

71/9085

Wednesday, April 12, 2023

2:11 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9948 दिनांक: 12/04/2023

गावाचे नाव: शेंबिवली (नवी)

वस्तुऐवजाचा अनुक्रमांक: कलव2-9085-2023

वस्तुऐवजाचा प्रकार: विकसनकरारनामा

मावर करणाऱ्याचे नाव: मेसर्स राधिका कन्स्ट्रक्शन कंपनी लॉड भागीदार बी, विरीश बीभूषण मराठे

नोंदणी फी

₹. 30000.00

वस्तु हाताळणी फी

₹. 1840.00

गुहांची संख्या: 92

एकूण:

₹. 31840.00

आपणाम द्या वस्तु, संश्लेष प्रिंट, गुची-२ अंदाजे

2:24 PM ह्या वेळेस विकले.

Joint Sub Registrar Kalyan 2

वावर मुल्य: ₹. 42536500/-

मौजदला ₹. 47148500/-

भरलेले मुद्रांक मुल्य: ₹. 2367500/-

(सही) जी.बी.सातवडे

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

1) देयकाचा प्रकार: DHC रकम: ₹. 1840/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1204202302158 दिनांक: 12/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000463558202324E दिनांक: 12/04/2023

बँकेचे नाव व पत्ता:

finish

मुळ दस्त परत मिळाले.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1204202302158	Date 12/04/2023
Received from Saptshrung CHS LTD Through Mr Jayesh N Shah, Mobile number 9921888108, an amount of Rs.1840/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name IBXL	Date 12/04/2023
Bank CIN 10004152023041202011	REF No. 2828303488
This is computer generated receipt, hence no signature is required.	

(Handwritten signature)



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2017-18	
2017	2018
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CHALLAN
MTR Form Number-6

Saptashrung DA



GRN	MH000463558202324E	BARCODE	11042023 173155		Date	11/04/2023-17:31:55	Form ID
Department			Inspector General Of Registration				
Registration Fee			Payer Details				
Type of Payment			Ordinary Collections IGR				
Office Name			KLN2_KALYAN 2 JOINT SUB REGISTRAR				
Location			THANE				
Year			2023-2024 One Time				
Account Head Details			Amount In Rs.				
0030053301 Amount of Tax			30000.00				
Flat/Block No.			OLD SURVEY NO 20 NEW SURVEY NO 65				
Premises/Building			HISSA NO 5 SAPTASHRUNG CHS				
Road/Street			DEVI CHOWK SHASTRI NAGAR				
Area/Locality			DOMBIVALI WEST				
Town/City/District							
PIN			4 2 1 2 0 2				
Remarks (If Any)			PAN2=AACAS5544E-SecondPartyName=SAPTASHRUNG				
			COOPRATIVE HOUSING SOCIETY				
			LTD-CA=42536500-Marketval=42536500				
Amount In			Thirty Thousand Rupees Only				
Total			30,000.00				
Payment Details			INDIAN OVERSEAS BANK				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Bank CIN			02700452023041150362				
Bank Date			11/04/2023				
Name of Bank			INDIAN OVERSEAS BANK				
Name of Branch			Not Verified with RBI				
Scroll No. , Date			Not Verified with Scroll				

Department ID: 9519959315
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलान का यह कोड केवल निकास करवालय में ही प्रयोग किया जा सकता है। अन्यथा यह अमान्य माना जाएगा।

Uish

क. ल. न. २
म. ००५ २०२३
३ ८२



2014	
2014	2014
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प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. ११२/२०२३ कल्ला मे. राधिका कन्स्ट्रक्शन कंपनी यांनी मुद्रांक शुल्क रक्कम रु. २३,५७,५००/- (अक्षरी रु. तेवीस लाख सत्ताषष्ट हजार पाचशे मात्र) GRAS प्रणाली अंतर्गत दिनांक २७/०३/२०२३ रोजी भरलेली असून, त्यांचा GRN NO. MH017545053202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.१०/०४/२०२३ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२३



(नाथयण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



क.ल.न.२	
२०२३	२०२३
८	८२

अभि.प्रपत्र क.३

सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मूल्यांकन अहवाल प्रपत्राचा नमुना

प्रकरण क्र. ADJ/११२/२०२३

दिनांक :- ०९/०३/२०२३

विषय :- मूल्यांकन अहवाल

मौजे-डोंबिवली, ता. कल्याण जि. ठाणे येथील जुना स.नं. २० नविन स.नं. ६५ हि. नं. ५ क्षेत्र ८३३ चौ.मी.

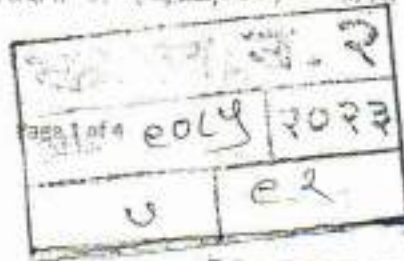
- १) लिहून देणार :- सप्तशृंग को. ऑ. ही. सो. लि. तर्फे चेअरमन श्री. जयेश नटवरलाल शाह व इतर १ (सोसायटी/प्रथम पक्षिय)
- २) लिहून घेणार :- मे. राधिका कन्स्ट्रक्शन कंपनी तर्फे पार्टनर श्री. गिरिष श्रीकृष्ण मराठे (विकासक/दुसरे पक्षिय)
- ३) दुय्यम निबंधक कार्यक्षेत्राचे नाव :- कल्याण-डोंबिवली मनपा क्षेत्र
- ४) दस्तावा प्रकार :- पुनर्विकास करारनामा
- ५) दस्त निष्पादित आहे/नाही :- अनिष्पादित
- असल्यास निष्पादनाचा दिनांक :- सन २०२२-२३
- ६) मिळकतीचा प्रकार :- जमीन + इमारत (१६ सदनिका)
- ७) दस्त मिळकतीचे वर्णन :- मौजे-डोंबिवली, ता. कल्याण जि. ठाणे येथील जुना स.नं. २० नविन स.नं. ६५ हि. नं. ५ क्षेत्र ८३३ चौ. मी.
- ८) सन २०२२-२३ चे बाजारमुल्य दर - मुल्यदर विभाग ३/१९-२०ब, (पान क्र. ३०४) खुली जमीन दर रु. २३४००/- प्रति चौ.मी. व बांधकाम दर रु. २६६२०/- प्रति चौ.मी.

सदर दस्तातील पुनर्विकास करणेकरीता असलेल्या ८३३ चौ.मी. क्षेत्रावर सप्तशृंग को. ऑ. ही. सो. लि. ही इमारत आहे. सदर इमारतीमध्ये १६ सदनिकाधारक आहेत. सदर नमुद सभासदांचे सध्याचे अस्तित्वातील बांधकाम क्षेत्र ८८८० चौ.फुट कारपेट इतके आहे. सदर पुनर्विकास करारमधील अटी व शर्ती खालीलप्रमाणे आहेत.

१) विकासक हे सोसायटीतील सभासदांना नविन इमारतीसह त्यांचे अस्तित्वातील असलेले कारपेट बांधकाम क्षेत्रपेक्षा ३० टक्के जास्तीचे बांधकाम क्षेत्र देणार आहेत. (पान क्र. ११ परिच्छेद क. ७) जास्तीचे बांधकाम क्षेत्र २६५६ चौ.फुट कारपेट क्षेत्र देणार असून मिळकतीचे बांधकाम क्षेत्र ११५३६ चौ. फुट कारपेट इतके देणार आहेत. (अनिक्तर-अनुसार).

२) विकासक हे सोसायटीतील सभासदांना ओपन कार पार्किंग देणार आहेत. (पान क्र. १२ परिच्छेद क. १०)

३) विकासक हे सोसायटीतील सभासदांना रु. २०,००,०००/- कॉर्पस फंड देणार आहेत. (पान क्र. १३, परिच्छेद क. ११)



४) विकासक हे सोसायटीतील सभासदांना भाडे रु. १२,०००/- प्रति महिना देणार आहेत. सदर भाड्यात प्रत्येक वर्षी १० टक्के वाढ देण्यात येणार आहे. (पान क. १४ परिच्छेद क. १३)

५) विकासक हे सोसायटीतील सभासदांना रु. १६,०००/- प्रमाणे शिफ्टिंग चार्जेस देणार आहेत. (पान क. १५ परिच्छेद क. १५).

६) विकासक हे सोसायटीस सोसायटी ऑफिस बांधून देणार आहे. (अनिक्कर-मी)

७) बांधकाम पूर्ण करणेचा कालावधी ३० महिने इतका नमुद आहे. (पान क. १३ परिच्छेद १३).

८) सदरचे बांधकाम हे ररा अंतर्गत होणार आहे. (पान क. २५ परिच्छेद क. ४६).

९) सदरील जागेस उत्तरेस १२ मी. रुंदीचा व दक्षिणेस १५ मी. रुंदीचा रस्ता असल्याचे चतुर्दिशांमध्ये नमुद आहे.

१०) सदर जागेस दक्षिणेस १५.०० मी. रुंदीचा रस्ता असल्याचे चतुर्दिशांमध्ये नमुद आहे.

११) वास्तुविशारद श्री. अंकुर अ. शेठे, स्पेस एन्वायरो, रजि. नं. सीए/२०००/२६७०९, डोंबिवली पूर्व यांचेकडील दि. ०६/१०/२०२२ रोजीच्या दाखल्यामध्ये सदर जागेस १५ मी. रुंदीचा रस्ता असल्याचे नमुद आहे. जागेचे क्षेत्र ८३३ चौ.मी. इतके आहे. सदर जागेतून रस्त्यासाठी १२४.८१ चौ. मी. बजा जाता ७०८.१९ चौ.मी. इतके राहते. रस्त्याप्रमाणे १.१० बेसिक एफएसआयनुसार ७७९.०१ चौ.मी., ०.५० प्रिमियम एफएसआयनुसार ४१६.५० चौ.मी., (एकूण प्रिमियम एफएसआय ४१६.५० चौ.मी. - २९७.१० चौ.मी. इन्सेन्टीव एफएसआय = ११९.४० चौ.मी. प्रिमियम एफएसआय शिल्लक राहत आहे) ०.१० टिडीआरनुसार ७४९.७० चौ.मी. (एकूण टिडीआर ७४९.७० चौ.मी. - २४९.६२ चौ.मी. रस्त्यासाठीचा टिडीआर = ५००.०८ चौ.मी. टिडीआर शिल्लक राहत आहे) असे एकूण एफएसआय १९४५.२१ चौ.मी. इतके होत आहे. सदर एफएसआयवर ६० टक्के ऑनसलरी एफएसआय ११६७.१३ चौ.मी. इतका असून एकूण अनुज्ञेय एफएसआय ३११२.३४ चौ.मी. इतके हाईल.

सबब मुल्यांकन खालीलप्रमाणे परिगणित होत आहे.

(अ) सोसायटीस मिळणा-या मोबदल्याचे मुल्य :-

सभासदांना मिळणा-या बांधकामाचे मुल्य

= (११५३६ X १.१०)/१०.७६ X २६६२० X १.०५

= २२७२२३ X २६६२० X १.०५

= २२७२२३ X २८०००/- — (१)

जास्तीच्या बांधकामाचे मुल्य

= (२६५६ X १.१०)/१०.७६ X २३४०० X ०.३०

= रु. १९,०६,५००/- — (२)

सोसायटी ऑफिसचे मुल्य

= (२० X १.१०) X २६६२० X १.०५

= २२ X २६६२० X १.०५



$$= \text{रु. } 6,24,000/- \text{ ————— (३)}$$

विकसन शुल्क :-

$$= (11199.33 + 22) \times 23400 \times 2.4\% \times 1.10$$

$$= \text{रु. } 7,73,400/- \text{ ————— (४)}$$

$$\text{कॉर्पस फंड} = \text{रु. } 20,00,000/- \text{ ————— (५)}$$

भाड्याचे मूल्य (३० महिन्यांसाठी)

$$= 12000 \times 16 \times 12 = \text{रु. } 23,04,000/-$$

$$= 23,04,000 \times 1.10 = \text{रु. } 24,38,400/-$$

$$= (24,38,400 \times 1.10) / 12 \times 6 = \text{रु. } 13,93,920/-$$

$$\text{रु. } 62,32,320/- \text{ — (६)}$$

शिफ्टिंग चार्जेस :-

$$= 16000 \times 16$$

$$= \text{रु. } 2,56,000/- \text{ ————— (७)}$$

ब्रोकरेज :-

$$= 12000 \times 16 \times 1$$

$$= \text{रु. } 1,92,000/- \text{ ————— (८)}$$

ओपन पार्किंगचे मूल्य

$$= 16 \times 13.75 \times 23400 \times 80\%$$

$$= \text{रु. } 20,49,400/- \text{ ————— (९)}$$

डिपॉझिटवरील व्याज

$$= 10,00,000 \times 6\% \times 30/12$$

$$= \text{रु. } 1,50,000/- \text{ ————— (१०)}$$

$$\text{एकूण (१ ते १०)} = 3,29,63,400 + 19,06,400 + 6,14,000 + 7,73,400 +$$

$$20,00,000 + 62,32,320 + 2,56,000 + 1,92,000 +$$

$$20,49,400 + 1,50,000$$

$$= \text{रु. } 8,09,86,320/- \text{ समजा } 8,09,86,320/-$$

(ब) विकसनकर्त्याला मिळणा-या मोबदल्याचे मूल्य :-

$$= (3112.38 - 1199.33) \times 23400 \times 1.10$$

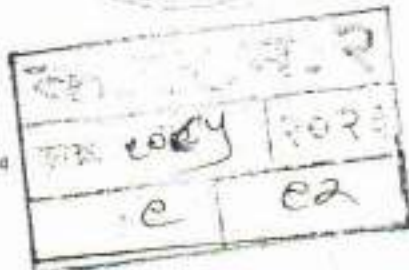
$$= 1933.05 \times 23400 \times 1.10$$

$$= \text{रु. } 4,97,45,000/-$$

वजाती :-

१) प्रिमियम एफएसआय क्षेत्र ११९.४० चौ.मी.

$$= 119.40 \times 23400 \times 0.34$$



= रु. ९,७७,८८६/-

२) टिडीआर क्षेत्र ५००.०८ चौ.मी.

= ५००.०८ X २३४०० X ०.३०

= रु. ३५,१०,५६२/-

३) अँसल्लरी एफएसआय क्षेत्र ११६७.१३ चौ.मी.

= ११६७.१३ X २३४०० X ०.१०

= रु. २७,३१,०८४/-

एकूण (१ ते ३) = ९,७७,८८६ + ३५,१०,५६२ + २७,३१,०८४

= रु. ७२,१९,५३२/-

सदरची वजाती ही विकासक यांना मिळणा-या हिश्यातून वजा करणे आवश्यक राहिल.

= ४,९७,५६,००० - ७२,१९,५३२

= रु. ४,२५,३६,४६८/- समजा रु. ४,२५,३६,५००/-

म्हणून उपरोक्त अ व ब पैकी जास्तीचे मुल्य बाजारमुल्य = रु. ४,७९,४८,५००/- हाके विचारात घेणे आवश्यक राहिल.

ठाणे

दिनांक २७/०३/२०२३

सहायक नगररचनाकार/रचना सहायक



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Office of the Collector of Stamp, Thane City
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH011013594202223E Dated
22-11-2022

Collector of Stamps
Thane City

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्याच, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिनियम दस्त
नोंदणीची कार्यवाही करतील.

Case No. Adj/IGR108/112/2023

Certificate Number: CER-THA-ADJ-IGR108-112-2023

Market Value/Value (if any): Rs. 47148500

Received from MS RADHIKA CONSTRUCTION
COMPANY Residing at RP26 DOMBIVALI EAST
NEAR GANPATI VASARJAN TALAO MIDC
DOMBIVALI EAST 421201. Stamp duty of Rs.
2357500/- (Rs. Twenty Three Lakh Fifty Seven
Thousand Five Hundred only). Vide e-Challan GRN
No MH017545053202223M Dated :- 27-3-2023 The
defacement number is 0000176810202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 2357500/- (Rs. Twenty
Three Lakh Fifty Seven Thousand Five Hundred
only) with which this instrument is chargeable
under Article Development agreement of
Schedule I of the said Act, has been paid.

This Certificate is subject to the provisions of section
53(A) of the said Act.

मुद्रांक निहायिकारी
Thane City



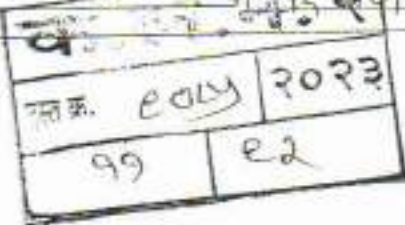
Place: Thane City

Date: 10/11/23

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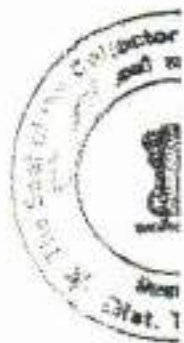
Collector of Stamps
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REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT made at and entered into at **DOMBIVALI, TAL. KALYAN, DIST. THANE** on this day 1st of April 2023

BETWEEN

SAPTASHRUNG CO-OP HSG SOCIETY LTD., a Society registered under the provisions of Maharashtra Co-operative Society Act 1960, bearing registration no. TNA/HSG/615 OF 1975 DT. 07/01/1975 through its Chairman **JAYESH NATVARLAL SHAH**, Adult, Occu - Service, /Secretary **MR. PRABODH MUKUND NAIK**, Adult, Occu - Service having address at Saptashrung Co-operative Housing Society Ltd., Devi Chowk, Shashtri Nagar, Dombivali (West), District - Thane, hereinafter referred to as **"THE SAID SOCIETY"**, (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the office bearers, members from time to time being of the said Society and their respective Office bearers, executors, administrators and assigns, as also successors of the said Society) party of the **FIRST PART**.



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AND

M/S. RADHIKA CONSTRUCTION COMPANY partnership firm through its partner **SHRI. GIRISH SHRIKRISHNA MARATHE**, aged 35 yrs., having office at, RP-26, Near Ganpati Visarjan Talao, MIDC, Dombivali (East), District Thane 421203 hereinafter referred to as the **"DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and permitted assigns) **"the Party of the SECOND PART"**;

WHEREAS: -

1. The Owner/Society is owner and well and sufficiently entitled to all that piece and parcel of non-agricultural land bearing Old Survey No.20, New Survey No. 65, Hissa No.5 i.e. total 833 sq. mtrs., lying, being and situate at Village- Navi Dombivli, Dombivli (W), Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within registration District Thane, Sub-District Dombivli, hereinafter referred to as the **'SAID**



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PROPERTY which is more particularly described in the SCHEDULE-I hereunder written.

2. The Owner/Society is a Society registered and formed under the provisions of Maharashtra Co-operative Societies Act, 1960 registered vide No. TNA/HSG/615 OF 1975 dated 07/01/1975. The Owner/Society comprises of 16 members occupying 16 Flats, The List of 16 members of Owner/Society is annexed herewith and marked as "**ANNEXURE A**"; Save and except these 16 members there are no other members in the Owner/Society; At present totally 16 members of the Owner/Society are in the possession and occupation of the respective tenement hereof;
3. The building of the society during the passage of time has outlived its utility and hence Owner/Society decided to undertake redevelopment work of the Society by demolishing the said building structure of Saptashrung Co-operative Housing Society Ltd., and to reconstruct a new building thereon as per prevailing Development Control Rules and regulations as applicable.



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4. AND WHEREAS with a view to carry out re-development of the property of the Party of the First Part, the Party of the First Part had called Special General Body Meetings from time to time. The Party of the First Part and the Members not being personally able to put up additional funds for construction, the Members present in the Special General Body Meeting of the Society held on 12/08/2017 unanimously passed a resolution in respect to re-development of the said property by appointing Developer.

5. AND WHEREAS the Party of the First Part then invited proposals from reputed and experienced Developers through contacts of the Members. Out of the proposals received by the Party of the First Part, the Special General Body Meeting dated 06/01/2018 short-listed proposal received from two developers and out of two Developers, the Party of the First Part has finalized the proposal received from M/s. Radhika Construction Company who showed their willingness to re-develop the said property, more particularly described in the Schedule 'A' hereunder by demolishing the existing building in accordance with the plan to be approved by the K.D.M.C. by procuring Development Rights Certificate (D.R.C) in the name of Party of the Second Part, at the cost of the Party of the Second Part.



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6. AND WHEREAS the Party of the First Part in its Special General Body Meeting held on 14/01/2018 decided to appoint M/s Radhika Construction Company, as a Developer for re-developing the property of the Party of the First Part and unanimously passed a resolution to that effect and also approved the proposal submitted by the Party of the Second Part, herein and after verifying the Party of the Second Part, its assurances and representations as specified hereinafter, in the Special General Body Meeting held on 05/09/2019, in the presence of the representatives of Hon. Deputy Registrar of Co-operative societies, Dombivli, then unanimously approved and appointed party of the Second Part as Developer/Builder for redevelopment of the said property. Therefore, the Party of the Second Part has agreed to enter into the re-development Agreement with the Party of the First Part.

7. AND WHEREAS the members of the Party of the First Part considered the terms and conditions and the consideration specified hereinafter and have approved and accepted the offer of the Party of the Second Part, in its Special General Body Meeting held on 26/12/2021 and the members of the Party of the First Part have further authorized and empowered in



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the said meeting the Chairman, Hon. Secretary and the Treasurer of the Party of the First Part to execute this Re-development Agreement for and on behalf of the Party of the First Part and also to execute the Power of Attorney to be given to M/s. Radhika Construction Company. i.e., Party of the Second Part for re-development of the said property. The revised final offer given by the Party of the Second Part is annexed hereto to this Agreement as **ANNEXURE 'B'**.

8. AND WHEREAS the Developer is a partnership firm carrying on its business in the name and style of M/s. Radhika Construction Company consisting of three partners viz. 1) Shri Shrikrishna R Marathe, 2) Shri Girish S Marathe and 3) Mrs. Radhika Shrikrishna Marathe, out of the three partners the two partners have authorized Shri. Girish Shrikrishna Marathe to enter into this present Redevelopment Agreement vide authority letter dated 14/09/2022 which has been annexed hereto to this Agreement as **ANNEXURE 'B1'**. The terms and conditions of this re-development agreement are binding on all the partners of M/s. Radhika Construction Company.

9. AND WHEREAS the Party of the Second Part has specifically represented that given the facts and circumstances of the Party of the First Part, the Party



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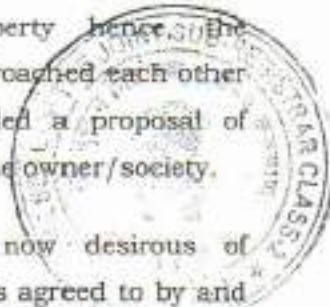
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of the Second Part is in a position to obtain the necessary permission from all the concerned authorities, including the Kalyan Dombivli Municipal Corporation and is also in a position to complete the re-development project, within the specified period mentioned herein under this Agreement by obtaining the additional permissible FSI / TDR from the open market on the terms and conditions more specifically set out hereunder.

10. THEREFORE, the parties hereto are desirous of recording the terms and conditions agreed by and between the Party of the First Part and the Party of the Second Part in connection with the said re-development of the property of the Party of the First Part in the manner hereinafter appearing.
11. The Owner/Society is desirous of transferring development rights of the said property for redevelopment, to the developer herein for reasonable consideration and as the Developer was interested in development of the said property hence, the Developer and Owner/Society approached each other herein and the Developer provided a proposal of redeveloping the said property to the owner/society.
12. And whereas the parties are now desirous of recording the terms and conditions agreed to by and



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between the parties hereto for redevelopment of the said property as mentioned hereunder

NOW THIS REDEVELOPMENT AGREEMENT WITNESSETH AND THE PARTIES HERETO HEREBY AGREE AND UNDERTAKE AS FOLLOWS:

- 1) It is now mutually agreed and confirmed by Party of First Part and Party of Second Part that the aforesaid recitals shall form integral part of agreement for redevelopment of the said property as contemplated under prevailing laws and regulations.
- 2) That the Party of the First Part hereby, by virtue of these presents, grants the right of redevelopment of the said property and the Party of the Second Part hereby agrees to acquire the redevelopment rights with respect to the said property comprising of the said plot of land i.e. all that piece and parcel of non-agricultural plot of land bearing Old Survey No.20, New Survey No. 65, Hissa No.5 admeasuring 833 sq. mtrs, lying, being and situate at Village- Navi Dombivli, Dombivli (W), Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within registration District Thane, Sub-District Dombivli more particularly described in

schedule I written hereunder in such manner and on such terms and conditions broadly laid down hereinafter.

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- 3) The Party of the Second Part hereby agreed to redevelop the property of the Party of the First Part on the terms & conditions mentioned herein and as permitted by the Concerned Authorities for constructing the building thereon. Thus, the Party of the Second Part agrees and undertakes to carry out the construction of the new building on the said property of the Party of the First Part, by demolishing the old building thereon consisting of 16 self-contained residential flats in accordance with the plan to be sanctioned by Kalyan-Dombivli Municipal Corporation or any other governing/statutory body or Authority.
- 4) The Party of the Second Part hereby agrees and undertakes to obtain, entirely at their costs and risks all such sanctions, permissions and approvals from all concerned authorities including the KDMC, the District Collector's Office and/or any statutory authority for carrying out the Development of the said property and to comply with all the stipulations of the said Authority and all other concerned Authorities.
- 5) The Owner/Society has provided inspection of documents to the said DEVELOPER and the said Developer has assured themselves about the clear right, title and interest in the said property of the Owner/Society and has agreed to redevelop the said



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property. The Owner/Society declares that there is no dispute in respect of the right, title and interest of the said Property till date. The owner/society has agreed that, in case any claim towards title of the property raised at any point in time, in that case, the owner/society shall resolve dispute by their own costs.

- 6) The detailed offer of the redevelopment scheme of the property of the Party of the First Part, given by the Party of the Second Part, which is agreed and accepted by the Party of the First Part by passing resolution in its meetings. The Party of the Second Part shall redevelop the said property by demolishing the existing old structure/building thereon, by using and consuming maximum permissible F.S.I., such as additional F.S.I. by way of additional Transferable Development Rights (T.D.R.), or any additional F.S.I. sanctioned by Kalyan-Dombivli Municipal Corporation or any other governing body for the redevelopment scheme and for the benefits of the Party of the First Part.

- 7) In the premises aforesaid, as consideration thereof and in lieu of Grant of Development right in the said property, the Party of the Second Part agreed to assign/ allot each member of the Party of the First Part, a self-contained new residential flat, equivalent

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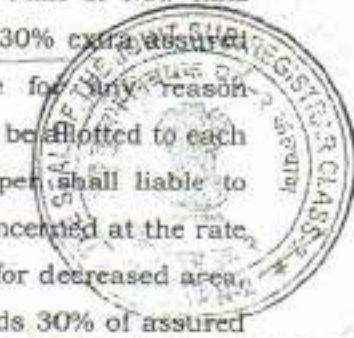
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to the existing carpet area of each member of the Party of the First Part, Plus 30% additional carpet area (including Terraces and Balcony in newly constructed building) of existing carpet area of the flat of each member of the Party of the First Part and The members of owner /society has agreed not to claim anything over and above the said 30% extra carpet area in the newly constructed building towards consideration of this redevelopment proposal/ transition. The details of the same such as name of the member, the flat number of each member, existing carpet area and the carpet area to be allotted to each member is annexed herewith in the tabular form in the Annexure Aannexed hereto and the amenities to be provided by the Party of the Second Part is annexed herewith as **ANNEXURE C and ANNEXURE C 1.**

- 8) The Developer shall prepare the Plan of New flats accordingly and try not to exceed 30% extra assured carpet area. At the same time for any reason whatsoever if the area of the flat to be allotted to each member is decreased, the Developer shall liable to compensate particular member/concerned at the rate of Rs.12000/- per Sq Feet to the, for decreased area, and if the area increased or exceeds 30% of assured extra carpet area then, concerned member of the society shall pay Rs.12,000/- per sq. feet to the



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Developer for such excess area. The Party of Second Part in such event shall inform in writing to such member about the increased or decreased in area on/before at the time of allotment of the new flat. The area of the new flat to be allotted to the members of the society shall not exceed or decrease more than 3%.

- 9) It is agreed by and between the parties in case, any member of the society desirous to have / purchase extra area over and above said agreed 30% are then the concerned member is at liberty to do so by paying as per market rate for such area to the developer.
- 10) It is agreed that the Developer shall have right to deal with the covered parking in the new building with existing members or new occupants in the new multistoried building for the consideration as Developer think fit. The open car parking facility would be provided to existing members free of cost. However, if any of the existing members desirous to have covered car parking, the existing members would be at liberty to do so by paying costs which shall not exceed Rs.3,00,000/- only per covered parking slot. The Open car parking space would be belonging to the society for all its members.

In addition to the consideration as mentioned in the Clause 8 hereinabove, the Party of the Second Part shall pay an amount of Rs. 20,00,000/- (Rupees



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twenty Lacs Only) to the Party of the First Part towards the Corpus Fund payable to the members of the Party of the First Part and shall be paid in following manner

- i) Rs. 10,00,000/- (Rs. Ten Lakhs Only) shall be paid at the time of registration of present agreement.
- ii) Rs. 1000000/- (Rs. Ten Lakhs Only) shall be paid after 3 months from the date of Registration of agreement.

The said amount of Corpus Fund shall be distributed equally among all the 16 members by the Party of the First Part for their benefits as approved by all members in Special General Body Meeting dated 24/11/2019. The party of the Second part shall have no concern with the said distribution of amount of Corpus Fund to the members of the party of the First part.

It is agreed that, the developer will have the right to Sell/allot the covered parking to any member or new occupants in the new multistoried building for the price the developer thinks fit.

- 12) It is hereby further agreed by and between the parties that the Party of second part shall provide rent for alternate accommodation to all 16 members of

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the Owner/Society from the date of vacating and handing over possession to the Developer of the existing flats by the members of the Owner/Society, initially for 30 months and/or up to the period of completion of the development of the said Property and/or handing over peaceful, legal, physical possession of the new flats to the 16 members of the Party of First Part whichever is later.

- 13) It is agreed, that, all the members in existing building structure of the Owners/Society, would be paid Rs.12,000/- per month (Rupees Twelve Thousand Only) towards alternate accommodation during the period of reconstruction/redevelopment. It is agreed by and between the parties that there shall be 10% rise in Rent amount for every year as per present norms during the period of reconstruction of the owner/ society and till final handing over of possession to the existing members, the cheques for 30 months towards monthly rent shall be handed over upfront/in advance by the Party of the Second Part to all 16 members of the party of the first part. The counting for year shall start from 1st rent paid towards alternate accommodation.



- 14) It is understood by both parties that, in case despite of intimation with respect to handing over possession of the flat in the newly constructed building if any of the existing member of owner society fails to take

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possession within 15 days from the receipt of such intimation then the Developer shall not be liable for paying any rent towards alternate accommodation from such date of giving intimation for possession of flat in newly constructed building. The party of the Second part shall inform the date for handing over the possession of the flats to the members of the First part after getting building completion certificate from architect and from Kalyan Dombivli Municipal Corporation and all the members shall take possession within given period after intimation from Party of Second Part.

- 15) The Developer would also provide Rs. 16,000/- to each member as to and fro shifting charges at the time of handing over of possession of the existing flats.
- 16) It shall be the responsibility of the party of second part to obtain all mandatory permissions from government, semi- government and/ or local bodies required for the re-development of the said Property and entire re-development expenses shall be borne by the Party of Second Part at their own cost.
- 17) The party of second part has agreed to bear the expenses for making plans of redevelopment and also shall be responsible for carrying out procedure and expenses towards passing of redevelopment plan from



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concern authority/Local body. The DEVELOPER had also agreed to construct the New Building strictly in accordance with the plans so approved by the concern authorities/Local bodies and any change in the plan shall be strictly made with required permissions from concern authorities/Local bodies and with consent of Party of First Part.

- 18) The party of first part doth hereby agree to allow the party of second part to obtain by their own costs premium FSI or TDR as per prevailing development control rules and regulations and such TDR or premium FSI shall exclusively belong to the Developer and Owner/society shall not at any point of time would claim anything as consideration or otherwise out of the said premium FSI or TDR or any extra FSI if granted as per government norms in future except the consideration mentioned hereinabove.

The party of second part would complete the construction work within anticipated period of 30 months from the date of sanctioned plan for redevelopment of said property. The Party of the Second Part shall be entitled to reasonable extension of time on account of war, civil commotion or act of God, Pandemic or any Notice, Order, Rule, Notification of the Government and/or public or competent authority, any acute scarcity of building material which may be hurdle for Redevelopment.



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- 20) The owner/Society specifically undertakes to cooperate with the Developer and that all the members of the owner/society after registration of this presents and within 30 days from the receipt of the approved plan from KDMC by the Developer, shall vacate and handover the possession of their respective old flats to the Developer and shift to alternate accommodation and the Developer undertakes to start the payment of Rent for alternate accommodation and shifting charges to the members of the owner/society immediately after receiving possession of the old flats from all the members of the owner/Society.
- 21) The party of the second part has agreed that, it is the responsibility of party of second part to arrange for adequate insurance coverage for its labors during the entire period of construction.
- 22) The DEVELOPER is at liberty to appoint architect, civil engineer, contractor, labor contractor of its choice to complete construction activity with quality. The DEVELOPER has agreed to carry out construction activity as per latest and standard engineering practices and all raw material shall be as per relevant Indian standards.



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- 23) The Owner/Society doth hereby agree to pay or clear all the charges or arrears, if any, to be paid to municipal authority or M.S.E.D.C.L till the date of handing over the peaceful possession of the old structure. The owner/society shall be liable to pay/clear NA tax and/or conversion tax if required.
- 24) The DEVELOPER shall demolish the old structure and shall construct new building on the said property by obtaining fresh construction permission and sanctioning building plan from the Kalyan Dombivali Municipal Corporation.
- 25) That the members of the owner/ society shall not remove any permanent structures of the building viz. sliding, doors, door frames etc while vacating flats and handing over peaceful possession to the DEVELOPR.

- 26) The owner/society has agreed that, they shall handover peaceful possession of their flats and property as whole within time limit mentioned in before and after handing over peaceful possession of the old structure owner/society, members of the society shall not claim anything from the existing standing structure of Saptashrung society. The developer shall have right to demolish existing structure and dispose of the material by way of selling/ giving away or in the manner it deems fit and members of owner society shall not



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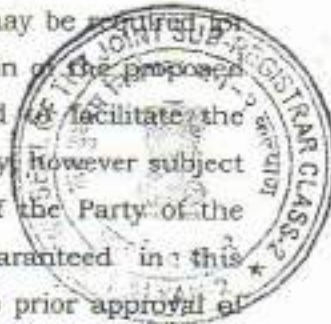
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claim anything out of such sale proceed and/or would not object to the mode of disposal of the debris.

- 27) The Owner/Society declares that, till date they have not received any notice of acquisition or requisition or reservation in respect of the said property from the Government, council, corporation or from any local /Govt. authority. If any such notice is received by the Owners/Society after registration of this agreement then it shall be dealt by the owner/society and the Developer in mutual understanding.
- 28) The members of the Party of the First Part shall give all the necessary co-operation and assistance that may be required by the Party of the Second Part and shall always co-operate and assist by way of signing the requisite papers/applications for modifying plans and specifications and in obtaining the controlled raw materials as may be required for the completion of the construction of the proposed building/s on the said Plot and to facilitate the redevelopment of the said property, however subject to the protection of the rights of the Party of the First Part as agreed and guaranteed in this Agreement and further subject to prior approval of the same so far as it relates to the proposed flats to be allotted to the Party of the First Part.



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29) The Owners/Society have not mortgaged the said property or any part thereof or have not given surety against the said property and the title of the said property is absolutely without any encumbrance, defects, doubt and that it is marketable. If it reveals in future that title is affected by any manner then it shall be responsibility of the Party of the First Part to clear title of the said property/land by their own costs by taking required actions and such period shall be excluded from counting 30 months period and such member shall indemnify and keep the developer indemnified for any losses caused due to such delayed

30) The Developer/ Party to the Second Part shall not mortgage the flats/area promised to be allotted in the newly constructed building to the existing members of the Party of First Part for raising funds for the redevelopment purpose. The party of the second part shall be free to raise fund against other flats/apartment/shops (by mortgaging the same) in the newly constructed building for construction activity.

31) The party of the second part shall be free to sale the premises either residential or commercial to any third party/ intended buyer/s except area agreed to be allotted to the existing members of the society, the Party of the First Part, the society has hereby



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agreed to admit each new purchaser as member of the society.

- 32) The Party of the Second Part shall fix the cost of Flats / Shops etc. in the building to be constructed on the said property as per their wish and desire and the Party of the First Part shall have no concern with the said matter.
- 33) The DEVELOPER shall have right to publish public notice in the newspaper for calling objection if any for the said transaction. After the publication of such notice, if any objection for said transaction is received, the same shall be cleared by the Owners/Society at their own cost.
- 34) The Party of the First Part will also execute Irrevocable Power of Attorney in favour of the Party of the Second Part or their Nominee to represent the Party of the First Part before all the relevant authorities, Government departments, etc., and to obtain electricity, water supply, drainage and other necessary permission and other necessary permission for the speedy completion of the construction of the building/s on the said Property and all incidental matters arising therefrom and authorizing the party of the Second and/or nominees to do, execute and perform or cause to be done, executed and performed all the acts, deeds, matters and things in respect of the said property of the Party of the First Part, as more particularly mentioned therein.



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- 35) The Party of the First Part agrees that as and when the Party of Second Part requires original documents, the Party of First Part shall make available to the Party of the Second Part, all original documents concerning the said property.
- 36) The Party of the First Part herewith declare that the provisions of U.L.C Act are not applicable to the said property. The said property is within the ceiling limit having old structure thereon. But if it is found that said Act provisions are applicable, then the Party of the Second Part shall obtain permission required under the provisions of U.L.C Act for transfer of the said property in favor of co-operative housing society or apartment of association to be formed in future or otherwise. The Party of the First Part shall extend co-operation to the Party of the Second Part in this respect.

- 37) The Party of the First Part herewith declares that the said property is under Non - Agricultural use and they have already obtained N. A. permission from the concerned authorities and agreed to produce N.A. Order to the Party of the Second Part on the execution of this agreement. The Party of the First Part shall clear all the government dues, cess, taxes, N.A. charges, Municipal taxes, water and electricity charges in respect of the said property till the date of vacating the said structure in the said

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property by the Party of the First Part. If any arrears are found in respect of the said charges, the said shall be borne and paid by the Party of the First Part and the said charges shall be paid by the Party of the Second Part after the demolition of the old structure. Even under the said circumstances, if it becomes necessary to obtain fresh N.A Order, the same shall be obtained by the Party of the Second Part at their own costs and the Party of the First Part shall extend co - operation to the Party of the Second Part for obtaining the same.

- 38) Both the parties hereby agree to execute such documents, writings, agreements etc. as may be required to enable the Party of the Second Part to develop the said property, having regard to the provisions of all applicable laws for the time being in force and subject to the terms and conditions contained herein.
- 39) The Party of the First Part / shall allow the Party of the Second Part to commence the construction work of the building on the said property in accordance with the rules, regulations, laws and shall not obstruct the Party of the Second Part in respect of development of the said property, unless otherwise to protect their interests under this Agreement or to prevent something illegally/unlawfully carried out by the Party of the Second Part or is in breach of the terms and conditions contained herein.



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- 40) The Party of the Second Part shall have right to survey the said property from Deputy Director of Land Records / T.I.L.R. at their own cost and the Party of the First Part shall extend co - operation to the Party of the Second Part in this respect by giving them consent and signing the requisite forms and applications and by obtaining consent of adjoining property owners.
- 41) That after the execution of this agreement, if any litigation arises in respect of the said property, which may be initiated by anyone other than the Party of the First Part herein, then in that case, the Party of the Second Part shall proceed, contest and defend the said litigation at its own costs.
- 42) It is agreed by the Party of the First part that, Developer is empower to amalgamate adjoining plot of land with the plot of land owned by the Party of the First Part and Developer shall construct the project by amalgamating with adjoining plot Shekhar CHS. In this case the party of second Part take full responsibility of completing the project within the stipulated time mentioned in this agreement. In case any hindrance is caused by owner/society or member of adjoining plot to be amalgamated it will be resolved by party of second Part at its own cost and delay caused if any will be compensated in form of monthly rent to all 16 members of party of first part.



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- 43) The Party of the Second Part shall have a right to construct temporary hut on the said property during the period of construction for storage of building material and residence of the labours and shall remove the same after construction of building.
- 44) The Stamp Duty and the Registration Fees and any other incidental charges for execution and registration of this Re-development Agreement shall be borne by the Party of the Second Part. The Party of the First Part or its members shall not be liable to incur any expenses on lawyer (counsel) of Party of the Second Part.
- 45) The Party of the Second Part will maintain built-up components like Terrace Water proofing, Lift etc for five years after successful handing over site to Society i.e. after completion of five monsoons from fully handing over the new premises to party of first part.
- 46) The Party of the Second Part shall register the said project with Maha RERA and would follow the provisions of The Real Estate (Regulation and Development) Act, 2016 and would provide the copy of certificate of registration with MahaRERA to the party of first part within three months from the date of receipt of the approved plan from RMC.



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- 47) The party of the Second Part shall execute and register individual agreements for allotment with the 16 members of the party of the first part within 60 days after receipt of commencement certificate and sanctioned Plan from KDMC subject to the respective members made themselves available for registration. The Party of the First Part shall bare entire expenses towards registration and also legal charges.
- 48) The Party of the First Part the society has agreed that the existing members shall bare requisite stamp duty and registration charges, legal charges for the additional area if any purchased by them.
- 49) The Party of the Second Part is alone redeveloping the said project and the party of the Second Part shall be solely responsible for the redevelopment procedure and the cost and consequences arising therefrom and the party of the first part shall not be deemed to be considered as co-promoter and shall not be responsible for any consequences arising from the redevelopment of the property and sale of the flats to third parties by the party of the Second Part.



- 50) The party of the Second Part undertakes that after taking possession of the said property till handing over of possession of new flats to the members of the party of the first part, the party of the second

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part shall timely pay all the dues such as property tax, electricity, GST, Water Charges or any other dues charged by the concerned authorities with respect to the said property. Even after handing over of possession of new flats to the existing 16 members of the Party of the First Part, the Party of the Second Part shall be liable to continue to pay taxes, maintenance and other consequential amounts with respect to the new unsold flats/units, till such flats/units are sold.

- 51) As per provision of Maha RERA the Party of the Second Part shall be liable to rectify any structural defects, leakages or any other structural deformities caused with its own cost till the period of 5 years from the date of obtaining Completion Certificate. The Party of the Second Part shall not be liable to any damage caused due to the act of the members of the party of First Part or the new purchasers.
- 52) Dispute Resolution - All disputes and differences which may arise between the parties hereto from or out of or in any manner whatsoever relating or incidental to these presents the parties herein shall try and resolve the same amicably and if the dispute couldnot be resolved then the Civil Court at Kalyan shall have jurisdiction to try and entertain the same.

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53) The party of Second Part agrees and undertakes for construction of the new building and further agrees to fulfil and comply with the following terms and conditions:

- i) The Party of the Second Part shall be liable and responsible to bear and pay water charges, electricity charges and other incidental charges from the date of receiving vacant and peaceful possession of the last of the 16 flats till the date of handing over, peaceful, possession of newly constructed flats.
- ii) The Party of the Second Part shall bear all the charges payable to M.S.E.D.L for disconnection of electricity from the existing building and re-connection to newly constructed flats.
- iii) The Party of the Second Part shall in all circumstances whatsoever, indemnify the Party of the First Part from all claims for any injury caused to any person, whether a workman or not, while doing any of the work of construction/development on the said property or otherwise. The Party of the First Part shall not be liable for injury of any nature caused to any person whether a workman or not, while carrying out the development of the said property or otherwise. The insurance, if any, which may be required to be provided shall be the responsibility



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Jayesh H. Shah

(Signature)



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of the Party of the Second Part alone. The Party of the Second Part indemnifies the Party of the First Part against any claim, demand or site of any person claiming through the Party of Second Part either during the course of redevelopment work/or even thereafter and in such an event the Party of the First Part and the members shall not suffer any losses and/or incur any expenses and/or sustain any damages/prejudices.

- 54) The Party of the First Part hereby declares, represents and confirms that-

A) The Hon. Secretary, Chairman and Treasurer are authorized and empowered by the Special General Body dated 28th October 2020 of the Party of the First Part to enter into this Agreement with the Party of the Second Part on behalf of the Party of the First Part and its members and they have full authority to sign and execute the same. Also, subsequent approval has been taken in the Special General Body Meeting held on 26/12/2021 authorizing the Hon. Secretary, Chairman or Treasurer and all committee members to sign the redevelopment agreement and other related document for Redevelopment of the Society and registering the same with the concerned Sub Registrar Office.

ANNEXURE D is the copy of resolution.



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B) The said land and the building are not subject to any mortgage, charges, lien or other encumbrance whatsoever and that the Society's title thereto is clear and marketable. All the 16 members share certificates in original shall be deposited with the society by all the members and the society i.e., party of the First part shall certify to the Developers about receipt of all original share certificates from the members. If any member has availed loan from any bank or financial institution, the said member shall obtain No Objection certificate of his bank or financial institution and produce the same to the Developers before handing over the possession of his old flat to the Developers.

C) All the rents, rates, taxes, assessments and other charges and outgoings payable in respect of the said Property have been paid and discharged up to date, and there is no demand notice received by or pending against it from any government, semi-government, local or public body or authority in respect thereof. The party of the First part shall hand over to the Developers the latest bill and receipt of payment of municipal tax, water bill, electricity bill to the concerned authorities up to the date of handing over the possession of the old flats to the Developers.



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55) The parties hereto hereby acknowledge, declare and confirm that this Agreement represents the entire agreement and contract between both the parties regarding the redevelopment and that this Agreement supersedes all other documents and writings executed and/or exchanged between the parties prior to the date hereof regarding the subject matter thereof. Any alterations, amendments, modifications, additions, and/or deletions to/of any of the terms, conditions and/or provisions herein contained shall be valid and be legally enforceable against the parties' hereto only, if the same are recorded in writing and signed and registered by the parties hereto.

56) All notices to be served by either of the parties hereto on the other party hereto shall be deemed to have been duly and effectively served only if the same are dispatched by any mode of recorded delivery to their respective registered office addresses mentioned hereinabove, and in case of any change in its/their addresses, such changed addresses shall be intimated in writing by the party concerned.

57) The Parties herein both agree that the terms and conditions of this Redevelopment Agreement are Confidential, and they shall keep such terms confidential and not disclose the Redevelopment.



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Agreement, except as otherwise to their members, respective Advocates or the Court of Law as and when required.

58) Miscellaneous

(a) Severability: In the event, any provision of this Agreement is deemed to be invalid or unenforceable, in whole or part, that part shall be severed from the remainder of this Agreement, and all other provisions shall remain in full force and effect as valid and enforceable.

(b) Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the Land without regard to conflict of law principles.

59) Failure to enforce compliance with any term or condition of this agreement shall not constitute a waiver of such term or condition of this agreement or the right to subsequently enforce such term or condition in future.



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60) All the Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions provided for herein, as may be reasonably required in order to effectuate the provisions of this Re development 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.

61) This Agreement and irrevocable power of attorney/ies shall be binding on party of the first part, all their members and their respective heirs, executors, administrators, legal representative or assigns. This agreement is also binding on the party of the second part and their assigners.

This agreement is executed by all the parties at Dombivli
on this 12th day of April, 2023



Pr. Jayesh Shah

(Signature)

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IN WITNESS WHEREOF the parties hereto have hereunto executed these presents the day, month and year first hereinabove written.

THE SCHEDULE I OF THE PROPERTY

All the property being the piece and parcel of land together with existing structure of building comprising ground and Three upper floors, 16 residential premises being self-contained, standing thereon and popularly known as Saptashrung Co-operative Housing Society Ltd., Lying, being and situate at non-agricultural plot, bearing Old Survey No. 20, New Survey No. 65, Hissa No.5, admeasuring 833 Sq. Meters of Village - Navi Dombivli, Taluka - Kalyan, District - Thane and bounded as follows:-

East: S.No.20, Hissa No.4 & Partly S.No.20, H.No.3.

West: Private Access Road and beyond that S.No.113.

North: By Survey No.20, H No. Part.

South: By Scheme Road. 15 Mtr. Road.

including a dilapidated existing structure of building premises commonly known as Saptashrung Society bearing together with all easement rights etc.



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Jayesh Nishah
(with)

SIGNED SEALED AND DELIVERED)
 By the within named **OWNER/SOCIETY**)
SAPTASHRUNG CO-OP. HSG. SOC. LTD.)
 Through its **CHAIRMAN**)
SHRI. JAYESH NATVARLAL SHAH)



Jayesh Shah



Through its **SECRETARY**)
SHRI. PRABODH MUKUND NAIK)
 In the presence of:)



1. Mrs. Prajakta R. Tole *Prajakta*)

2. Miss. Swapna S. Gogavkar *Swapna*)

M/s. RADHIKA CONSTRUCTION CO.)
 By the within named **DEVELOPER**)
 Represented through its partner)
MR. GIRISH SHRIKRISHNA MARATHE)
 In the presence of:)



1. Mrs. Prajakta R. Tole *Prajakta*)

2. Miss. Swapna S. Gogavkar *Swapna*)



PARTNER

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RECEIPT

RECEIVED with thanks from the within named Developers a sum of Rs.10,00,000/- (Rupees Ten Lakh Only) by cheque no.508257, drawn on Indian Overseas Bank, dt.12.04.2023 towards the part amount of consideration of the said property on or before the execution of this Re-Development agreement.

WE SAY RECEIVED

Jayesh N Shah

(Jayesh Natvarlal Shah)

For Saptshrung CHS LTD.

Prabhodh

(Prabhodh Mukund Naik)

For Saptshrung CHS LTD.



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ANNEXURE A

List of existing members of owner/Society

Sr No.	Name	Flat No.	carpet Area (Sq.ft)	New Carpet Area (Sq.ft)
1	Mr. Prabodh Mukund Naik/ Mrs. Samidha Prabodh Naik	1	555	721
2	Mrs. Suvarna Bapuji Joshi	2	555	721
3	Mr. Paresh Natvarlal Shah / Mr. Jayesh Natvarlal Shah	3	555	721
4	Mr. Vishwas Ganesh Phatak	4	555	721
5	Mr. Prakash Yashwant Joshi	5	555	721
6	Mr. Nilesh Achyut Desai	6	555	721
7	Mr. Vinayak Narayan Kale	7	555	721
8	Mr. Nikhil Subhash Udavant	8	555	721
9	Mr. Hitesh Dayalji Karia	9	555	721
10	Mr. Bhagwan Shivram Belwalkar	10	555	721
11	Mr. Shrikant Bhalchandra Chawathe	11	555	721
12	Mr. Suresh Bhikaji Gupte	12	555	721
13	Mr. Satish Madhukar Brahme	13	555	721
14	Mrs. Sakshi Aniket Vaishampayan / Mr. Aniket Pramod Vaishampayan	14	555	721
15	Mr. Abhishek Arun Vaidya	15	555	721
16	Mr. Kaustubh Padmakar Kurlekar	16	555	721

Mr. Jayesh N Shah

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Annexure - B

87-2A, Near Ganpati Vihar, Talas
Milep Nagar MIDC, Dombivli (E) 421 203
☎ +91 9819 952 073
✉ shrikishna.marathe@gmail.com

To
The President /Secretary,
Saptashrung CHS,
Dev Chowk,
Dombivli (W)

Date: 09/01/2022

Sub: Redevelopment of Saptashrung Co-Op Hsg. Soc. Ltd.
Ref: Revised Proposal from Radhika Construction Co. for Joint redevelopment
with 'Shashank' Soc

Sir,

As per our personal discussions on 09/01/2022 I herewith submit my revised offer for redevelopment of your society building along with 'Shashank' Soc

Since the main hindrance of Joint redevelopment with 'Shashank' is now over and the members of Shashank soc. who were taking objection for joint redevelopment had taken their appeal back in the court and they had given consent for joint redevelopment before honorable court

Hence we may go for the joint redevelopment as earlier. For joint redevelopment I herewith submit my revised offer as below

- 1) All the existing members shall be provided with flats in the building which will be generally constructed with 30% extra carpet area to each free of cost. TDR required shall be arranged by the developer at his cost. This additional area shall include Elevation Projections, Balconies (Either enclosed or open). In this 30% extra carpet area we will give additional room to each members. The final area will be slightly more or less to the 30% extra carpet which will be compensated in terms of money by either side
- 2) The rent during the actual construction period will be as follows for existing 1BHK flat holders Rs. 12000/- P.M. (There will be 10% rise per year as per present norms)
- 3) Rs. 16000/- will be given to each members for shifting charges for to and fro
- 4) All mandatory permissions as may be required to be obtained from government and local bodies shall be obtained by the developer. The remaining procedure of property card will be of our responsibility, and we assure that for getting plan sanction with or without property card will be developers responsibility

All other offer will be remain same as per our previous offer for individual redevelopment

Yours faithfully,

(S.R. MARATHE)

Radhika Construction Co.

 Jayesh N. Shah 



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