

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRITI AMIT SELUKAR
MADAN SHANKAR SARANG
28/06/1975

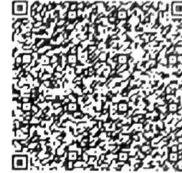
Permanent Account Number
ASLPS0867Q

Priteluk
Signature



Priteluk

SH668191239FT



आपला आधार क्रमांक / Your Aaunaar No. :

2687 0430 5966

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



प्रिती अमित सेलुकर
Priti Amit Seluker
जन्म तारीख / DOB : 28/06/1975
स्त्री / Female



2687 0430 5966

आधार - सामान्य माणसाचा अधिकार

Priteluk

389/990

पावती

Original/Duplicate

Tuesday, January 18, 2022

नोंदणी क्र.: 39M

6:19 PM

Regn.: 39M

पावती क्र.: 1115 दिनांक: 18/01/2022

गावाचे नाव: पी.एस.पहाडीगोरेगांव
 दस्तऐवजाचा अनुक्रमांक: बरल-6-990-2022
 दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र
 सादर करणाऱ्याचे नाव: धर्मेश वी शाह

नोंदणी फी
 दस्तऐवजाची फी
 पृष्ठांची संख्या: 38

रु. 100.00
 रु. 760.00

एकूण:

रु. 860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
 6:38 PM ह्या वेळेस मिळेल.

सह. दु. नि. बोरीवली 6

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

बाजार मूल्य: रु. 1/-

मोददला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 760/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: 1701202212971 दिनांक: 18/01/2022
 बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 100/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007217596202122E दिनांक: 18/01/2022
 बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENTS

DELIVERED ON 31/01/2022

S6psV4xhm

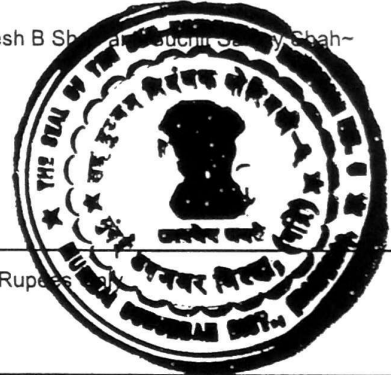
1/18/2022



CHALLAN
MTR Form Number-6



MH007217596202122E		BARCODE		Date	07/10/2021-14:36:15	Form ID	25 2
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)	eeo	9	3L
Account Name		BRL4_JT SUB REGISTRAR BORIVALI NO 4		PAN No.(If Applicable)	AAECP0980F		
City		MUMBAI		Full Name	2022 PRANAV CONSTRUCTIONS PVT LTD		
Period		2021-2022 One Time		Flat/Block No.	102 1ST FLOOR NAVCHANDRAKUNJ CHSL		
Account Head Details		Amount In Rs.	Premises/Building	Remarks (If Any)			
10045501 Stamp Duty		500.00	Road/Street	SecondPartyName=Dharmesh B Shah			
10063301 Registration Fee		100.00	Area/Locality	GOREGAON WEST MUMBAI			
			Town/City/District	PIN			
				4 0 0 0 6 2			
				Amount In			
				Six Hundred Rupees			
			Words	Words			
Total		600.00		FOR USE IN RECEIVING BANK			
Payment Details		INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02700452021100750250	202110070882379		
Cheque/DD No.		Bank Date	RBI Date	07/10/2021-14:37:51	Not Verified with RBI		
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 7700993519

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नदर चलन केवल दुस्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु ही.

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DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made and entered into at Mumbai on this 07th day of Oct., 2021.

BETWEEN



PRANAV CONSTRUCTIONS PRIVATE LIMITED, a company incorporated and registered under the provisions of the Companies Act, 1956 (Registration No. U70101MH2003PTC141547; having its registered office at Unit No. 1001, 10th floor, DLH Park, Near MTNL, S. V. Road, Goregaon West, Mumbai - 400062 hereinafter referred to as **"THE DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Directors for the time being of the said company, the survivor and survivors and their respective heirs, executors, administrators, directors and assigns) OF THE **FIRST PART**.

AND

NAVCHANDRAKUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the provisions of Maharashtra Cooperative Societies Act, 1960 vide Registration No. BOM/HSG/6060 of 1980 dated 24/04/1980; having its administrative office at Plot No. 42, CTS No. 734/A, 734/A/1 to 6, Village Pahadi Goregaon West, Taluka Borivali, Mumbai Suburban District situated at Plot No. 42, Jawahar Nagar, Road No. 4, Goregaon (W), Mumbai - 400062 hereinafter referred to as **"THE SOCIETY"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Successors) of the **SECOND PART**;

AND

Mr. Dharmesh B. Shah and Mr. Suchit Sanjay Shah, Indian Inhabitants of Mumbai having **Garage No. 2 on Ground Floor** at Navchandrakunj CHSL, Plot No. 42, Jawahar Nagar, Road No. 4, Goregaon (W), Mumbai - 400062 hereinafter referred to as **"THE MEMBERS/ALLOTTEE"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **THIRD PART**;

S.K.D. शिवाजी

WHEREAS:-

A. Pursuant to the Agreement for Permanent Alternate Accommodation (PAAA) dated 26/11/2018 bearing Registration No. BRL-9-10326-2018; the Developer allotted a Multipurpose Unit No. 102 on First Floor admeasuring 206.25 sq. ft. carpet area against the existing Garage No. 2 on Ground Floor in the proposed redeveloped building i.e. 'Navchandrakunj CHSL' to the Member/Allottee upon the agreed terms and conditions as mentioned in the said Principal Agreement.

B. It has been observed by the Parties herein that there was an inadvertent error while mentioning the allotment details at Page No. 8 (Clause 6), Page No. 10 (Clause 11), Page No. 12 (Schedule of property) in the Principal Agreement i.e. Multipurpose Unit No. 102 was allotted against Garage No. 2; but it was erroneously mentioned as Multipurpose Unit No. 101 in the said Principal Agreement.

C. The Parties herein have therefore agreed to make the necessary changes wherever required in the said Principal Agreement by executing this Rectification deed and register by and between the parties within the stipulated time.

D. This Deed of Rectification is made only to change/ replace the numbering of the new allotted premises at Page No. 8 (Clause 6), Page No. 10 (Clause 11), Page No. 12 (Schedule of property) in the Principal Agreement as mentioned herein.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The Parties have agreed and confirmed that due to an inadvertent error made while mentioning the allotment details at Page No. 8 (Clause 6), Page No. 10 (Clause 11), Page No. 12 (Schedule of property) in the Principal Agreement dated 26/11/2018; Multipurpose Unit no. 102 was erroneously mentioned as Multipurpose Unit No. 101.
2. The Parties herein have further agreed and recorded that save and except, the rectification of the Principal Agreement (PAAA) dated 26/11/2018 for making changes in the numbering of the new premises as per the Allotment details as mentioned in the Development Agreement executed on 05/06/2017 bearing Registration No. BRL-4-7553-2017 between the Society and the Developer and rest, all other terms and conditions contained in the Principal Agreement shall be unchanged, unaltered and binding upon the parties.

S.K. D. [Signature]

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3. The Member/Allottee shall cooperate with the Developer to have the present deed registered as required in law and to attend before the Sub-Registrar to admit the execution of this Deed.

SCHEDULE OF THE PROPERTY

Multipurpose Unit No. 102 on 1st Floor admeasuring 206.25 sq. mtrs. (equivalent to 19.13 sq. mtrs. carpet area in the proposed redeveloped project) situated in the "Navchandrakunj CHSL" bearing CTS No. 734/A, 734/A/1 (G. Villa) Paha Goregaon West, Taluka Borivali, Mumbai Suburban District situated in No. 42, Jawahar Nagar, Road No. 4, Goregaon (W), Mumbai - 400033



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals to this present on this day.

SIGNED AND DELIVERED

By the within named "DEVELOPER"
PRANAV CONSTRUCTIONS PRIVATE LIMITED
Through its DIRECTOR
Mr. Pranav Kiran Ashar

For PRANAV CONSTRUCTIONS PRIVATE LIMITED

[Handwritten Signature]
DIRECTOR



In the Presence of:

SIGNED AND DELIVERED

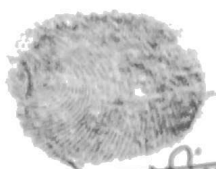
By the Withinnamed "SOCIETY"
NAVCHANDRAKUNJ CO-OP. HSG. SOC. LTD.
1. Mrs. Sushma Kamlesh Doshi (Secretary)

[Handwritten Signature]
Sushma K. Doshi



2. Mr. Bhopalsing Rajanji Purohit (Chairman)

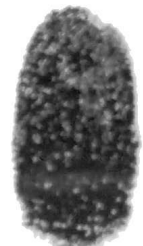
[Handwritten Signature]



SIGNED AND DELIVERED

By the Withinnamed "MEMBERS"
1. Mr. Dharmesh B. Shah

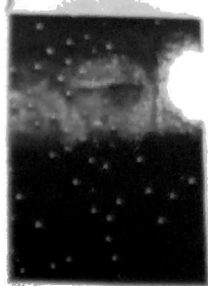
[Handwritten Signature]



2. Mr. Suchit Sanjay Shah

In the presence of:

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*



[Handwritten Signature]

S.K.D.

गावाच नावः पी.एस.पहाडांगारगाव

रिसेप्ट क्रम

बरतय = ६/

- (1) विलेखचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते

पयायी जागंचा करार

रु.0/-

रु.1/-

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(4) भू-मापन,पोटाहेस्सा व घरक्रमांक असल्यास)

734/A/1 TO 6, पालोकेचे नाव. मुंबई मूनपा इतर तणन., इतर माहेतो: मूळ दस्त नं. करार क्र. बरतय-4/7553/2017 दि. 05/06/2017 नुसार नवचंद्रकुंज को ऑप होसिंग सोसायटी लिमिटेड जवाहर नगर रोड नं 4 गोंरेगाव पश्चिम मुंबई 400104 सोसायटी सभासदला जुना युनिट क्र. 2 चे क्षेत्र 165 चौ. फूट कार्पेटच्या बदल्यात नवीन युनिट क्र. 101.1 ला मजला क्षेत्र 206 चौ. फूट कार्पेट विना; मोबदल्यात देण्यात येत आहे. 206.00 चौ. फूट

- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात अडेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लेहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.



1) नाव: मूसलमण कानडकर, माडेवेद, लोमाटेड च सचालक प्रपव. किरण आशर तर्फे मुखत्यार, श्रीकांत हरिकुं कोलते, वय: 33. पत्ता: प्लॉट नं: 73, माल्ला नं: इमारतीचे नाव: सागरे सायन को ऑप हाउसींग सोसाइटी लिमीटेड, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: रोड नं 4, महाराष्ट्र, MUMBAI. पिन कोड: 400064. फॅन नंबर: BHTHPK9597D

2) नाव: नवचंद्रकुंज को ऑप हाउसींग सोसाइटी लोमाटेड च चपरमन भीपालसिंग और पुरोहित, वय: 63. पत्ता: प्लॉट नं: , माल्ला नं: इमारतीचे नाव: नवचंद्रकुंज को ऑप हाउसींग सोसाइटी लिमीटेड, ब्लॉक नं: गोंरेगाव पश्चिम मुंबई, रोड नं: जवाहर नगर रोड नं 4, महाराष्ट्र, MUMBAI. पिन कोड: 400104. फॅन नंबर: AACAN9591M

3) नाव: नवचंद्रकुंज को ऑप हाउसींग सोसाइटी लोमाटेड च सक्रटरा सुषमा कमलेश दोशी, वय: 56. पत्ता: प्लॉट नं: , माल्ला नं: इमारतीचे नाव: नवचंद्रकुंज को ऑप हाउसींग सोसाइटी लिमीटेड, ब्लॉक नं: गोंरेगाव पश्चिम मुंबई, रोड नं: जवाहर नगर रोड नं 4, महाराष्ट्र, MUMBAI. पिन कोड: 400104. फॅन नंबर: AACAN9591M

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव: धमेश बाबुलाल शाह, वय: 54. पत्ता: प्लॉट नं: , माल्ला नं: इमारतीचे नाव: नवचंद्रकुंज को ऑप हाउसींग सोसाइटी लिमीटेड, ब्लॉक नं: गोंरेगाव पश्चिम मुंबई, रोड नं: जवाहर नगर रोड नं 4, महाराष्ट्र, MUMBAI. पिन कोड: 400104. फॅन नं: AAEPS5364E.

2) नाव: सृष्टी संजय शाह, वय 33. पत्ता: प्लॉट नं: , माल्ला नं: इमारतीचे नाव: नवचंद्रकुंज को ऑप हाउसींग सोसाइटी लिमीटेड, ब्लॉक नं: गोंरेगाव पश्चिम मुंबई, रोड नं: जवाहर नगर रोड नं 4, महाराष्ट्र, MUMBAI. पिन कोड: 400104. फॅन नं: CODPS0076M.

(9) दस्तऐवज करून दिल्याचा दिनांक

26/11/2018

(10) दस्त नोंदणी केल्याचा दिनांक

26/11/2018

(11) अनुक्रमांक, खंड व पृष्ठ

:0326/2018

(12) बाजारभावाप्रमाण मुद्रांक शुल्क

रु.500/-

(13) बाजारभावाप्रमाण नोंदणी शुल्क

रु.1,000/-

(14) शरा

ANNEXURE "F"

DETAILS OF THE MEMBERS NEW FLATS

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Sr. No.	Name of Members	Old Flat No.	New Flat No.
1	Sureshchandra Himatlal Mehta	1	301
2	Mahendra Chothmalji Mehta	2	201
3	Kamlabai Ramprasad Rathi & Shrigopal Ramprasad Rathi & Vishnudas Ramprasad Rathi	3	203
4	Manjula Navin Shah	4	301
5	Tarulata Ramanlal Shah	5	
6	Yogesh R. Madhani & Sangeeta Y. Madhani	6	
7	Kamlaben Javerchand Jain	7	
8	Dinesh Sankalchand Shah	8	503
9	Nitin C. Patel	9	602
10	Mrs. Hansa Rashmikant Patel	10	601
11	Mrs. Santalal Jeevanand Panchal	11	603
12	Mrs. Sushma Karanji Doshi	12	402
13	Kamlaben Uttamchand Jain	13	702
14	Jitendra Jeevanand Jain	13/A	701
15	Bhopalsing Rajanji Purohit	Garage No. 1	101
15	Dharmesh Babulal Shah & Suchit Sanjay Shah	Garage No. 2	102



< मोपासिडे

Sushma K. Doshi

T. R. Shah

ब.सं. - ४

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AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION

THIS PERMANENT ALTERNATE ACCOMMODATION AGREEMENT ("Agreement") is made, entered and executed at Mumbai on this 26th day of Nov in the Christian Year Two Thousand and Eighteen (2018);

Between

Mr. Dharmesh B. Shah and Mr. Suchit Sanjay Shah., aged about _____ years, an Inhabitant of Mumbai, residing in Garage No.2 on Ground Floor and having a Carpet Area in the building known as "NAVCHANDRAKUNJ Co-operative Housing Society Limited" at Plot No.42, C.T.S. No.734/A, 734/A/1 to 6, Village Pahadi, Goregaon West, Mumbai 400 104" hereinafter referred to and called as the Member(s) (which expression shall unless it be repugnant to the context or meaning thereof his /her, their respective heirs, executors, administrators and assigns) of the FIRST PART.



AND

PRANAV CONSTRUCTIONS PVT. LTD., duly registered under the provisions of the Companies Act, 1956 having its CIN No.U70101MH2003PTC141547 and having its registered office at B-73, Sagar Sarita CHSL., Marve Road, Malad-West, Mumbai - 400 064 and Administration Office at 5/42, Navjyoti CHSL, Unnat Nagar 2, M.G. Road, Goregaon-West, Mumbai 400 104 hereinafter called "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the SECOND PART :

AND

NAVCHANDRAKUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration no. BOM/HSG /6060 of 1980 dated 24/04/1980 having its registered office at Building known as NAVCHANDRAKUNJ Co-operative Housing Society Limited, at Plot No.42, C.T.S. No.734/A, 734/A/1 to 6, Village Pahadi, Goregaon West, Mumbai -400104, hereinafter referred to as "the Society" (which expression shall unless it be repugnant to the context or meaning for the time being of the said Society, and their respective heirs, executors, administrators and assigns as well as successors and assigns of the said Society) of the THIRD PART :



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The Individual, Developer and the Society may, hereinafter, be jointly referred to as the "Parties" and severally as the "Party".

WHEREAS

(Handwritten signatures and initials)

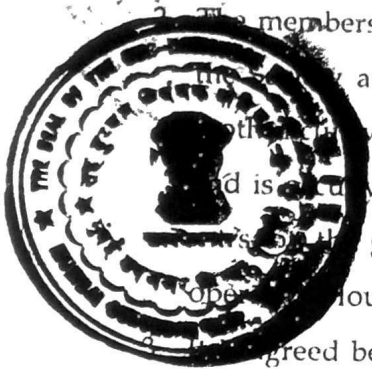
also required to register this Agreement under the provisions of the Registration Act, 1908.

In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking as set out herein below.

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN 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.



The members hereby declares, agrees and confirms that he/she is the Member of the said Society and as such Member is holding five (5) shares bearing Nos.71 to 75 (other five) represented by Share Certificate No.15 issued by the said Society and is occupying old Garage No.2, admeasuring 165 sq. ft. equivalent to 15.32 sq. ft. on the ground floor in the Building known as "NAVCHANDRAKUNJ Co-operative Housing Society Limited" (hereinafter referred to as "the said premises")

It is agreed between the parties hereto that in consideration of the redevelopment rights granted to the Developer by the Society and its members for redeveloping the said property in terms of the Redevelopment Agreement, the Developer shall provide to the Party of the FIRST PART one new flat and in lieu thereof one old flat having a minimum carpet area of 206.25 sq. ft. 19.13 sq. mtrs.



4. The Developer agrees to pay Monthly Displacement Compensation and Renting Charges in the form and manner as detailed out in the Agreement dated 05/06/2017 having Registration No. BRL-4-7553-2017.

5. The Developer agrees that 25% additional carpet area agreed to be provided by the DEVELOPERS to the Party of the FIRST PART as per the Agreement of Redevelopment dated 05/06/2017.

6. In the premises the Party of the FIRST PART is allotted a Multipurpose Unit bearing Flat No.101 on 1st Floor in aggregate admeasuring 206.25 sq. ft. equivalent to 19.13 sq. mtrs of Carpet Area which consist of :-

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165 Sq. Ft Carpet Area : Being the area of the original/existing (15.32 sq. mtrs.) flat as in use and occupation of the party of the FIRST PART.

+ 41.25 Sq. Ft Carpet Area : 25% additional carpet area agreed to be (3.83 sq. mtrs) provided by the DEVELOPERS to the Party of the FIRST PART as per the Agreement for Redevelopment dated 05/06/2017.

Developer	Flat Owner	Chairman	Secretary	Treasurer
	<i>[Signature]</i>	<i>[Signature]</i>	S.K.D.	

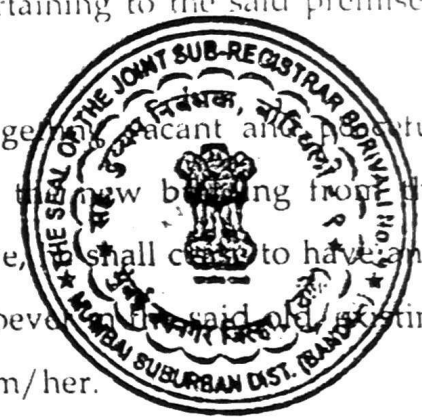
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11. The Society shall allot and/or provide to the Member in lieu of his/her/their premises, Permanent Alternate Accommodation of a self-contained residential Multipurpose Unit No.101 admeasuring area about 206.25 sq. ft. equivalent to 19.13 sq. mtrs. carpet area as per floor plan annexed hereto to be allotted by society on ownership basis free of cost in the new building/s to be constructed on the said property as per the typical floor plan hereto annexed and marked as Annexure 'C' and the said Multipurpose Unit No.101 on the First Floor, and the said premises as per Annexure "D" hereto annexed and hereinafter collectively referred to as "said new premises".



17. That the Member of the Society shall take possession of the said premises within thirty (30) days of the Developers intimating to the Society that the said new premises in the new building/s are ready for occupation and possession with the valid full Occupation Certificate.

18. Each member of the Society shall hand over to the Developer through the Society quiet, vacant and peaceful possession of the said old garage no.2 in the Building known as "Navchandrakunj Co-operative Housing Society Limited" occupied by him/ her and shall ensure that all previous dues pertaining to the said premises presently occupied by him/ her are paid in full.



19. It is expressly agreed by the Member that on his getting vacant and peaceful possession of the said permanent new premises in the new building from the Developers and as agreed and mentioned hereinabove, he shall cease to have any right, title and interest or claim of any nature whatsoever in the said old existing premises being Garage No.2 Presently occupied by him/her.

20. The Member shall not make any claim in the said property other than the new Premises agreed to be given to the Member on ownership basis and amenities provided.

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21. 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 alone.

22. It is expressly agreed that the Developer shall comply with all the requirements of Real Estate Regulations Act commonly called as RERA Regulator. The developer further undertakes to register under RERA within 15 days from the date of procurement of IOD.

23. The Developer shall develop the said property after utilizing the fungible FSI applicable under the current Development Control Rules of MCGM.

24. Accordingly the developer has got the plans approved from the MCGM vide IOD dated 31/01/2018 having file no. CHE/WSII/0106/P/337(NEW) of 2018 and the developer hereby agree to abide by terms and conditions imposed by MCGM for

(Handwritten signature)

अथवा - The Agreement shall be deemed an original, but which together shall constitute one and the same instrument.

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may be executed in () or more counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

SPECIFIC PERFORMANCE

Either Party will be entitled to seek specific performance of this Agreement against the other Party.

34. PAN NUMBERS

As required by the Income-tax (Sixteenth Amendment) Rules, 1998:-

a. The Developer's Permanent Account Number is AAECPO580F, and a copy of its PAN Card is annexed hereto and marked Annexure "E";

Society's Permanent Account Number is AACAN9891M, and a copy of its PAN Card is annexed hereto and marked Annexure "E".

Existing Members Permanent Account Number is AEPS5364F, and a copy of its PAN Card is annexed hereto and marked Annexure "E".

The Existing Members Permanent Account Number is CODPS0076M and a copy of its PAN Card is annexed hereto and marked Annexure "E".



THE SCHEDULE HEREINABOVE REFERRED TO

All that piece and parcel of the Plot of land admeasuring 585.29 sq. mtrs. and the structure thereon and 531.6 sq. mtrs in possession of the society and taking into account and excluding the road setback of 35 sq. mtrs on Plot No.42 along with the structure thereon plot bearing C.T.S. No.734/A, 734/A/1 to 6, Village Pahadi, Mumbai 400104, Mumbai suburban District and the building "Navchandrakunj, Cooperative Housing Society Limited" standing thereon and bounded as follows:



- On or towards on the North by : By Plot No.41, bearing C.T.S No.733
- On or towards on the South by : By means of 30 ft. Jawahar
- On or towards on the East by : By Plot No.43, bearing C.T.S No.733
- On or towards on the West by : By Plot No.34, bearing C.T.S No.733.

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And

Old Garage no.2 on ground Floor in Building known as Navchandrakunj Cooperative Housing Society Limited" and admeasuring approximately 165 sq. ft. equivalent to 15.32 sq. mtrs. carpet area including balconies and represented by five shares bearing Nos.71 to 75 (both inclusive) represented by Share Certificate No.15 issued by the said Society

And

New Multipurpose unit no.101 on 1st Floor in the proposed Redeveloped Building known as Navchandrakunj Cooperative Housing Society Limited" and admeasuring

approximately 206.25 sq. ft. equivalent to 19.13 sq. mtrs. carpet area and situated on Plot bearing C.T.S. No.734/A, 734/A/1 to 6, Plot No.42, Village Pahadi, Goregaon West, Mumbai-400104, Mumbai, Taluka Borivali, Mumbai suburban District and **Shri Ashar Building Navchandrakunj Cooperative Housing Society Limited**"

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and year first herein above written.



Signed and delivered by the
Within named "Member"

1. SHRI. Dharmesh B. Shah

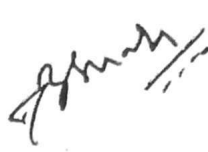
AND

2. SHRI. Suchit Sanjay Shah

In the presence of

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- 







Signed and delivered by the

"DEVELOPERS"

FOR PRANAV CONSTRUCTIONS PRIVATE LIMITED Through its Director

Mr. Anand Kiran Ashar

in accordance with the board resolution dated _____

In the presence of

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Signed and delivered by the

Within named

Mrs. Sushma Kamlesh Doshi Secretary


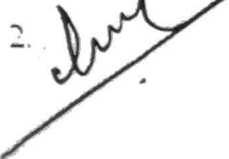
And

Mr. Bhodalsing Rajanji Purohit Chairman

Of Navchandrakunj Co-operative Housing Society. Ltd.

(authorised vide resolution dated _____)

in the presence of

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Sushma K. Doshi



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