/टिसी/४६४९ दि. १८/९/१९८९ असा आहे. या संस्थांचे प्लॉट हा एकच त्याचप्रमाणे पाणी मीटर, विद्युत मीटर, पाण्याच्या टाक्या स्वतंत्र आहेत. तिन्ही संस्थांच्या प्लॉटच्या रहदारीचा सामायिक रोड आहे. प्रत्येक संस्थेचा आर्थिक कारभार व देखभाल स्वतंत्र असून सदर कोणताही शासकीय व इतर प्राधिकरणाचा आर्थिक व इतर कोणत्याही प्रकारचा बोजा व दायित्व नाही.

That the above named three societies have discussed the benefits of redevelopment proposed societies together in the MLK meeting. Redeveloping the societies individually would be ground +20 of less than 14 flats and the amalgamation of all the three societies would be ground +20 with more open space. Redeveloping the societies individually, there would be no provision of podium parking and the parking would be mechanical, parking, stack, pit or other forms and amalgamation of all the three societies are ML committed and developed together, it form a larger plot, which allows for a podium to be proposed and bigger better parking mechanism. Redeveloping the societies individually, lesser commercial space can be proposed for sale compare to when all the societies are amalgamated together and developed together, this increase the project feasibility.

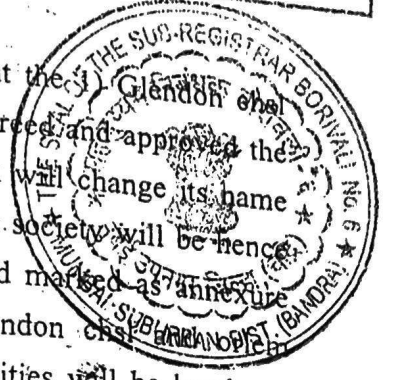
If the societies go for individual redevelopment then:

If society Go to Individual Redevelopment			
Society name	Plot Area	Road Width	Permissible BUA
Sheldon Chsl	654.3	18.30	3533.22
Glendon chsl	639.2	13.40	2588.76
Orlem Luciana chsl	446.6	13.40	1808.73
Total			7930.71

If the societies go for Amalgamation Redevelopment then:

Amalgamtion Redevelopment (under section 33/11)				
Society name	Plot Area	Total Plot Area	Road Width	Permissible BU
Sheldon Chsl	654.3	1740.10	18.30	9396.54
Glendon chsl	639.2			
Orlem Luciana chsl	446.6			

That the above named these societies resolved in the common meetings that the
2) Sheldon chsl 3) Orlem Luciana chsl agreed and approved that the it is agreed and approved the
amalgamation of glendon chsl and orlem Lucian chsl into Sheldon chsl and will change its name
Falcon crest following the completion of the amalgamation process, the new society will be hence
forth named as Falcon Crest a copy of resolution dated annexed hereto and marked as annexure
G. After the Amalgamation of the said societies the registration of Glendon chsl
Luciana chsl will be cancelled u/s 21 and all the property, assets and liabilities will be handover
to Sheldon chsl and will change its name by falcon crest whereas all the property, assets and
liabilities will be handed over to Sheldon chsl.



१) ग्लेंडन को. ऑप. हौसिंग सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. २) शेल्डॉन को.ऑ.हौ.सो.लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. ३) ऑरलेम लुसियाना को.ऑ.हौ.सो.लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. या संस्थांचे एकत्रिकरण खालील उद्दिष्टांसाठी करणे क्रमप्राप्त झाले आहे.

१) वरील तिन्ही संस्थांच्या इमारतीचे बांधकाम हे साधारणतः ३७ वर्षा पूर्वीचे या कालावधी दरम्यान असल्यामुळे त्या धोकादायक अवस्थते आहेत त्याचप्रमाणे सदर संस्थांच्या इमारतीची दुरुस्ती व डागडूजी करणे संस्थांना आर्थिकदृष्ट्या परवडण्यासारखे नाही व ते खर्चिक असल्यामुळे संस्था एकत्रिकरण करून संस्थांच्या एकत्रित व्यवस्थापन/पुनर्विकास करणे सोईस्कर होईल.

२) तिन्ही संस्थांचे एकत्रिकरण केल्यामुळे व्यवसायिक सल्लागारामार्फत नियोजन करणे फायदेशीर होईल.

३) संस्था एकत्रिकरण करून भविष्यात संस्थांचा एकत्रित पुनर्विकास करतांना महानगरपालिकेमधुन विकास नियंत्रण नियमावलीप्रमाणे संस्थेला जास्तीत जास्त एफ.एस.आय व टि.डी.आर चा फायदा मिळण्याबाबत प्रयत्न करणे.

वरील उद्दिष्टे साध्य करण्यासाठी व सभासदांचा जास्तीत जास्त फायदा करण्यासाठी सदर दोनही संस्थांनी संस्थानिहाय सभा घेऊन विशेष सर्वसाधारण सभेमध्ये संस्थांचा एकत्रिकरण करण्याचे ठरविण्यात आले व त्याप्रमाणे दि.१५/१०/२०२३ रोजी तिन्ही संस्थांनी विशेष सर्वसाधारण बोलाविली त्या सभेमध्ये ४९ सभासदांपैकी ३९ सभासद उपस्थित होते. उपरोल्लेखित विषयांवर चर्चा करून पुढीलप्रमाणे ठराव करण्यात आला.

The two societies i.e. Glendon chsl and Orlem Luciana chsl will Merge/ Amalagamate with Sheldon chsl and change the name to Falcon Crest co-op hsg soc ltd.,

सदर संस्थेच्या एकत्रीकरणानंतर होणारी नवीन संस्थेचे नाव फाल्कॉन क्रेस्ट को.ऑ.हौ.सो.लि., सुचित केलेले आहे व तिन्ही संस्थांनी श्री.फ्लॉसी डलिमा, सदनिका क्रं. २, शेल्डॉन को.ऑप.हौ.सो.लि., यांची मुख्यप्रवर्तक म्हणून नेमणूक केलेली आहे. वरील सभेच्या विषयावर चर्चाकरून तसा ठराव करण्यात आला व त्याला सर्व सभासदांची मान्यता घेण्यात आली.

महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १७ मध्ये पुढीलप्रमाणे तरतुद आहे.

१) संस्थेस निबंधकाच्या पूर्वमान्यतेने, त्या प्रयोजनासाठी भरविलेल्या विशेष सर्वसाधारण सभेत हजर असलेल्या व मत देणाऱ्या सदस्यांपैकी दोन-तृतीयांश सदस्यांनी संमत केलेल्या ठरावाद्वारे पुढील निर्णय घेता येतील:

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अ) दुसऱ्या संस्थेची एकत्रीकरण करणे		

ब) आपल्या मत्ता व दायित्वे पूर्णतः किंवा अंशतः इतर कोणत्याही संस्थेकडे हस्तांतरित करणे
 क) दोन किंवा त्याहून अधिक संस्थांत आपली विभागणी करणे, किंवा
 ड) संस्थेच्या इतर वगति स्वतःचे रुपांतर करणे
 १) संपत्ती हस्तांतरण अधिनियम १८८२ किंवा भारतीय नोंदणी अधिनियम १९०८ यात काहीही असेल तरी, विभागणी किंवा रुपांतर करण्यात येईल त्या वेळी नवीन संस्थांची किंवा यथास्थिती, संस्थांची नोंदणी आणि एकत्रीकरण होईल, त्या प्रसंगी एकत्रीकरण झाल्यावर, एकत्रीकरणाशी संबंधित असलेल्या संस्थांचा ठराव प्रत्येक बाबतीत, मूळ संस्थेची किंवा एकत्रीकरण केलेल्या संस्थांची मत्ता व दायित्वे नव्या किंवा यथास्थिती, रुपांतरित किंवा एकत्रीकृत संस्थेमध्ये निहित होण्याबाबतचे पुरेसे अभिहस्तांतरणपत्र असेल किंवा अशा रीतीने, विभागणी किंवा रुपांतर केलेल्या संस्थेचे कोणतेही हक्क बंधन यावर परिणाम होणार नाही किंवा ज्यांचे एकत्रीकरण, विभागणी किंवा रुपांतर करण्यात आले असेल, संस्थांकडून किंवा संस्थांविरुद्ध जी न्यायिक कार्यवाही चालू ठेवण्यात किंवा सुरु करण्यात आली असेल, कोणतीही न्यायिक कार्यवाही सदोष ठरणार नाही आणि तदनुसार अशी न्यायिक कार्यवाही एकत्रीकृत किंवा यथास्थिती, रुपांतरित संस्थेस किंवा नव्या संस्थेस किंवा अशा संस्थेविरुद्ध चालू ठेवता येईल किंवा करता येईल.

४) दोन किंवा अधिक संस्थांचे एकत्रीकरण करण्यात आले असेल किंवा एखाद्या संस्थेची विभागणी रुपांतर करण्यात आले असेल त्याबाबतीत अशा संस्थांची किंवा संस्थेची नोंदणी, एकत्रीकृत संस्थेचे रुपांतरित संस्थांची किंवा संस्थांची विभागणी ज्या संस्थांत झाली असेल त्या नव्या संस्थांची नोंदणी ज्या तऱ्हे करण्यात येईल त्या तारखेस रद्द करण्यात येईल. अशी तरतुद आहे.

महाराष्ट्र सहकारी संस्था नियम १९६१ चा नियम १६ मधील पुढीलप्रमाणे तरतुद आहे.

संस्थेचे एकत्रीकरण, मालमत्ता व जबाबदाऱ्यांचे हस्तांतरण, विभागणी किंवा रुपांतर- १) संस्थेचे एकत्रीकरण, मालमत्ता व जबाबदाऱ्या यांचे हस्तांतरण करण्याची किंवा संस्थेची विभागणी किंवा रुपांतर करण्याची इच्छा असणारी प्रत्येक संस्था, त्या बाबतीत निबंधकाकडे अर्ज करील आणि त्या अर्जात, यथास्थिती, एकत्रीकरण, हस्तांतरण, विभागणी किंवा रुपांतर करण्याच्या संबंधातील सर्व तपशील असेल.

२) असा अर्ज मिळाल्यावर, अशा अर्जात देण्यात आलेला तपशील व निबंधक जे कोणतेही तपशील संपल्याविषयी संस्थेला फर्मावील असे इतर तपशील यांची तपासणी केल्यानंतर यथास्थिती, असे एकत्रीकरण, हस्तांतरण, विभागणी किंवा रुपांतर हे संस्थेच्या दृष्टीने हिताचे आहे असे निबंधकास वाटेल, तर त्याला एकत्रीकरण, हस्तांतरण, विभागणी किंवा रुपांतर याला मान्यता देता येईल.

३) पोटनियम २) अन्वये निबंधकाची मान्यता मिळाल्यानंतर, संस्था आपल्या सदस्यांना आणि धनकांना पूर्ण दिवसांची नोटीस देऊन एक विशेष सर्वसाधारण मंडळ सभा बोलावील आणि यथास्थिती, एकत्रीकरण, मालमत्ता किंवा जबाबदाऱ्यांचे हस्तांतरण, विभागणी किंवा रुपांतर यासाठी उपस्थित असलेल्या आणि मतदान करणाऱ्या सदस्यांच्या दोन तृतीयांश इतक्या बहुमताने ठराव संमत करून घेईल. अशा प्रकारे संमत कर घेतलेल्या ठरावात, त्याचे प्रयोजन आणि प्रस्तावित एकत्रीकरण, हस्तांतरण किंवा विभागणी किंवा रुपांतर

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संस्थेला कशा प्रकारे उपयुक्त ठरेल आणि ते कशा रीतीने अमलात आणण्यात येईल ही योजना अंतर्भूत असेल अशा योजनेत, एक संस्थेच्या जबाबदाऱ्या दुसऱ्या संस्थेकडे हस्तांतरित करण्याचा अंतर्भाव नसेल तर, पोटनियम १ अन्वये करावयाच्या अर्जात, अशा आशयाचे विवरण देण्यात येईल. अशा सदस्यांना, धनकोंना आणि अशा हस्तांतरणामुळे ज्यांच्या हितसंबंधांना बाध येण्याचा संभव व्यक्तींना नमुना G मध्ये लेखी नोटीस देईल. तसेच, अशी नोटीस संस्थेचे कार्यालय ज्या असलेल्या निदान एका वर्तमानपत्रात प्रसिद्ध करण्यात येईल आणि तिची प्रत, संस्थेच्या आणि निबंधकाच्या कार्यालयातील सूचना फलकावर लावण्यात येईल.



परंतु, एखाद्या संस्थेच्या बाबतीत, अशा संस्थेची आणि तिच्या सदस्यांच्या जबाबदारीची व्याप्ती, संस्थेची व तिच्या सदस्यांची आर्थिक स्थिती आणि अशा संस्थेशी निगडीत इतर संबद्ध बाबी विचारात घेऊन राज्य शासनाला अशी नोटीस देणे आवश्यक नसल्याचे ठरविता येईल.

४) पोटनियम ३) मध्ये निर्दिष्ट केलेल्या नोटिशीच्या तारखेपासून एक महिन्याच्या आत, सदस्य, धनको आणि संस्थेच्या जबाबदाऱ्यांचे हस्तांतरण करण्यामुळे ज्यांच्या हितसंबंधांना बाध येण्याचा संभव असेल अशा इतर व्यक्ती यांना कलम १७ पोटकलम १) च्या परंतुकाच्या खंड (एक) अन्वये आवश्यक असल्याप्रमाणे आपल्या विकल्पाधिकाराचा वापर करता येईल. उपरोक्त व्यक्ती असा विकल्पाधिकाराचा वापर करण्यात कसून करतील तर, त्यांनी संस्थेच्या जबाबदाऱ्या दुसऱ्या संस्थेकडे हस्तांतरीत करण्यास संमती दिली आहे. असे मानण्यात येईल.

५) ज्यांनी विकल्पधिकाराचा वापर केला असेल अशा सदस्यांची व धनकोंची आणि इतर हितसंबंधित व्यक्तींची सर्व देणी संस्था पूर्णपणे किंवा अन्य प्रकारे भागवील.

६) संस्था, तिने केलेल्या उपाययोजनेबाबतचे प्रतिवृत्त निबंधकाकडे पाठवील आणि यथास्थिती, एकत्रीकरण केलेल्या किंवा रुपांतर केलेल्या संस्थेची किंवा नवीन संस्थेची नोंदणी करून आणि ज्याचे एकत्रीकरण, विभागणी किंवा रुपांतर करण्यात आले असेल अशा संस्थांची नोंदणी रद्द करून, त्याद्वारे एकत्रीकरण, हस्तांतरण, विभागणी किंवा रुपांतर याबाबतचा संस्थेचा निर्णय अमलात आणण्याची त्यास विनंती करील.

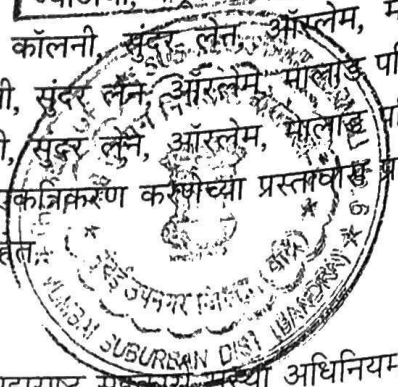
७) पोटनियम ६) खालील संस्थेचे प्रतिवृत्त मिळाल्यावर, आणि त्याबाबतच्या कार्यपद्धतीचे योग्य रीतीने पालन करण्यात आले आहे याबाबत स्वतःची खात्री झाल्यावर निबंधक, एकत्रीकरण, विभागणी किंवा रुपांतर करण्यात आलेल्या संस्थेची नोंदणी करील आणि ज्याचे एकत्रीकरण, विभागणी किंवा रुपांतर करण्यात आले असेल अशा संस्थांची नोंदणी रद्द करील. अशी तरतुद आहे.

१) ग्लॅडन को. ऑप. हौसिंग सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४.
२) श्लॅडन को.ऑ.हौ.सो.लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४.
३) ऑरलेम लुसियाना को.ऑ.हौ.सो.लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४.

या संस्था एकत्रित करून फाल्कॉन को.ऑ.हौ.सो.लि., संस्था निर्माण करण्याचे दि. १५/१०/२०२३ रोजीच्या विशेष सर्वसाधारण सभेमध्ये ठराव क्रं ०१ प्रमाणे ठरविण्यात आले. त्याच प्रमाणे गेल्डॉन को.ऑ.हौ.सो.लि., या संस्थेने दि. ५/३/२०२३ रोजी तसेच श्लॅडन को.ऑ.हौ.सो.लि., या संस्थेने दि. ५/३/२०२३ रोजी व ऑरलेम लुसियाना को.ऑ.हौ.सो.लि., या संस्थेने दि. १९/०३/२०२३ रोजी सभा घेऊन तसा ठराव मंजूर करण्यात आला आहे. आणि,

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ज्याअर्थी, नेमूद तिन्ही संस्थानी


उपरोक्त वस्तुस्थिती सादर केल्याने १) ग्लॅडन को. ऑप. हौसिंग सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. २) शॅल्डन को. ऑ. हौ. सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. ३) ऑरलेम लुसियाना को. ऑ. हौ. सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. या तिन्ही स्वतंत्र संस्थांचे सभासदांच्या नुसार एकत्रित करणेच्या प्रस्तावाचे प्राथमिक मान्यता देणे क्रम प्राप्त झाल्याने खालील प्रमाणे आदेश देत आहेत.



आदेश


- १) महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १७(१) व नियम १६(२) अन्वये मला प्राप्त झाल्याने अधिकारानुसार मी प्रतिक पोखरकर, उपनिबंधक सहकारी संस्था, पी विभाग, मुंबई या आदेशान्वये ग्लॅडन को. ऑप. हौसिंग सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. २) शॅल्डन को. ऑ. हौ. सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. ३) ऑरलेम लुसियाना को. ऑ. हौ. सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४. या संस्था एकत्रित करून फॅलकन क्रेस्ट को. ऑ. हौ. सो. लि., ही नविन संस्था बनविण्याचा प्रस्तावास प्राथमिक मान्यता देणेत येत आहे. संस्थेने नियम १६(३), (४), (५) अन्वये पुढील कार्यवाही करावी.
- २) जर दायित्वाचे हस्तांतरण होणार असेल तर त्याबाबत संस्थेने संस्थेचे सभासद, धनको आणि हितसंबंधी यांच्या हरकती, आक्षेप म्हणणे मागविण्यासाठी 'G' नमून्यामध्ये नोटीस देणे बाबत संस्थेने कार्यवाही करावी. तसेच सदर नोटीस संस्थेच्या व उपनिबंधक कार्यालयाच्या सुचना फलकावर प्रसिद्ध करावी. तसेच सदरची नोटीस दैनिक वर्तमान पत्रामध्येही प्रसिद्ध करावी. व केलेल्या कार्यवाहीचा अहवाल कार्यालयात प्राप्त झाल्यानंतर पुढील अतिम कार्यदेशावर कार्यवाही करणेत येईल.

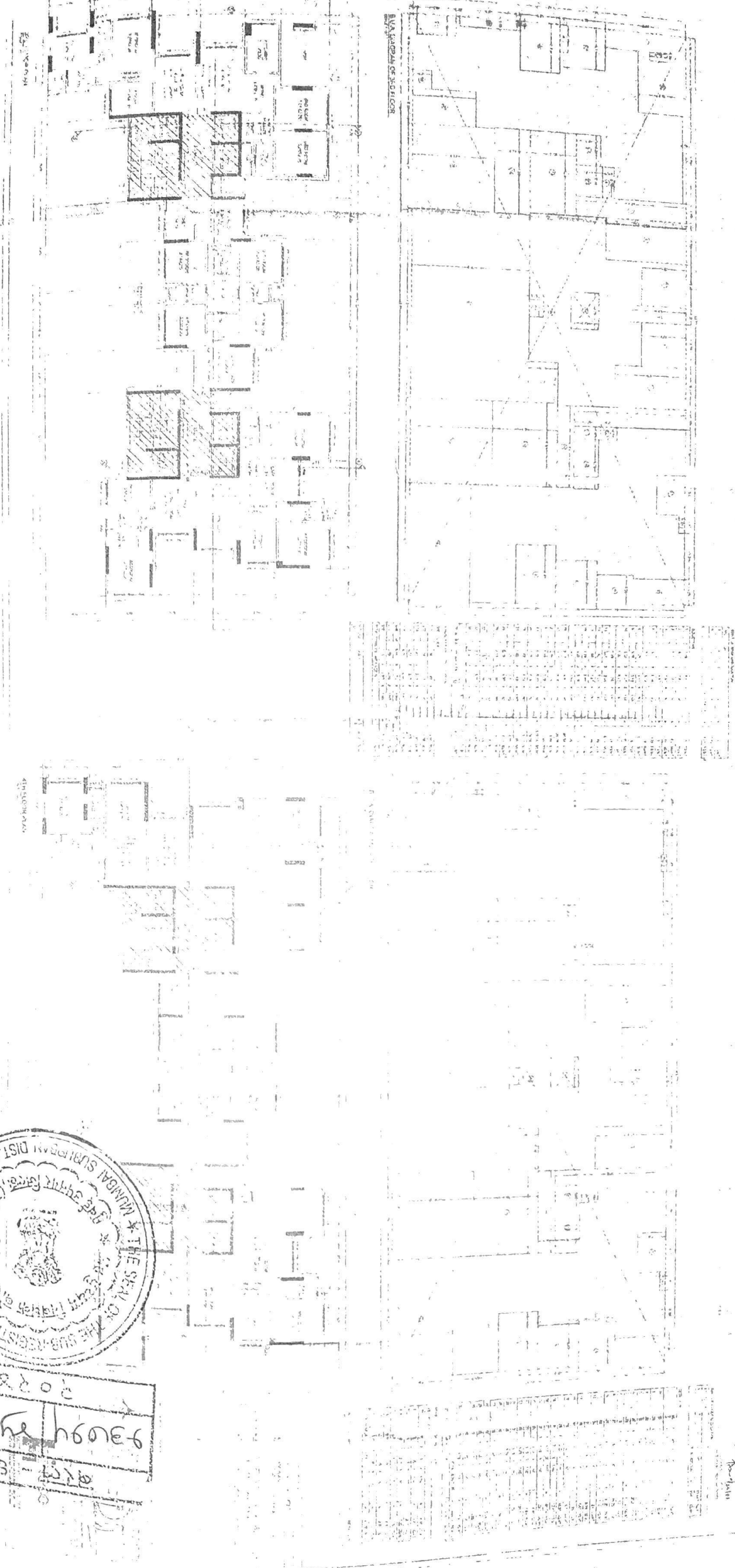



(प्रतिक पोखरकर)
उपनिबंधक
सहकारी संस्था, पी विभाग, मुंबई

प्रत:-

१. मुख्य प्रवर्तक, श्री. फ्लॉसी डलिमा, सदनिका क्रं. २, ग्लॅडन को. ऑप. हौ. सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४.
२. अध्यक्ष/सचिव, ग्लॅडन को. ऑप. हौसिंग सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४.
३. अध्यक्ष/सचिव, शॅल्डन को. ऑप. हौसिंग सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४.
४. अध्यक्ष/सचिव, ऑरलेम लुसियाना को. ऑप. हौसिंग सो. लि., जे.बी कॉलनी, सुंदर लेन, ऑरलेम, मालाड पश्चिम, मुंबई ४०००६४.
५. निवड नस्ती.


उपनिबंधक
सहकारी संस्था, पी विभाग, मुंबई



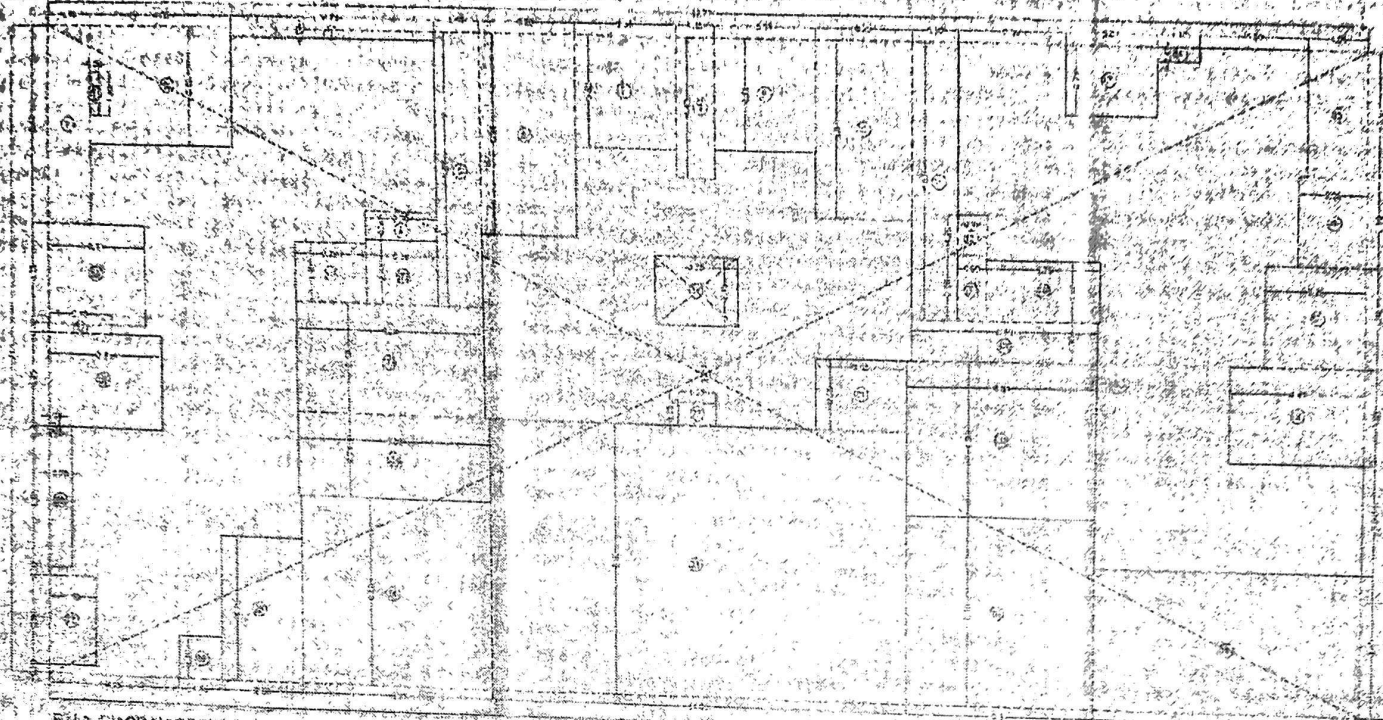
PLAN OF 3RD FLOOR

4TH FLOOR PLAN



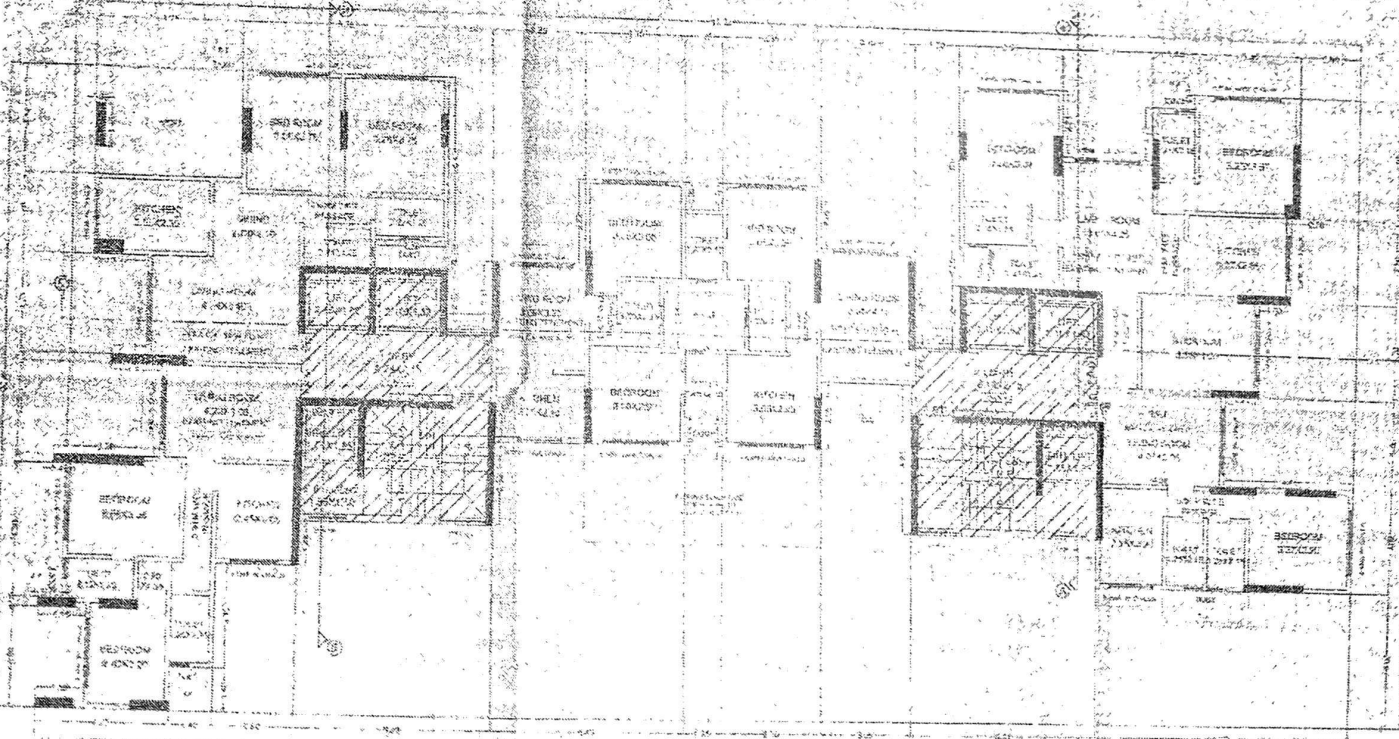
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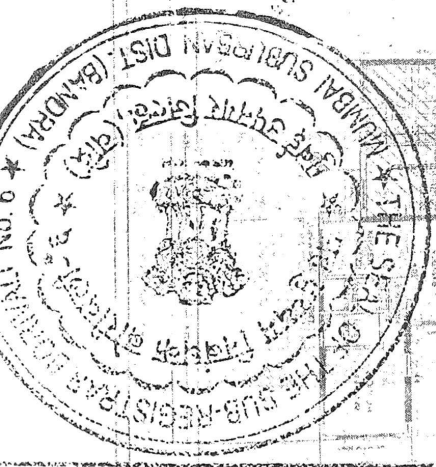


B.V.A. DIAGRAM OF 3RD FLOOR

NO.	AREA	PERCENTAGE
1	1.16	1.16
2	1.16	1.16
3	1.16	1.16
4	1.16	1.16
5	1.16	1.16
6	1.16	1.16
7	1.16	1.16
8	1.16	1.16
9	1.16	1.16
10	1.16	1.16
11	1.16	1.16
12	1.16	1.16
13	1.16	1.16
14	1.16	1.16
15	1.16	1.16
16	1.16	1.16
17	1.16	1.16
18	1.16	1.16
19	1.16	1.16
20	1.16	1.16
21	1.16	1.16
22	1.16	1.16
23	1.16	1.16
24	1.16	1.16
25	1.16	1.16
26	1.16	1.16
27	1.16	1.16
28	1.16	1.16
29	1.16	1.16
30	1.16	1.16
31	1.16	1.16
32	1.16	1.16
33	1.16	1.16
34	1.16	1.16
35	1.16	1.16
36	1.16	1.16
37	1.16	1.16
38	1.16	1.16
39	1.16	1.16
40	1.16	1.16
41	1.16	1.16
42	1.16	1.16
43	1.16	1.16
44	1.16	1.16
45	1.16	1.16
46	1.16	1.16
47	1.16	1.16
48	1.16	1.16
49	1.16	1.16
50	1.16	1.16
51	1.16	1.16
52	1.16	1.16
53	1.16	1.16
54	1.16	1.16
55	1.16	1.16
56	1.16	1.16
57	1.16	1.16
58	1.16	1.16
59	1.16	1.16
60	1.16	1.16
61	1.16	1.16
62	1.16	1.16
63	1.16	1.16
64	1.16	1.16
65	1.16	1.16
66	1.16	1.16
67	1.16	1.16
68	1.16	1.16
69	1.16	1.16
70	1.16	1.16
71	1.16	1.16
72	1.16	1.16
73	1.16	1.16
74	1.16	1.16
75	1.16	1.16
76	1.16	1.16
77	1.16	1.16
78	1.16	1.16
79	1.16	1.16
80	1.16	1.16
81	1.16	1.16
82	1.16	1.16
83	1.16	1.16
84	1.16	1.16
85	1.16	1.16
86	1.16	1.16
87	1.16	1.16
88	1.16	1.16
89	1.16	1.16
90	1.16	1.16
91	1.16	1.16
92	1.16	1.16
93	1.16	1.16
94	1.16	1.16
95	1.16	1.16
96	1.16	1.16
97	1.16	1.16
98	1.16	1.16
99	1.16	1.16
100	1.16	1.16

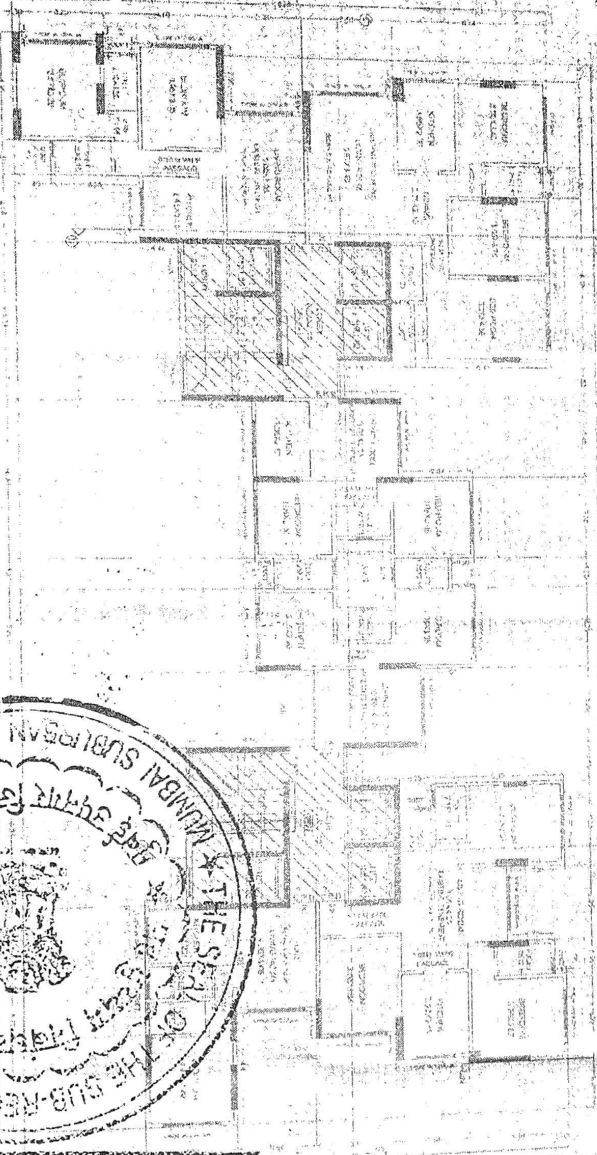


3RD FLOOR PLAN

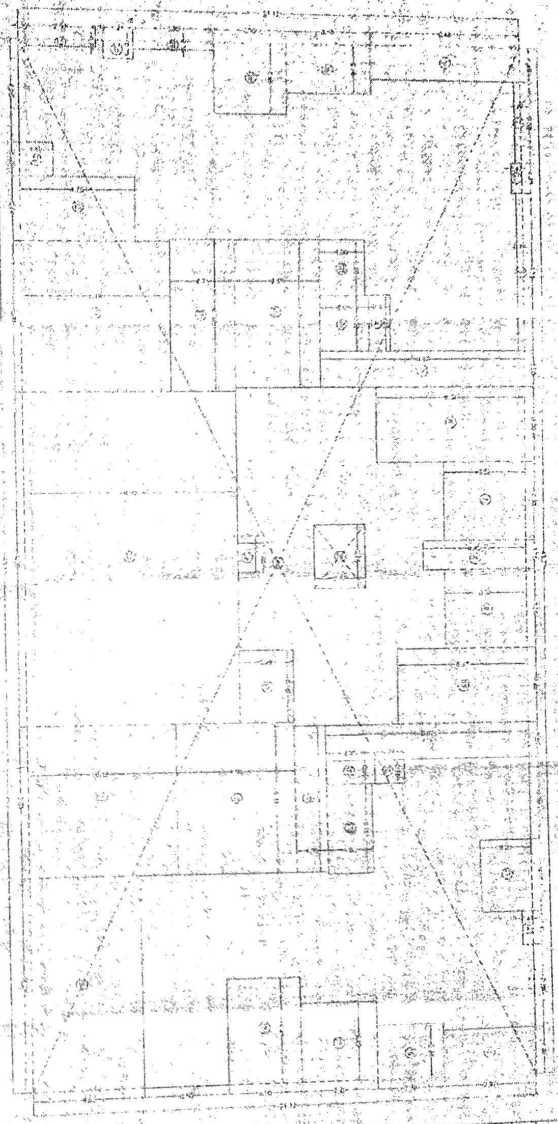


Handwritten notes in a box:
2002
2002
2002

4TH FLOOR PLAN



1ST FLOOR OF 4TH FLOOR



Sl. No.	Area (sq. ft.)	Area (sq. m.)	Volume (cu. ft.)	Volume (cu. m.)
1	100.00	9.29	100.00	9.29
2	200.00	18.58	200.00	18.58
3	300.00	27.87	300.00	27.87
4	400.00	37.16	400.00	37.16
5	500.00	46.45	500.00	46.45
6	600.00	55.74	600.00	55.74
7	700.00	65.03	700.00	65.03
8	800.00	74.32	800.00	74.32
9	900.00	83.61	900.00	83.61
10	1000.00	92.90	1000.00	92.90

Sl. No.	Area (sq. ft.)	Area (sq. m.)	Volume (cu. ft.)	Volume (cu. m.)
1	100.00	9.29	100.00	9.29
2	200.00	18.58	200.00	18.58
3	300.00	27.87	300.00	27.87
4	400.00	37.16	400.00	37.16
5	500.00	46.45	500.00	46.45
6	600.00	55.74	600.00	55.74
7	700.00	65.03	700.00	65.03
8	800.00	74.32	800.00	74.32
9	900.00	83.61	900.00	83.61
10	1000.00	92.90	1000.00	92.90

Handwritten notes and stamps at the bottom right:
2002
2002
2002

Handwritten text at the top left, possibly a title or reference number, mostly illegible due to the quality of the scan.

Handwritten text at the top right, possibly a name or signature, mostly illegible.

REPORT OF THE
COMMISSIONER OF THE GENERAL LAND OFFICE

20 MAR 1914
P.O. No. 103

REPORT OF THE
COMMISSIONER OF THE GENERAL LAND OFFICE

TABLE OF LAND HOLDINGS

No.	Area	Use	Owner	Value	Remarks
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99
100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SEARCHED INDEXED SERIALIZED FILED

NO. 100-100000-100000

SEARCHED INDEXED SERIALIZED FILED



9202
 100-100000-100000
 100-100000-100000
 100-100000-100000

Sl. No.	Particulars	Debit	Credit	Balance
1	To Balance b/d		1000	1000
2	By Cash	500		500
3	To Cash		500	1000
4	By Cash	1000		0
5	To Cash		1000	1000
6	By Cash	1000		0
7	To Cash		1000	1000
8	By Cash	1000		0
9	To Cash		1000	1000
10	By Cash	1000		0
11	To Cash		1000	1000
12	By Cash	1000		0
13	To Cash		1000	1000
14	By Cash	1000		0
15	To Cash		1000	1000
16	By Cash	1000		0
17	To Cash		1000	1000
18	By Cash	1000		0
19	To Cash		1000	1000
20	By Cash	1000		0
21	To Cash		1000	1000
22	By Cash	1000		0
23	To Cash		1000	1000
24	By Cash	1000		0
25	To Cash		1000	1000
26	By Cash	1000		0
27	To Cash		1000	1000
28	By Cash	1000		0
29	To Cash		1000	1000
30	By Cash	1000		0
31	To Cash		1000	1000
32	By Cash	1000		0
33	To Cash		1000	1000
34	By Cash	1000		0
35	To Cash		1000	1000
36	By Cash	1000		0
37	To Cash		1000	1000
38	By Cash	1000		0
39	To Cash		1000	1000
40	By Cash	1000		0
41	To Cash		1000	1000
42	By Cash	1000		0
43	To Cash		1000	1000
44	By Cash	1000		0
45	To Cash		1000	1000
46	By Cash	1000		0
47	To Cash		1000	1000
48	By Cash	1000		0
49	To Cash		1000	1000
50	By Cash	1000		0
51	To Cash		1000	1000
52	By Cash	1000		0
53	To Cash		1000	1000
54	By Cash	1000		0
55	To Cash		1000	1000
56	By Cash	1000		0
57	To Cash		1000	1000
58	By Cash	1000		0
59	To Cash		1000	1000
60	By Cash	1000		0
61	To Cash		1000	1000
62	By Cash	1000		0
63	To Cash		1000	1000
64	By Cash	1000		0
65	To Cash		1000	1000
66	By Cash	1000		0
67	To Cash		1000	1000
68	By Cash	1000		0
69	To Cash		1000	1000
70	By Cash	1000		0
71	To Cash		1000	1000
72	By Cash	1000		0
73	To Cash		1000	1000
74	By Cash	1000		0
75	To Cash		1000	1000
76	By Cash	1000		0
77	To Cash		1000	1000
78	By Cash	1000		0
79	To Cash		1000	1000
80	By Cash	1000		0
81	To Cash		1000	1000
82	By Cash	1000		0
83	To Cash		1000	1000
84	By Cash	1000		0
85	To Cash		1000	1000
86	By Cash	1000		0
87	To Cash		1000	1000
88	By Cash	1000		0
89	To Cash		1000	1000
90	By Cash	1000		0
91	To Cash		1000	1000
92	By Cash	1000		0
93	To Cash		1000	1000
94	By Cash	1000		0
95	To Cash		1000	1000
96	By Cash	1000		0
97	To Cash		1000	1000
98	By Cash	1000		0
99	To Cash		1000	1000
100	By Cash	1000		0

9309

