530/405
Monday,February 20 ,2017
1:08 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 474 दिनांक: 20/02/2017

गावाचे नाव: घोडबंदर
दस्तऐवजाचा अनुक्रमांक: टनन12-405-2017
दस्तऐवजाचा प्रकार : पुरवणी करारनामा
सादर करणाऱ्याचे नाव: मेसर्स जे पी इन्फ्रा (मुंबई) प्रा लि तर्फे संचालक शुभम जैन तर्फे मुखत्यार लक्ष्मीनारायण - शर्मा

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 3000.00
पृष्ठांची संख्या: 150	
एकूण:	रु. 4000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:25 PM ह्या वेळेस मिळेल.

JRRTHANE13
(जी. बी. सातदिवे)
सह दुय्यम निबंधक वर्ग -२
ठाणे क्र. १२

बाजार मुल्य: रु.1 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008645102201617R दिनांक: 20/02/2017
बँकेचे नाव व पत्ता: IDBI
2) देयकाचा प्रकार: By Cash रक्कम: रु 3000/-
नोंदणी फी माफी असल्यास तपशील :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुळ दस्तऐवज परत मिळाला
सही - लक्ष्मी-नारायण
नांव -

IDBI BANK

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH008645102201617R	BARCODE		Form ID :	Date: 20-02-2017

Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR114-THN2_THANE 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	DLN--
Year	Period: From : 20/02/2017 To : 31/03/2099		Full Name	J P INFRA MUMBAI PVT LTD
			Flat/Block No, Premises/ Bldg	SURVEY NO 25 HISSA NO 1 PT
			Road/Street, Area /Locality	AND OTHER VILLAGE
			Town/ City/ District	GHODBUNDER DIST THANE Maharashtra
			PIN	4 0 0 6 1 5
			Remarks (If Any) :	

Object	Amount in Rs.
0030046401-75	0.00
0030063301-70	1000.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
Total	1000.00

Amount in words	Rupees One Thousand Only
Payment Details:IDBI NetBanking Payment ID : 114995597	FOR USE IN RECEIVING BANK
Cheque- DD Details:	Bank CIN No : 69103332017022050140
Cheque- DD No.	Date 20-02-2017
Name of Bank IDBI BANK	Bank-Branch
Name of Branch	Scroll No.

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दस्त क्र. ४०५ २०१७
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2016 ◐ AD 809223

प्रधान मुद्रांक कार्यालय, मुंबई
५. मु. वि. क्र. ८०००१५
-7 FEB 2017
सक्षम अधिकारी

SUPPLEMENTARY TO JOINT DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY TO JOINT DEVELOPMENT AGREEMENT (herein "Agreement") is made and entered into at Mumbai this 14th day of February, 2017 BETWEEN (1) **SPH AGRO FARMS AND ESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and governed by Companies Act 2013 and having its registered office address at 3rd floor, Arvind Chambers, Sai Services Compound, Western Express Highway, Andheri (East), Mumbai – 400 069 through its Director Shri. Sadanand P. Hajare hereinafter referred to as **"the said SPH Agro"**, (which expression shall unless repugnant to the context or meaning, thereof be deemed to mean and include its successors and assigns) **OF THE FIRST PART**.

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दस्त क्र. ४०५ २०१७
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

SPH Agro Farms & Estates Pvt. Ltd. Mumbai

SP Infra Mumbai Pvt. Ltd.

-9 FEB 2017 001223

परिशिष्ट - 9 Annexure - I

केवळ प्रतिज्ञापत्रकासाठी Only for Affidavit

J. P. INFRA (MAUREAI) PVT. LTD.
4th Floor, Wadj Towers, Western Express Highway,
Akurli Metro Station, Andheri (East),
Mumbai-400 099.

-9 FEB 2017

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 2
DIST. THANE

AND (2) **Sadanand P. Hajare**, of Mumbai, Indian Inhabitant having address at 3rd floor, Arvind Chambers, Sai Services Compound, Western Express Highway, Andheri (East), Mumbai – 400 069, hereinafter referred to as "**the said Hajare**", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) **OF THE SECOND PART**

AND (3) **J P Infra (Mumbai) Private Limited**, a company incorporated under the Companies Act, 1956, and governed by Companies Act 2013 and having its registered office at 401-02, 4th Floor, Viraj Tower, Near WEH Metro Station, Western Express Highway, Andheri (East), Mumbai – 400 093, hereinafter referred to as the "**Developer**", (which expression shall unless repugnant to the context or meaning, thereof be deemed to mean and include its successors and assigns) **OF THE THIRD PART.**

WHEREAS :

(1) As per the terms of consent decree passed in Special Civil Suit No.606/2009, lands bearing (1) Survey No. 110, Hissa No. 1 admeasuring 9672 square meters (2) Survey No. 110, Hissa No. 4 admeasuring 20 square meters, & (3) Survey No. 224, Hissa No. 1A & 1B admeasuring 2,498 square meters came to be assigned and apportioned in favour of the said M/s. SPH Agro Farms & Estate Private Limited Likewise, as per the terms of consent decree so passed in Special Civil Suit No. 681/08, the lands bearing (1) Survey No. 25, Hissa No. 1 admeasuring 3,435 square meters (2) Survey No. 26, Hissa No. 8 admeasuring 70 square meters & (3) Survey No. 26, Hissa No. 9 admeasuring 1,060 square meters came to be assigned and apportioned in favour of the said M/s. SPH Agro Farms & Estate Private Limited which are totally admeasuring 16755 square meters (herein collectively referred to as the "said property").

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दस्त क्र. ४०५ | २०१७

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
DIST. THANE

(2) By and vide a duly registered Joint Development Agreement dated 19th December 2011 (herein "Joint Development Agreement"), registered in the office of the Sub-Registrar, Thane – 4 under Sr. No. TNN4/09612/2011 dated 19th December, 2011 executed by the said M/s. SPH Agro farms & Estate Private Limited and said Shri Sadanand Pundalik Hajare of the One Part and above said M/s. J P Infra (Mumbai) Private Limited as the Developer of the Other Part, the parties thereto have agreed to carry out the development work of properties which are more particularly described in the Fifth Schedule thereunder written and hereinabove collectively referred to as the said **Property**" under a development scheme, at and on the terms and conditions which are more particularly described in the said Joint Development Agreement dated 19th December 2011.

(3) By a Deed of Rectification dated 4th April, 2012 registered on 24th April, 2012 in the office of the Sub-Registrar, Thane – 7 under Sr. No. TNN-7/3080/2012 executed by the said M/s. SPH Agro Farms & Estate Private Limited and the said Shri. Sadanand Pundalik Hajare of the One Part and the above referred J P Infra (Mumbai) Private Limited as the Developer of the other part (herein "said Rectification Deed"), the parties thereto/hereto have modified some terms & conditions of the said Joint Development Agreement referred hereinabove.

(4) The said SPH and the said Sadanand Hajare have executed a power of attorney dated 19th December, 2011 in favour of Mr. Vijay Jain, nominee of the Promoter herein authorizing the Promoter to do and carry out the various acts, deeds, matters and things in respect of the said property as contained therein. The power of attorney is duly registered with the Sub-Registrar of Assurances, Thane-4, at Sr. No. TNN4/09613/2011 dated 19th December, 2011.

(5) Thus the lands forming the subject matter of the said Joint Development Agreement read with the said Rectification Deed are as given herein below:

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

SPH Agro Farms & Estates Pvt. Ltd. Mumbai

J P Infra Mumbai Pvt. Ltd.

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दस्त क्र. ४०५	२०१६
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Sr. No.	Survey No.	Hissa No.	Area in Sq. Mtrs.
1	25	1 (pt)	3435
2	26	8 (pt)	70
3	26	9	1060
4	110	1(pt)	9672
5	110	4(pt)	20
6	224	1A & 1B (pt)	2498
		TOTAL	16755

The aforesaid lands are hereinafter collectively hereinabove referred to as the **"said property".** As per the revenue records the said property totally admeasures 16755 sq. meters, however upon the actual survey as per the measurement carried out by the Taluka Inspector of Land Records the said property if recorded to be admeasuring 15567 sq meters and therefore all references to the said property shall mean as reference to the actual area of 15567 post TILR survey, measurement and IOD.

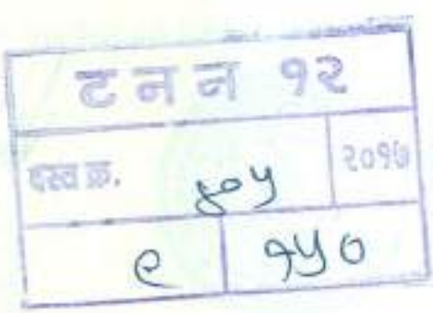
(6) The said SPH and the said Sadanand Hajare are hereinafter collectively referred to as the Owners. The Promoters/Developers and Owners herein submitted the layout plans and the building plans for the development of the said property to Mira Bhayander Municipal Corporation (MBMC) through Anish & Associates, Architects & Structural Engineers.

(7) There is a DP Road passing through the said Property and hence the said Property is naturally getting divided into two parts and out of these two parts:

(i) one plot as marked in red coloured boundary lines in plan annexed hereto as Annexure "A" is hereinafter referred to as the "said Plot A" totally admeasuring 10875 sq meters (incl. DP Road) and comprising of the following lands:

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Sr. No.	Survey No.	Hissa No.	Area in Square Meters
1	110	1(pt)	8377
2	224 (New)	I A & 1B (pt)	2498
		TOTAL	10875
	As per IOD		10865.37

(ii) and other plot as marked in green coloured boundary lines in plan annexed hereto as Annexure "A" is hereinafter referred to as the "said Plot B" totally admeasuring 4707 sq. meters and comprising of the following lands

Sr. No.	Survey No.	Hissa No.	Area in Square Meters
1	25	1(pt)	3252
2	26	9	704
3	26	8(pt)	70
4	110	1(pt)	661
5	110	4(pt)	20
		TOTAL	4707
	As per IOD		4701.85

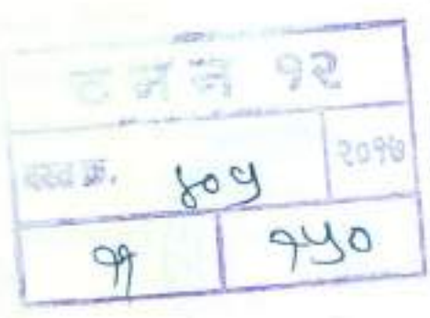
As per the terms of the said Joint Development Agreement and the said Deed of Rectification referred hereinabove the Owners and Developers are each entitled to 50% of the total premises to be constructed. The said Plot A has a potential of 14637 square meters FSI inclusive of TDR loaded/to be loaded, out of which the Owners shall be entitled to pro-rata saleable area in the plot against 50% of FSI inclusive of TDR i.e. 7318.50 square meters. In the said Joint Development Agreement the Owners share of 50% of the total premises to be constructed is defined as **"Owners' Premises"** and Developers share of 50% of the total premises to be constructed is defined as **"Developers' Premises"** are defined and

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the total saleable area and the number of units which shall be constructed on the Plot A land are more particularly collectively listed and described in **Annexure "B"** hereto, the Owners Premises are listed and described in **Annexure "C"** hereto and the Developers Premises are listed and described in **Annexure "D"** hereto. The area in regard to the Plot B shall be allocated to respective parties on approval of the plans in respect thereof.

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

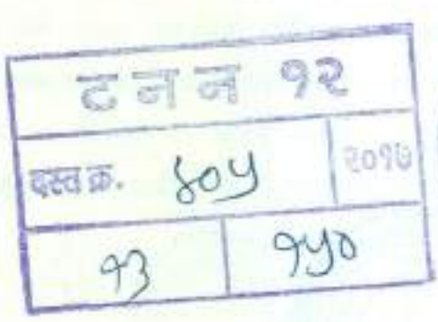
1) The recitals hereinabove shall form an integral and operative part of this Agreement as if the same were reproduced herein verbatim.

2) It is hereby agreed between the parties hereto that as per the terms of the said Joint Development Agreement and the said Deed of Rectification referred hereinabove the Owners and Developers as per their respective entitlement of 50% of the total premises to be constructed in the said Plot A which has a potential of 14637 square meters FSI inclusive of TDR loaded/to be loaded, out of which the Owners shall as per entitlement to pro-rata saleable area in the plot against 50% of FSI inclusive of TDR i.e. 7318.50 square meters. In the said Joint Development Agreement the Owners share of 50% of the total premises to be constructed are defined as **"Owners' Premises"** and Developers share of 50% of the total premises to be constructed are defined as **"Developers' Premises"** and the total saleable area and the number of units which shall be constructed on the Plot A land are more particularly collectively listed and described in **Annexure "B"** hereto, the Owners Premises entitlement are listed and described in **Annexure "C"** hereto and the Developers Premises are listed and described in **Annexure "D"** hereto. The area in regard to the Plot B shall be allocated to respective parties on approval of the plans in respect thereof.

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दस्त क्र. 8०५ २०१७
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SUB-REGISTRAR THANE-5

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ठाणे १२
दस्त क्र. ४०५
२०१७
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THE SEAL OF THE JOINT SUB-REGISTRAR
DIST. THANE

3) This Supplementary to Joint Development Agreement shall form integral part of the said Joint Development Agreement read with the said Deed of Rectification and also the provisions of the said Joint Development Agreement read with the said Deed of Rectification shall stand supplemented by this Supplementary to Joint Development Agreement. All other terms and conditions of the said Joint Development Agreement and the Deed of Rectification shall remain unchanged and shall be enforceable as they are intended to save and except as stated provided herein.

4) This Supplementary to Joint Development Agreement shall co-exist and shall be co-terminus with the said Development Agreement read with the said Deed of Rectification.

5) The parties hereto state that full stamp duty has been paid on Joint Development Agreement referred hereinabove and this Supplementary to Development Agreement has been stamped with Rs. 500/-.



SIGNED AND DELIVERED by the)
Withinnamed "Owner")
SPH Agro Farms & Estate Pvt. Ltd.)
Through its Director Sadanand P. Hajare)
Authorised to sign by and under the Resolution)
Passed in the Board of Directors Meeting held)
on 7th February, 2017)
in the presence of)
1.
2.

SPH Agro Farms & Estates Pvt. Ltd. Mumbai

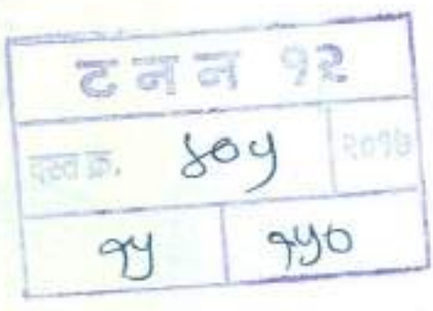


SIGNED AND DELIVERED by the)
Withinnamed Sadanand P. Hajare)
in the presence of)
1.
2.

ठाणे १२
दस्त क्र. ४०५ २०१७
१४ १५०

JOINT SUB-REGISTRAR THANE

कोरे
पृष्ठ







SIGNED AND DELIVERED by the)
Withinnamed "Developer")
JP Infra (Mumbai) Pvt. Ltd.)
Through its Director Mr. Shubham Jain)
Authorised to sign by and under the Resolution)
Passed in the Board of Directors Meeting held)
on 30th January, 2017.)
in the presence of)

1.
2.

J.P. Infra Mumbai Pvt. Ltd.

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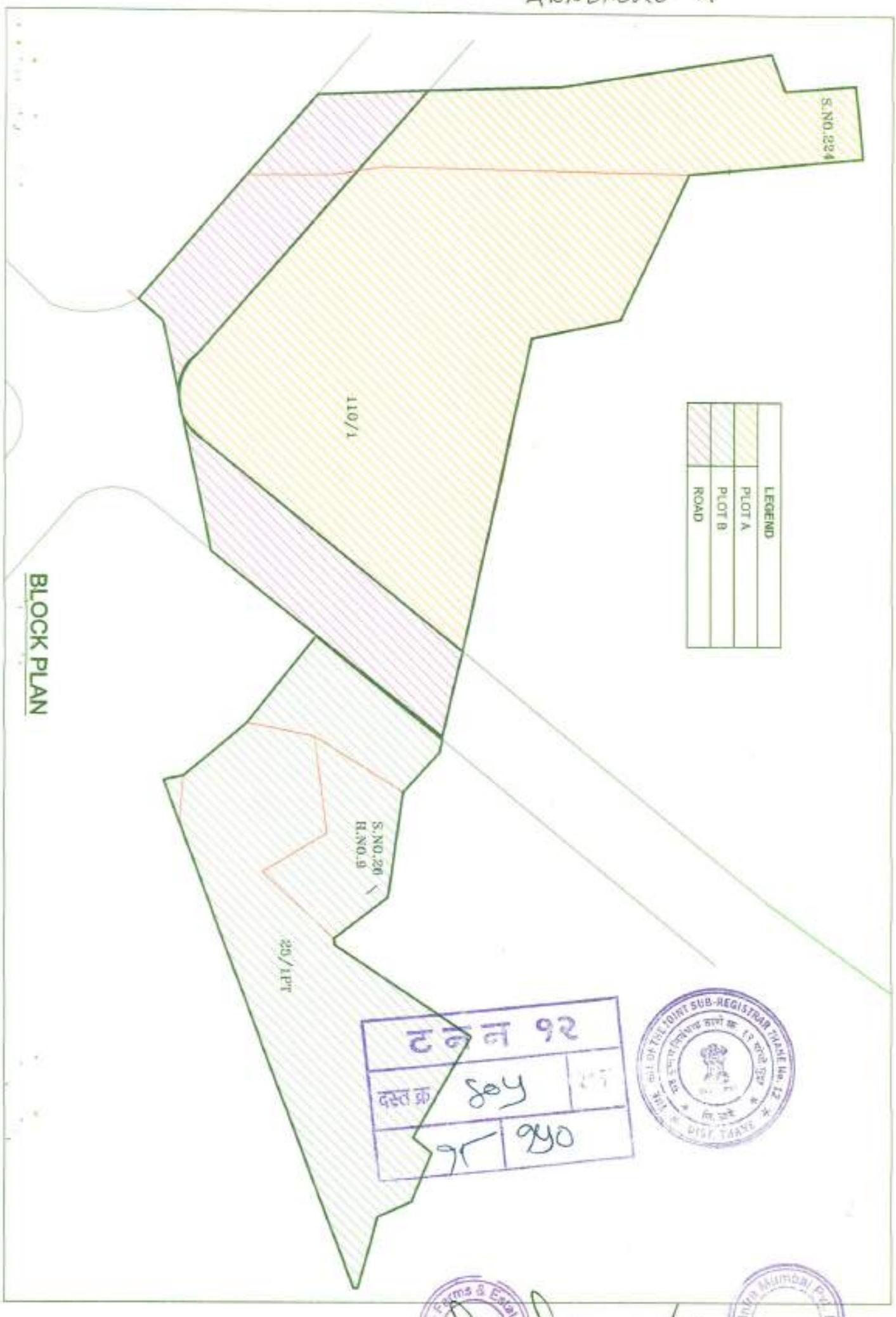
THE JOINT SUB-REGISTRAR THANE NO. 12
DIST. THANE

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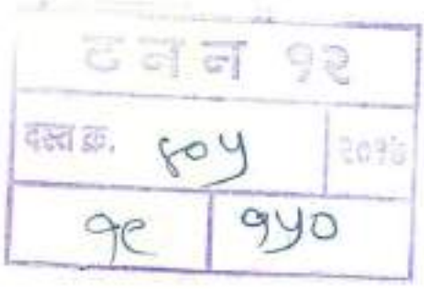




ANNEXURE A


S.NO.224
110/1
S.NO.20
H.NO.9
25/1PT.
LEGEND
PLOT A
PLOT B
ROAD
BLOCK PLAN
दस्त क्र. ४०५
९२
९२ ९५०
IN THE JOINT SUB-REGISTRAR THANE No. 2
DIST. THANE
Spit Agro Farms & Estates Pvt. Ltd.
Mumbai
J P Infra Mumbai Pvt. Ltd.

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ANNEXURE B.

CELESTE							
Sr. No.	Project	Sub Project	Unit Configuration	Wing	Flat No	Area	Distro
1	JP North	Celeste	2 BHK	A1	101	1060	JP Infra
2	JP North	Celeste	2 BHK	A1	102	1060	JP Infra
3	JP North	Celeste	2 BHK	A1	103	1243	JP Infra
4	JP North	Celeste	2 BHK	A1	104	1198	JP Infra
5	JP North	Celeste	2 BHK	A1	201	1060	SPH
6	JP North	Celeste	2 BHK	A1	202	1060	SPH
7	JP North	Celeste	2 BHK	A1	203	1084	SPH
8	JP North	Celeste	2 BHK	A1	204	1084	JP Infra
9	JP North	Celeste	2 BHK	A1	301	1060	JP Infra
10	JP North	Celeste	2 BHK	A1	302	1060	SPH
11	JP North	Celeste	2 BHK	A1	303	1084	JP Infra
12	JP North	Celeste	2 BHK	A1	304	1084	JP Infra
13	JP North	Celeste	2 BHK	A1	401	1060	JP Infra
14	JP North	Celeste	2 BHK	A1	402	1060	SPH
15	JP North	Celeste	2 BHK	A1	403	1084	SPH
16	JP North	Celeste	2 BHK	A1	404	1084	SPH
17	JP North	Celeste	2 BHK	A1	501	1060	SPH
18	JP North	Celeste	2 BHK	A1	502	1060	JP Infra
19	JP North	Celeste	2 BHK	A1	503	1084	SPH
20	JP North	Celeste	2 BHK	A1	504	1084	SPH
21	JP North	Celeste	2 BHK	A1	601	1060	JP Infra
22	JP North	Celeste	2 BHK	A1	602	1060	JP Infra
23	JP North	Celeste	2 BHK	A1	603	1084	SPH
24	JP North	Celeste	2 BHK	A1	604	1084	JP Infra
25	JP North	Celeste	2 BHK	A1	701	1060	JP Infra
26	JP North	Celeste	2 BHK	A1	702	1060	SPH
27	JP North	Celeste	2 BHK	A1	703	1084	SPH
28	JP North	Celeste	2 BHK	A1	704	1084	JP Infra
29	JP North	Celeste	2 BHK	A1	801	1060	SPH
30	JP North	Celeste	Refuge	A1	802	Refuge	Refuge
31	JP North	Celeste	2 BHK	A1	803	1084	JP Infra
32	JP North	Celeste	2 BHK	A1	804	1084	SPH
33	JP North	Celeste	2 BHK	A1	901	1060	JP Infra
34	JP North	Celeste	2 BHK	A1	902	1060	JP Infra
35	JP North	Celeste	2 BHK	A1	903	1084	JP Infra
36	JP North	Celeste	2 BHK	A1	904	1084	JP Infra
37	JP North	Celeste	2 BHK	A1	1001	1060	New *
38	JP North	Celeste	2 BHK	A1	1002	1060	New *
39	JP North	Celeste	2 BHK	A1	1003	1084	SPH
40	JP North	Celeste	2 BHK	A1	1004	1084	SPH
41	JP North	Celeste	2 BHK	A1	1101	1060	JP Infra
42	JP North	Celeste	2 BHK	A1	1102	1060	JP Infra
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45	JP North	Celeste	2 BHK	A1	1201	1060	New *
46	JP North	Celeste	2 BHK	A1	1202	1060	New *
47	JP North	Celeste	2 BHK	A1	1203	1084	SPH
48	JP North	Celeste	2 BHK	A1	1204	1084	JP Infra
49	JP North	Celeste	2 BHK	A1	1301	1060	New
50	JP North	Celeste	Refuge	A1	1302	Refuge	Refuge
51	JP North	Celeste	2 BHK	A1	1303	1084	JP Infra
52	JP North	Celeste	2 BHK	A1	1304	1084	JP Infra
53	JP North	Celeste	2 BHK	A1	1401	1060	New*
54	JP North	Celeste	2 BHK	A1	1402	1060	New*
55	JP North	Celeste	2 BHK	A1	1403	1084	JP Infra
56	JP North	Celeste	2 BHK	A1	1404	1084	JP Infra
57	JP North	Celeste	2 BHK	A1	1501	1060	New*
58	JP North	Celeste	2 BHK	A1	1502	1060	New *
59	JP North	Celeste	2 BHK	A1	1503	1084	JP Infra
60	JP North	Celeste	2 BHK	A1	1504	1084	JP Infra
61	JP North	Celeste	2 BHK	A2	101	1060	JP Infra
62	JP North	Celeste	2 BHK	A2	102	1060	JP Infra
63	JP North	Celeste	2 BHK	A2	103	1243	SPH
64	JP North	Celeste	2 BHK	A2	104	1243	SPH
65	JP North	Celeste	2 BHK	A2	201	1060	SPH
66	JP North	Celeste	2 BHK	A2	202	1060	SPH
67	JP North	Celeste	2 BHK	A2	203	1084	JP Infra
68	JP North	Celeste	2 BHK	A2	204	1084	JP Infra
69	JP North	Celeste	2 BHK	A2	301	1060	JP Infra
70	JP North	Celeste	2 BHK	A2	302	1060	SPH
71	JP North	Celeste	2 BHK	A2	303	1084	SPH
72	JP North	Celeste	2 BHK	A2	304	1084	SPH

JP Infra Mumbai Pvt. Ltd.

दस्त क्र. 2049

2010

THE SEAL OF THE JOINT SUB REGISTRAR THANE DIST. THANE

SPH Realtors & Developers Mumbai

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