CHALLAN
MTR Form Number-6

GRN	MH011616759202324E	BARCODE		Date	29/11/2023-15:45:50	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AEKFS6399Q
Office Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR	Full Name	MS SEAGREEN LIFESPACES LLP
Location	THANE		
Year	2023-2024 One Time	Flat/Block No.	C T S NO 23697 AND OTHERS PLOT NO 1
		Premises/Building	SHEET NO 39

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Road/Street	AT ULHASNAGAR DIST THANE
Area/Locality	TAL ULHASNAGAR
Town/City/District	
PIN	4 2 1 0 0 4
Remarks (If Any)	PAN2=AAAK8037C~SecondPartyName=KALANI CO OPERATIVE HOUSING SOCIETY LIMITED~
Amount In Words	Thirty Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023112922813	012002776
Cheque/DD No.		Bank Date	RBI Date	29/11/2023-15:47:24	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 7498990888

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

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

Print Date 29-11-2023 03:47:33

CHALLAN
MTR Form Number-6

GRN	MH011616759202324E	BARCODE		Date	29/11/2023-15:45:50	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AEKFS6399Q
Office Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR .	Full Name	MS SEAGREEN LIFESPACES LLP
Location	THANE		
Year	2023-2024 One Time	Flat/Block No.	C T S NO 23697 AND OTHERS PLOT NO 1
		Premises/Building	SHEET NO 39

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Road/Street	AT ULHASNAGAR DIST THANE		
Area/Locality	TAL ULHASNAGAR		
Town/City/District			
PIN	4 2 1 0 0 4		
Remarks (If Any)	PAN2=AAIAK8037C#SecondPartyName=KALANI CO OPERATIVE HOUSING SOCIETY LIMITED		
Amount In Words	Thirty Thousand Rupees Only		

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023112922813	012002776
Cheque/DD No.		Bank Date	RBI Date	29/11/2023-15:47:24	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 7498990888

सह दुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-77-4703	0006119805202324	30/11/2023-16:15:40	IGR128	30000.00

Print Date 30-11-2023 04:16:07

GRN : MH011616759202324E **Amount :** 30,000.00 **Bank :** BANK OF MAHARASHTRA **Date :** 29/11/2023-15:45:50

Total Defacement Amount	**30,000.00**



उरण - १	
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३	५८

Print Date 30-11-2023 04:16:07

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1123296713032	**Date**	29/11/2023
Received from MS SEAGREEN LIFESPACES LLP, Mobile number 9890806474, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.			
Payment Details			
Bank Name	MAHB	**Date**	29/11/2023
Bank CIN	10004152023112912377	**REF No.**	012146249
This is computer generated receipt, hence no signature is required.			

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1 Dist. Thane

उहन - १

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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1123296713032	Receipt Date	30/11/2023

Received from MS SEAGREEN LIFESPACES LLP, Mobile number 9890806474, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered on Document No. 4703 dated 30/11/2023 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.

DEFACED
₹ 1160
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	29/11/2023
Bank CIN	10004152023112912377	REF No.	012146249
Deface No	1123296713032D	Deface Date	30/11/2023

This is computer generated receipt, hence no signature is required.

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2 Dist. Thane

उहन - १
४७०३ | २०२३
४५ | ५८

सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.



४४१-१	
८७३	२०१३
४	५८

मुद्रांक जिल्हाधिकारी ठाणे (ग्रामिण) यांचे समोर
महाराष्ट्र मुद्रांक अधिनिमाचे अंतर्गत कलम 31 खालिल आदेश
अर्जदार :- मे. सीग्रीन लाईफ स्पेसेस एलएलपी

जा.क्र. अभिनिर्णय / प्र.क्र.441/23/ 3303/23
सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण) यांचे कार्यालय, जिल्हा रोजगार व
स्वंयरोजगार मार्गदर्शन केंद्र पहीला मजला,
जिल्हाधिकारी कार्यालय आवार, ठाणे (पश्चिम)
दिनांक :- 6 /07/2023

1/- दस्तातील महिती पुढील प्रमाणे,

संलेखाचा प्रकार	डेव्हलपमेंट ॲग्रीमेंट
संलेख लिहून देणार	कलानी को. ऑप. हौसिंग सोसायटी लिमीटेड तर्फे कमीटी
संलेख लिहून घेणार	मे. सीग्रीन लाईफ स्पेसेस एलएलपी
मिळकतीचे वर्णन	सिटीएस नं.23697, 30990, 31089, प्लॉट नं.1, एकूण क्षेत्र.1877 चौ.मी., मौजे उल्हासनगर 4, ता. उल्हासनगर, जि. ठाणे.

2/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31पोटनियम (1) मधील तरतुदी नुसार मुद्रांक जिल्हाधिकारी, ठाणे(ग्रामिण) यांचेकडे दिनांक 26/06/2023 रोजी अभिनिर्णय करण्याकरीता ऑन लाईन अर्ज या कार्यालयात दिनांक 27/06/2023 रोजी सादर केला आहे. अर्जासोबत निष्पादित न केलेले डेव्हलपमेंट ॲग्रीमेंट प्रारूप व इतर कागदपत्रे ऑनलाईनव्दारे सादर केली असून, संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. त्यांनी अभिनिर्णय फी रू.100/-ई चलनाव्दारे GRN NO. MH00 4278349202324E अन्वये दिनांक 27/06/2023 रोजी शासनाच्या लाभात जमा केली आहे.

3/- अर्जदार यांनी प्रस्तुत डेव्हलपमेंट ॲग्रीमेंट संलेखावर किती मुद्रांक शुल्क आकारता येईल. या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम 31(2) नुसार खालील कागदपत्रे सादर केली आहेत.
अ) महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31(2) नुसार प्रतिज्ञापत्र
ब) डेव्हलपमेंट ॲग्रीमेंटचे प्रारूप

4/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणे करिता दाखल केलेल्या डेव्हलपमेंट ॲग्रीमेंट मधील मिळकत सिटीएस नं.23697, 30990, 31089, प्लॉट नं.1, एकूण क्षेत्र. 1877 चौ.मी., मौजे उल्हासनगर 4, ता. उल्हासनगर, जि.ठाणे.

5/- दस्तातील मिळकतीचे सहाय्यक नगररचनाकार यांनी दि.03/07/2023 रोजी रक्कम रू.1,23,62,000/- इतके बाजारमुल्य निश्चित केले आहे.मोबदला रक्कम रू.6,90,77,500/-आहे. बाजारमुल्य रक्कमेपेक्षा मोबदला रक्कम जास्त असल्याने मोबदला रक्कमेवर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5गअ अन्वये 5% दराने रक्कम रू.34,53,900/- इतके मुद्रांक शुल्क वसुल करणे आवश्यक आहे.

खालील उपरोक्त विषयांकित अटी व शर्ती यांच्या अधिन राहून आदेश पारीत करण्यात येत आहे.

1. महाराष्ट्र मुद्रांक अधिनियमाचे अधिन राहून आदेश पारीत करण्यात येत आहे.
2. महाराष्ट्र मुद्रांक अधिनियमाचे कलम 28 मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क/ मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परीस्थिती याबाबी संलेखात पुर्णपणे व खरेपणाने नमुद आहेत असे अर्जदारांनी प्रतिज्ञापत्राव्दारे खात्री करुन दिली आहे. कलम 28 चे तर तुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम 62 अन्वये शास्तीची कार्यवाही करणेचे आधिन राहुन आदेश देत आहे.
3. कलम 28 चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियमाचे कलम 46 व महाराष्ट्र जमिन महसुल संहिता 1966 अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे आधिन राहुन आदेश देत आहे.
4. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरे खोटे पणा संदर्भात हे कार्यालय जबाबदार राहणार नाही याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्ता मधील पक्षकारांवर राहील.
5. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्ता मधील पक्षकारांवर राहील.

अंतिम आदेश

वर नमुद केलेल्या बाबींच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे ग्रामिण प्रश्नाधिन डेव्हलपमेंट अग्रीमेंटचे मुल्यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5गअ नुसार र. रू.34,53,900/- (अक्षरी रु. चौतीस लाख त्रेपन्न हजार नऊशे मात्र) इतके मुद्रांक शुल्क आकारणे चे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा आदेश प्राप्त झाल्यापासून 15 दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीव्दारे ऑनलाईन https://gras.Mahakosh.gov.in/echallan या वेब साईड वरुन करता येईल. उपरोक्त मुद्रांक शुल्क रक्कम रू.34,53,900/- लेखाशिर्ष (HEAD) 0030051701 देय आहे. सदर रक्कम ऑन लाईन भरल्यानंतर चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे
दिनांक :-06 /07/2023

(वि.ग.विचारे)
मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण)

प्रत :- 1. मे. सीग्रीन लाईफ स्पेसेस एलएलपी
2. सह दुय्यम निबंधक उल्हासनगर क्र. १

मुद्रांक जिल्हाधिकारी ठाणे (ग्रामिण) यांचे समोर
महाराष्ट्र मुद्रांक अधिनिमाचे अंतर्गत कलम 31 खालिल आदेश
अर्जदार :- मे. सीग्रीन लाईफ स्पेसेस एलएलपी

जा.क्र. अभिनिर्णय / प्र.क्र.441/23/3303/23
सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण) यांचे कार्यालय, जिल्हा रोजगार व
स्वयंसेवगार मार्गदर्शन केंद्र पहीला मजला,
जिल्हाधिकारी कार्यालय आवार, ठाणे (पश्चिम)
दिनांक :- 6 /07/2023

1/- दस्तातील महिती पुढील प्रमाणे.

संलेखाचा प्रकार	डेव्हलपमेंट ॲग्रीमेंट
संलेख लिहून देणार	कलानी को. ऑप. हौसिंग सोसायटी लिमीटेड तर्फे कमीटी
संलेख लिहून घेणार	मे. सीग्रीन लाईफ स्पेसेस एलएलपी
मिळकतीचे वर्णन	सिटीएस नं.23697, 30990, 31089, प्लॉट नं.1, एकूण क्षेत्र.1877 चौ.मी., मौजे उल्हासनगर 4, ता. उल्हासनगर, जि. ठाणे.

2/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31पोटनियम (1) मधील तरतुदी नुसार मुद्रांक जिल्हाधिकारी, ठाणे(ग्रामिण) यांचेकडे दिनांक 26/06/2023 रोजी अभिनिर्णय करण्याकरीता ऑन लाईन अर्ज या कार्यालयात दिनांक 27/06/2023 रोजी सादर केला आहे. अर्जासोबत निष्पादित न केलेले डेव्हलपमेंट ॲग्रीमेंट प्रारूप व इतर कागदपत्रे ऑनलाईनव्दारे सादर केली असून, संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. त्यांनी अभिनिर्णय फी रु.100/-ई चलनाव्दारे GRN NO. MH00 4278349202324E अन्वये दिनांक 27/06/2023 रोजी शासनाच्या लाभात जमा केली आहे.

3/- अर्जदार यांनी प्रस्तुत डेव्हलपमेंट ॲग्रीमेंट संलेखावर किती मुद्रांक शुल्क आकारता येईल. या प्रयोज नार्थ अर्जासोबत उक्त अधिनियमातील कलम 31(2) नुसार खालील कागदपत्रे सादर केली आहेत.

अ) महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31(2) नुसार प्रतिज्ञापत्र

ब) डेव्हलपमेंट ॲग्रीमेंटचे प्रारूप

4/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणे करिता दाखल केलेल्या डेव्हलपमेंट ॲग्रीमेंट मधील मिळकत सिटीएस नं.23697, 30990, 31089, प्लॉट नं.1, एकूण क्षेत्र. 1877 चौ.मी., मौजे उल्हासनगर 4, ता. उल्हासनगर, जि.ठाणे.

5/- दस्तातील मिळकतीचे सहाय्यक नगररचनाकार यांनी दि.03/07/2023 रोजी रक्कम रु.1,23,62,000/- इतके बाजारमुल्य निश्चित केले आहे.मोबदला रक्कम रु.6,90,77,500/-आहे. बाजारमुल्य रक्कमेपेक्षा मोबदला रक्कम जास्त असल्याने मोबदला रक्कमेवर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5गअ अन्वये 5% दराने रक्कम रु.34,53,900/- इतके मुद्रांक शुल्क वसुल करणे आवश्यक आहे.

खालील उपरोक्त विषयांकित अटी व शर्ती यांच्या अधिन राहून आदेश पारीत करण्यात येत आहे.

1. महाराष्ट्र मुद्रांक अधिनियमाचे अधिन राहून आदेश पारीत करण्यात येत आहे.
2. महाराष्ट्र मुद्रांक अधिनियमाचे कलम 28 मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क/ मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परीस्थिती याबाबी संलेखात पुर्णपणे व खरेपणाने नमुद आहेत असे अर्जदारांनी प्रतिज्ञापत्राव्दारे खात्री करून दिली आहे. कलम 28 चे तर तुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम 62 अन्वये शास्तीची कार्यवाही करणेचे आधिन राहुन आदेश देत आहे.
3. कलम 28 चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियमाचे कलम 46 व महाराष्ट्र जमिन महसुल संहिता 1966 अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे आधिन राहुन आदेश देत आहे.
4. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरे खोटे पणा संदर्भात हे कार्यालय जबाबदार राहणार नाही याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्ता मधील पक्षकारांवर राहील.
5. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्यांची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्ता मधील पक्षकारांवर राहील.

अंतिम आदेश

वर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे ग्रामिण प्रशनाधिन डेव्हलपमेंट ॲग्रीमेंटचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5गअ नुसार र. रू.34,53,900/- (अक्षरी रु. चौतीस लाख त्रेपन्न हजार नऊशे मात्र) इतके मुद्रांक शुल्क आकारणे चे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा आदेश प्राप्त झाल्यापासून 15 दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीव्दारे ऑनलाईन https://gras.Mahakosh.gov.in/echallan या वेब साईड वरून करता येईल. उपरोक्त मुद्रांक शुल्क रक्कम रु.34,53,900/- लेखाशिर्ष (HEAD) 0030051701 देय आहे. सदर रक्कम ऑन लाईन भरल्यानंतर चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे
दिनांक :- 06/07/2023

उद्गम - १
र.रु. ८००३
९० | ५८

19/06/07/2023

(वि.ग.विचारे)
मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण)

प्रत :- 1. मे. सीग्रीन लाईफ स्पेसेस एलएलपी
2. सह दुय्यम निबंधक उल्हासनगर क्र. 1

The Seal of The Collector of Stamps Thane Rural

CHALLAN
MTR Form Number-6

GRN	MH005039298202324E	BARCODE		Date	11/07/2023-19:59:12	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Payment of Stamp Duty in Adjudication Case Stamp Duty in Adjudication Case	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AEKFS6399Q
Office Name	THD_JT DIST REGISTRAR THANE RURAL	Full Name	SEAGREEN LIFE SPACES LLP
Location	THANE		
Year	2023-2024 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030051701 Stamp Duty	3453900.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	SecondPartyName=KALANI CO OPERATIVE HOUSING SOCIETY LIMITED~AdjuicationCaseNo.=441/2023
Total	34,53,900.00	Amount In Words	Thirty Four Lakh Fifty Three Thousand Nine Hundred Rupees Only

DEFACED ₹3453900.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023071193424	IK0CIOXMA1
Cheque/DD No.		Bank Date	RBI Date	11/07/2023-08:00:55	12/07/2023
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		193 , 12/07/2023	

Department ID : Mobile No. : 7498880888

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.07.13 13:59:59 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0002645448202324	13/07/2023-13:59:55	IGR109	3453900.00
			Total Defacement Amount		34,53,900.00

प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्रकरण क्र.441/2023 करीता रक्कम रू.34,53,900/- (अक्षरी रू. चौतीस लाख त्रेपन्न हजार नऊशे मात्र) सीग्रीन लाईफ स्पेसेस एलएलपी दिनांक 11/07/2023 रोजी मुद्रांक शुल्क GRAS प्रणाली अंतर्गत भरलेला असून, त्यांचा GRN NO.MH005039298202324E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली व्दारे करण्यात आली असून, सदर चलन दिनांक 13/07/2023 रोजी विरूपीत करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- 13/07/2023

The Seal of The Joint Sub Registrar Dist. Thane

उहन - १
४००३
१२ | ५८

13/07/2023

मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामीण)

The Seal of The Collector of Stamps Thane Rural

Office of the Collector of Stamp, Thane Rural

Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

जा.क्र. 3800/23 दि. 26/6/23

Received Adjudication Fee RS. **100/-** vide e-Challan GRN No. **MH004278349202324E** Dated **27-06-2023**.

Collector of Stamps
Thane Rural

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

मुद्रांक जिल्हाधिकारी
Thane Rural

Case No. **Adj/IGR109/441/2023**

Certificate Number: **CER-THA-ADJ-IGR109-441-2023**

Market Value/Value (If any): **Rs. 12362000**

Consideration Amount (if any): **Rs. 69077500**

Received from **SEAGREEN LIFE SPACES LLP** Residing at **PLOT NO 1, SEC 2A, VENUS TALKIES, ULHASNAGAR, THANE**. Stamp duty of **Rs. 3453900/- (Rs. Thirty Four Lakh Fifty Three Thousand Nine Hundred only)**. Vide e-Challan GRN No **MH005039298202324E** Dated :- **11-7-2023** The defacement number is **0002645448202324**.

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 3453900/- (Rs. Thirty Four Lakh Fifty Three Thousand Nine Hundred only) with which this instrument is chargeable under Article 5-Agreement or its records or Memorandum Of Agreemen of Schedule I of the said Act, has been paid.**

ADJ NO 441/2023

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

Place: Thane Rural
Date: 13/07/2023

Collector of Stamps
Thane Rural

13/07/2023

अभि.प्रपत्र क्र.३

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

प्रकरण क्र. ADJ/४४१/२०२३
दिनांक :– २६/०६/२०२३
प्राप्त दिनांक :– २७/०६/२०२३

विषय :- मुल्यांकन अहवाल

मौजे उल्हासनगर, ता. उल्हासनगर, जि. ठाणे येथील सि.स.नं.२३६९७ व ३०९९०, प्लॉट नं.०१, से–२ए, शिट नं.३९, एकूण क्षेत्र १८७७.०९चौ.मी.

१) लिहून देणार :– कलानी को. ऑ. हौ. सो. लि. (सोसायटी/जमिन मालक/दुसरे पक्षिय)

२) लिहून घेणार :– मे. सीग्रीन लाईफ स्पेसेस एलएलपी तर्फे भागीदार श्री. हरेश गुरदीनमल हरसिंघानी व इतर २ (विकासक/प्रथम पक्षिय)

३) दुय्यम निबंधक कार्यक्षेत्राचे नाव :– उल्हासनगर महानगरपालिका

४) दस्ताचा प्रकार :– विकसन करारनामा

५) दस्त निष्पादित आहे/नाही :– अनिष्पादित
असल्यास निष्पादनाचा दिनांक

६) दस्त मिळकतीचे वर्णन :– मौजे उल्हासनगर, ता. उल्हासनगर, जि. ठाणे येथील सि.स.नं.२३६९७ व ३०९९०, प्लॉट नं.०१, से–२ए, शिट नं.३९, एकूण क्षेत्र १८७७.०९चौ.मी.

७) सन २०२३–२४ चे बाजारमुल्य दर – मुल्यदर विभाग क्र. १/७, खुली जमीन रु. १८५००/– प्रति चौ.मी., बांधकाम दर रु. २६६२०/– प्रति चौ.मी.

सदरचा दस्त हा विकसन करारनाम्याचा असून दस्तात खालील बाबी प्रामुख्याने नमुद केलेल्या आहेत.

१) विकासक हे जमिन मालक / सोसायटी यांना २१२२.२७ चौ.मी. कारपेट इतके बांधकाम क्षेत्र सदनिका स्वरुपात देणार आहेत. (पान नं. ६)

२) बांधकाम पुर्ण करण्याचा कालावधी ४२ महिने इतका गृहीत धरला आहे.

३) वास्तुविशारद प्राईम कंन्सल्टंट्स यांनी दिनांक ०५/०१/२०२३ नुसार एफ.एस.आय. ३००२.६८ चौ.मी. इतके क्षेत्र अनुज्ञेय आहे. तसेच भविष्यात जास्तीचा एफ.एस.आय. वापरल्यास पुरवणी करार नोंदणी करुन घेतील असे दस्तात नमूद आहे. (पान नं. १४, अट नं. ७.सी.सी.)

सबब, मुल्यांकन खालीलप्रमाणे प्रस्तावित होईल.

(अ) सोसायटीस मिळणारा मोबदला :–

१) = २१२२.२७ X १.१ X २६६२० X १.०५
= २३३४.४९ X २६६२० X १.०५
= रु. ६,५२,५२,०००/–

२) पार्कींग शुल्क
= २३३४.४९/७० X १२.५० X २६६२० X २५%
= ३३ X १२.५० X २६६२० X २५%
= रु. २७,४५,५००/–

३) विकसन शुल्क
= २३३४.४९ X १८५०० X २.५%
= रु. १०,८०,०००/–

एकूण (१ ते ३) = ६,५२,५२,००० + २७,४५,५०० + १०,८०,०००
= रु. ६,९०,७७,५००/–

(ब) विकासकाच्या हिश्याचे मुल्य :–

= (३००२.६८ – २३३४.४९) X १८५००
= ६६८.१९ X १८५००
= रु. १,२३,६२,०००/–

उपरोक्त 'अ' व 'ब' पैकी जास्तीचे मुल्य हे बाजारमुल्य म्हणून विचारात घेणे आवश्यक आहे.
म्हणून मुल्यांकन = रु. ६,९०,७७,५००/–

ठाणे
दिनांक /०७/२०२३

The Seal of The Joint Sub Registrar Class-II ... Dist. Thane

उ.न.-१
७००३ | २०२३
१५ | ५८

रचना सहायक



नमुना - १	
६४००३	२०२३
९९	५८



DEVELOPMENTAGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Ulhasnagar on this 30 day of November 2023, BETWEEN:

M/S SEAGREEN LIFE SPACES LLP (PAN- AEKFS6399Q)

Through its Partners,

1. **SHRI HARESH GURDINOMAL HARISINGHANI,**
   Hindu adult, aged 38 years, Occ: Business

2. **SHRI RAHUL VIJESH JAISINGHANI,**
   Hindu adult, aged 30 years, Occ: Business

3. **SHRI BALRAM GURDINOMAL HARISINGHANI,**
   Hindu adult, aged 32 years, Occ: Business

Having its registered address at: Moti Mahal Apartment,
Flat No. 101, Block C-37/74, Kurla Camp Road,
Ulhasnagar-421004 Dist Thane (M.S)

Hereinafter referred to as **"THE DEVELOPER / BUILDER/ PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Sole Proprietor Concern/partners constituting the said firm for the time being survivors of them, their heirs, executors, administrators, successors and assigns) being the PARTY OF THE FIRST PART:

AND

KALANI CO-OPERATIVE HOUSING SOCIETY LIMITED

(PAN-AAIAK8037C) a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 having its address at Plot No.1, Sec 2-A, Venus Talkies, Ulhasnagar-421004, Dist.-Thane, A Society registered under the Co-operative Societies Act, 1960 Vide Registration No. TNA/ HSG/ 863/ 72, dated 22/05/1972 through its Chairman and Secretary of Development Committee Shri. Ratanlal N. Wadhwa and Shri. Rajendra Talreja, respectively. That Party of first part Viz. Kalani Co-operative Housing Society Limited.

Hereinafter called and referred to as the **"THE SAID SOCIETY / LAND OWNERS"** under the proposed Development/Society Members" (Which expression shall unless repugnant to the context shall mean and include their respective legal heirs. administrator, assign etc.) THE PARTY OF SECOND PART SOCIETY MEMBERS.

WHEREAS the said Co-operative Society is the owner of Land and otherwise as well and sufficiently entitled to the piece of parcel of land bearing Plot No.1 and Adjacent land or Contiguous Strip of land to Plot No 1, Section 2-A, Sheet No.39, Netaji Road, Ulhasnagar-4 bearing CTS No 23697, 30990, 31089 admeasuring an area about 1370 sq. yards and 875 sq. yards Collectively total Area 2245 Sq. yards = 1877 Sq. mtrs. Taluka- Ulhasnagar City, District Thane within limits of Ulhasnagar Municipal Corporation and within the Jurisdiction of Sub-Registrar Ulhasnagar-1 and Mutated Society Name in Records Of City Survey office Under Records Of Rights more particularly described in the Schedule here underwritten (herein referred to as **"The said Land /property Under Development") As Per Schedule A**.

Antecedents of Title of said Land Property:

Plot No.1, Section 2-A, Sheet No.39, CTS No. 23697, 30990, 31089, area adm 2245 Sq. Yds:

Originally the Said Plot belongs to one Shri Harjasrai S/o Manikmal who had acquired PlotNo.1, Section2-A. Near Venus Talkies, area adm 1370 Sq.Yds. Ulhasnagar-4. District Thane, under The Displaced Persons (Compensation & Rehabilitation) Act, 1954, from President of India through Managing Officer Ulhasnagar, vide C.D.No.5971-74, Dt. 7/6/1967.

WHEREAS, in the year 1970, Shri Shri Harjasrai S/o Manikmal Hassandani sold the said plot to one Shri Parsram Bhagwandas Kalani at Sr. No. 2409 Dt. 20/10/1970.

Later in the year 1972, An Agreement was made between, (1) Shri Parsram Bhagwandas Kalani, (2) Shri Bakahatram KhushiramVanvari, (3) Shri Deepkumar Kanayalal Hassija, (4) Kimatrai Bhagwandas Kalani, (5) Shri Dayaldas Ferumal all of Ulhasnagar Hindu Inhabitants on business in partnership firm in the name and style "M/S. NIRMAL BUILDERS"as "Vendors' and (1) Shri Shaukat Newandram Purswani (2) Shri Thadomal Lakhimal Motwani as Confirming Parties' and KALANI CO. OPERATIVEHOUSING SOCIETY LIMITED a society registered under the Maharashtra Co-operative Societies Act 1960, bearing No. TNA /HSG/853 of 1972 and having its registered office at Ulhasnagar, Taluka Ulhasnagar, District Thane as "Purchaser" under Sr. No.863, Dt.9/6/1972.

WHEREAS the said land possession and ownership belongs to KALANI CO- OPERATIVE HOUSING SOCIETY LIMITED and mutation with the land record CTSO Ulhasnagar is registered bearing CTS No. 23697, 30990, 31089.

WHEREAS in the year 2021,M/s KALANI CO-OPERATIVE HOUSING SOCIETY LIMITED had acquired adjacent land or Contiguous Strip of Land to Plot No.1.Section2-A,Sheet No.39,area adm 875 Sq. Yds = 731.58 Sq. Mtrs. Netaji Road, Ulhasnagar 4, from President of India through its Managing Officer and Sub-Divisional officer, Ulhasnagar Sub Division Ulhasnagar, Vide C.D. No. SDO /PLOT /C-4 /CDR-522 / 2021 Dt. 01/11/2021.

WHEREAS in the year 2022, M/s KALANI CO-OPERATIVE HOUSING SOCIETY LIMITED have looking for developer to develop the said Land bearing, for the Plot No. 1, Section 2-A, Sheet No. 39, CTS No. 23697,

30990, 31089 for that society have complied various requisites in accordance with the directives U/s 79 (A) of Maharashtra Co Op society act 1960 and same order is issued by Competent authority for Development of Said Society vide its order dated .24/5/2022.

WHEREAS, party of first part having the right, title, interest in respect of said land to enter into any deal and transactions as being not having sufficient time to develop the said land, the party of second part offered to develop the said land in lieu of Consideration in kind, second party shall provide ready constructed Units as per the sanction of Building Permission from Ulhasnagar Municipal Corporation, for the above said offer that several meetings were held and with due negotiations between both parties came to conclusion that to proceed with the proposed Development scheme of said Proposed building known as "SEAGREEN PALCIA".

The presently the land is barren, open so society have applied for the approval of building plan in the Office of the Ulhasnagar Municipal Corporation and the proposal of the construction of a Basement Floor + Ground Floor & Upper Floors with amenities.

THUS the said property of the owner aforesaid is free from all liens, charges etc. and if any other person would claim any right over the same, the aforesaid will be held responsible to answer the claim so made.

THAT the said property is society land acquired property of the owner aforesaid in which his predecessors, heirs, successors, family members or anyone else have no right, title or interest and as such the owner aforesaid is fully competent to execute this Development Agreement and to transfer the Development rights of said property.

That the owner aforesaid has assured the Developers/Builders herein that the said property is free from all sorts of encumbrances such as prior sale, gift, mortgage, litigation and dispute, previous contact, power of attorney, will/s etc. and if this fact is found otherwise, then the owner aforesaid will be liable and responsible to indemnify the losses thus suffered by the Developers/Builders herein.

That owner aforesaid has assured the Developers/Builders aforesaid that he has not taken any loan from any banking authority and or any financial company in respect of the said property and there is no any suit or any litigation is in pending in any Hon'ble Courts of Law in India in respect of the said property.

That the owner aforesaid has given full assurance to the Developers/Builders aforesaid that the owner aforesaid has good marketable title over the said property and if in case due to the defective title the Developers/Builders aforesaid suffer any loss/losses then the owner will have to bear the same. The owner aforesaid doth hereby indemnify the Developers/Builders that the owner aforesaid shall bear all the losses and the owner aforesaid shall give the Development rights of the said property with clear title to the Developers/Builders aforesaid at his own expenses.

That the Parties of the Second Part herein are the Developers/Builders and they have kept proposal before the owner herein for the Development of the said property of the owner herein in accordance with the plan Approval and to be Sanction by the Ulhasnagar Municipal Corporation.

It is hereby agreed by the Developers/Builders aforesaid that if there will be any change in D.C. Rules Regulation from time to time and the Developers/Builders aforesaid wants to exceed the more floors then he shall purchase the TDR at his own expenses and shall bear all the expenses for the of approval of revised building plan. The owner aforesaid shall render his co-operation only for the approval of revised building plan by signing the necessary documents from time to time, as per the rules and regulation of Ulhasnagar Municipal Corporation. The owner shall not contribute any amount and or anything towards the same and all benefits of FSI shall enjoy by developer alone.

AND WHEREAS the Developers/Builders aforesaid have good knowledge about the Development of the building, so on the approach of the Developers/Builders aforesaid to the owner for the transfer of Development rights of the said property of the owner, the owner aforesaid has entered into this Development Agreement and the owner aforesaid has agreed to transfer the Development rights of the said property and the Developers/Builders aforesaid have agreed to acquire the Development rights of the said property from the owner on the following terms and conditions:-

WHEREAS, meanwhile as per agreed deal between parties Party of Second part commence their documentation procedures with CTSO and Revenue authorities for sanction of building permission with planning Authority and strive to provide each and every document under requisitions under the building permission to the party of the First part i.e. the developer and developer shall put up the proposed plan for

sanction under his name after the execution of present deed of Developinent.

WHEREAS **M/S Seagreen Lifespaces LLP** i.e. First party agreed to Develop the said Property/Land known as Plot No 1, Section 2-A. Sheet No.39, Netaji Road, Ulhasnagar-4 admeasuring an area about 1370 sq. yards and 875 sq. yards total 2245 Sq. yards Taluka- Ulhasnagar City, District Thane within limits of Ulhasnagar Municipal Corporation and within the jurisdiction of Sub-Registrar Ulhasnagar-1,shall allot Area admeasuring about **2122.27 Sq. Mts** carpet under proposed Development scheme and Land Owners i.e. Party of Second part accepted the proposal of developer with agreed kind Consideration under the proposed building known as "SEAGREEN PALACIA"

WHEREAS it is agreed between party of First part and party of Second part that party of Second part shall execute Registered Development Agreement and Registered power of attorney to grant of Development rights in lieu of consideration/ compensation the First party Builder/ developer i.e. M/s Seagreen Lifespaces LLP shall allot ready constructed Residential unit having Total RERA carpet Area **2122.27 Sq. Mts** in Newly Proposed building known as SEAGREEN PALACIA" along with one stack car parking and amenities more particularly mentioned under "Schedule B" to Second party Viz. Kalani Co-Operative Housing Society Limited Land owners as a compensation cum corpus fund as per mutual agreement between the parties towards the Development rights under the present deed and the developer having rights to transfer, sale remaining units to prospect buyer by acceptance of consideration amount.

AND WHEREAS, it is agreed between parties that First part shall be under obligation to execute the necessary procedure as per provision of The Maharashtra Real Estate Regulatory Authority act and Rules 2017 (MahaRERA).

AND WHEREAS, the parties of the Second part are the sole and exclusive owners of the above said land to enter into present deal and shall enjoy rights of kind consideration in lieu of Development rights under proposed building that is subject matter of present Contract.

AND WHEREAS the owners are desirous of transferring and granting the Development rights in respect of the said land free from encumbrances and doubts.

AND WHEREAS the Developers being desirous of acquiring the said property approached the Owners and during the course of meetings and negotiations, the owners represented to the Developers that the title to their property is clear, marketable and free from encumbrances and doubts and that except them no one else has any right, title and interest in the said property or any part thereof.

AND WHEREAS relying upon the representation of the society owners the Developers agreed to acquire the aforesaid property for Development rights of the said property for construction of buildings and structures as may be Sanction and permitted by the Town Planning Authorities as per plan and complete the same and in lieu of Consideration thereof the Developers have agreed to Allot, provide, Transfer ready constructed Residential unit in Newly Proposed building known as 'SEAGREEN PALACIA" to Second party Viz. Kalani Co-operative Housing Society Limited as a compensation cum-consideration towards the Development rights under the present deed in respect of the said Land/property and in lieu of the Development rights granted.

AND WHEREAS the offer of the Developer being fair and reasonable is accepted by the owners and the parties hereto are desireds of reducing to writing the understanding reached between the parties by executing this presents.

NOW THESE PRESENTS WITNESS THAT AND IT IS HEREBY AGREED BY AND AMONG PARTIES HERETO AS UNDER:

1. That it is declared and confirmed that the above said recitals are integral part of said Development agreement which is duly executed by society in favour of developer.

2.The owners do hereby agree to grant the Development rights by way of execution Of Registered Development Agreement and Registered Power of attorney in favour of Party of First part i.e. developer in respect of all those pieces and parcels of non-agricultural land lying, being and situated at Taluka Ulhasnagar, District Thane, within the limits of the Ulhasnagar Municipal Corporation proposed construction to be carried out under land known Plot No.1, Section 2-A, Sheet No.39, Netaji Road, Ulhasnagar-4 area adm 1370 sq. yards and 875 sq. yards totaling to 2245 Sq. yards Taluka-Ulhasnagar City. District Thane within limits of Ulhasnagar Municipal Corporation and within the jurisdiction of Sub Registrar Ulhasnagar-1, and the same is hereinafter for the sake of brevity called and referred to as the "**Said Land Under Development**" to

the Developers herein free from encumbrances and doubts and in lieu of acquiring the said land under Development rights thereof, the Developer has agreed to provide consideration of Residential Units in said land/Property having total Share **2122.27 Sq. Mts** RERA carpet area along with one Stack Parking and amenities and by way of mutual agreement between the parties, consideration in kind.

3.The parties hereto have defined the built up area as the area of the flat as Sanction by the municipal authorities along with balcony, alternative terraces and flower beds etc. as the case may be.

4.It is agreed and understood between the parties that henceforth after execution of present deed all expenses and further cost for sanction of plans, conversion of land to non-agricultural use, Development charges, scrutiny fees, architect fees shall be borne and paid by the Developers, however the owners shall grant their utmost Co-operation for the same and shall perform the compliances on the part to enable the Developers to obtain the above permissions and sanctions. The owners agree to cause all the persons having right and interest in the said property to sign, execute and register the above agreements, deeds and documents in favor of developers as mentioned hereinabove.

5.As regards the consideration in kind as recited herein above, it is clearly agreed and understood by and between the parties that after the execution of Registered Development Agreement that the consideration in kind shall be allotted, transfer or provided by developer to land owner (Kalani Society) on or before 15th October, 2025, commencement certificate duly issue by Ulhasnagar Municipal Corporation or Competent planning authority. It is further agreed between the parties that the time is and shall be the essence of contract however there will be reasonable extension in time on account of Force Majeure, war, civil commotion, and government and other restrictions and/or circumstances beyond the control of the Developer.

6.The developers on commencement of work under said proposed building can transfer by registered allotment to Land Lord (Kalani Society) and prospect buyer except the unit's rights of original land owner (Kalani Co-op Society) more particularly mentioned under "Schedule B" as per consideration clause and recital. At time of completion of the said project fully or in part will intimate in writing to the land owners and buyers to take the possession of their allotted area for that Expenses, GST shall be borne by owners and developers respectively.

7.The developer and society members hereby declare, agreed and confirm:

a. That the said property is their respective self-acquired property and they as the absolute owners of the said land property is well and sufficiently entitled to transfer the said property and/or assign and grant the Development rights of the said property described in the schedule hereunder written to the developer.

b. That society have not created any encumbrances of whatsoever nature including Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or otherwise and their title to the said property is clear, marketable and free from all doubts and encumbrances and that they shall make out a clear and marketable title to the said property and every part thereof.

c. That no notice of requisition, acquisition etc., of whatsoever nature Land Acquisition Acts, MMRDA,SDO, Collector and/or any other law has been received and/or served on or for any of them and no mortgage, charge, lien or any other encumbrances has been created or is in existence any way restricting and/or limiting their rights in the said property more particularly mentioned in the schedule hereunder written and further that they have not raised any loan or advances against the security of the said property or any part thereof.

d. That there are no encroachments and occupants on the said property and the said property is vacant land and if there is any encroachment the same shall be removed by the society at their own risk, costs and expenses.

e. That they agree to pay the taxes, cess, municipal / Revenue department or Local Bodies levies and outgoings in respect of the aforesaid property till the date of registration of Development agreement and handing over possession of the said property to the developer.

f. That the said property is situated in residential zone and is having clear and legal access and there are no restriction for sanction of plans by the concerned planning authorities & Development thereof.

g. That the owners at their costs and expenses have got the said property duly surveyed and the boundaries and area duly ascertained from the City Survey Office and T.I.L.R. authorities.

h. That It is agreed and understood between the parties that at time of actual survey, measurement and demarcation of the said property, the

owners was personally remain present and completed the work of survey, measurement and demarcation of the boundaries of the property and during the course of survey and demarcation of boundaries nobody or any persons claims any objection or claims thereof, If any the same will be settled by the owners alone.

i. That It is agreed and understood between the parties that for better, effectual, effective and beneficial Development of the said entire property, the plans/layout will be revised modified and altered as the Developers may deem fit and proper and accordingly the owners shall grant their sincere and utmost cooperation for such modification and change in the Sanction plans and/layout and further to enable the developers to proceed with the revision, modification and alteration thereof.

j. That the developers shall be entitled to get the plans Sanction from the Town Planning / Municipal Authority at their own costs and expenses and shall be further entitled to get the same renewed, altered and modified and further to avail, utilized, transfer of Development rights, staircase as may be granted by the planning authorities as the Developers may deem fit and proper and owners have granted the expenses and irrevocable consent to the Developers for such preparation of plans, transfer of Development rights and modification or revised sanction plans therein from time to time and shall pay all stamp duty and taxes respectively thereby construction of buildings on the said property.

k. That the Land owners/ society is agree to execute a general power of attorney in favor of the developer and /or his nominees to carry out Development of the said Land and to sell the flats / shops on ownership basis (Except the rights of first part mentioned under Schedule B)

l. That Simultaneously with the execution of this Agreement the owners have permitted the developers to enter upon and/or have access to the said land/property and/or every part thereof to inspect and/or survey and/or preparing the plans, schemes for Development and other incidental acts thereto.

m. That the owners agree that they will sign the deed or document and do all and any act, deed or thing as may be necessary to obtain any approval, permission sanctions from any authority including the MRTP & BPMC Act and other authorities to enable the effectual Development of property as envisaged herein

n. That Simultaneously with the execution and registration of the Development agreement to be executed in pursuance of these presents the owners shall execute an irrevocable general power of attorney in favour of the Developer or his nominees or nominee/s, to perform the acts, deeds and matters necessary to effectuate the legal and perfect transfer of the said property in favour of the cooperative housing society, corporate body and/or any person and to effectually carryout the Development of the said property and its effective completion thereof subject to the compliance of the terms of these presents under The Maharashtra Real Estate Regulatory Authority act and Rules 2017 (Maha RERA). The said power of attorney shall be co-extensive and co-existence to the said Development agreement.

o. That Simultaneously with the execution of this Agreement, the Owners have handed over actual, vacant and peaceful possession of the said property in part performance of the contract along with right to enter upon the said property for the purpose of Development / construction of the said building as per the plans and permissions Sanction by the UMC or any other concerned competent authorities as envisaged herein and the Developer and their representatives, agents and/or their servants, employees, contractors, surveyors are authorized and entitled to enter upon and/or have access to the said property and/or any or every part thereof to inspect and/or survey and/or preparing the plans, schemes for Development and other incidental acts thereto and further to commence, carryout and complete the Development thereon as intended and envisaged herein without any hindrance and obstruction of any nature whatsoever.

p. That Except the allotment of the consideration in kind to be provided to the Owners as envisaged herein, the Developer are well and sufficiently entitled to sell the remaining construction comprising of residential and commercial components to be availed and constructed on the said property to any intending purchasers, enter into agreements for sale and other incidental writings and documents thereto and to receive and appropriate the sale proceeds thereof as the Developer may deem fit and proper.

q. That It is agreed and understood by and between the parties that the Owners shall pay and discharge all taxes and outgoings including municipal taxes, and all other charges, rates, cess taxes that may be levied by the public body or authorities in respect of the said property till the date of this agreement and thereafter the Developer will be liable

and responsible for the same. It is further agreed and under stood that the Developer herein are entitled, empowered and authorized to receive the consideration and refundable deposit from the buyers/purchasers the same as they may deem fit and proper.

r. That On the execution of these presents, the Developer shall at his own costs be entitled to put up their respective boards and hoardings on the said property showing and/or indicating the proposed Development scheme on the said property hereby agreed to be developed and the proposed housing scheme in respect thereof.

s. The owners agree and undertake to ensure that no obstruction of whatsoever nature will be caused by any person claiming right in the property through them in the progress of construction to be carried on by the Developer as per the plans to be Sanction by the concerned authorities. The owners assure that they will not do any act, matter or thing whereby the Developer shall be prevented from carrying out the construction work as envisaged under this agreement.

t. That It is clearly agreed and understood between the parties that if the purchasers of the flats / units of the Developer intends to avail the financial assistance and/or housing loan from the financial institutions and/or banks, the Developer shall have the right to mortgage the said flats and units agreed to be sold to such intending purchasers so as to enable the intending flat/ unit purchasers to charge and mortgage on the flats agreed to be purchased by them from the Developer. It is further agreed between the parties that such loans and advances should not prejudice the right and interest of the owners and that the owners shall not be liable and responsible for any repayment, interest, dues and charges in respect of the loans and advances as procured and availed by such intending purchasers.

u. If any of the member wants to go for Bank Loan, the developer will not raise any objections and If required shall provide NOC for the same and vice versa i.e. if developer wants to proceed with project financing then the landlord will not raise any objections and if required will issue NOC on the Inventories of the Developers.

v. That the party of the First part undertake that the party of the First part is a Partnership firm and any dispute or issue shall not be the cause for the delay in carrying out the construction and Development of the property and developers and their assignee, agents, heirs shall be jointly and severally liable to pay the compensation, which will be equivalent to Rs. 21,00,000 (Rupees Twenty One Lakhs) per month, to

the party of the first part if the possession of said construction or part thereof is delayed by 15th October, 2025 in such event developer hereby undertake to execute supplementary agreement and Shall pay the necessary Stamp duty and registration accordingly .

w. That the parties hereto agree and confirm that the Development on the said property will be governed by the provisions of The Maharashtra Real Estate Regulatory Authority act and Rules 2017 (MahaRERA) and the rules therein contained as per the option of the Developers and the Developers will be fully entitled to follow the requisite procedure under the said Act and Rules to have effectual Development and transfer of the said property in favour of cooperative housing society or condominium of Tower owner.

x. That It is clearly agreed and understood between the parties that the Developer shall be responsible for the entire Development of the said land/property including the responsibility under all labour laws in relation to the labour employed by Developer for the scheme of construction herein and further including the responsibility under all other laws as applicable calling for due diligence in the construction work under them by Developer herein and shall bear and pay the construction cost, Development cost and other incidental expenses thereof and shall be responsible and liable for the and requisition of the intending purchasers due to defect in construction and workmanship and shall indemnify and keep indemnified the owners there from. It shall be responsible of the Developer to hand over and deliver the possession of the flats and units to the intending purchasers. The developer shall be liable and responsible to pay the bills of contractors, site office expense, salaries, electric bills and other expenses in respect of the Development on the said property. The Developers in terms of the above agree and assure to indemnify and keep indemnified the owners there from and shall also make good the loss or damage caused to the owners herein in that behalf.

y. That the developer shall indemnify and keep themselves indemnified the owner against losses, damages, accidents claims by the third parties during the subsistence of this Agreement.

z. That In case of any disputes, doubts or differences arising between the parties hereto in respect of any of the terms and conditions of this agreement or in respect of interpretation of any of the terms or condition of this agreement or in respect of any other matter cause or thing whatsoever not contained herein or otherwise provided for, the

same shall be referred to the Civil Court of territorial jurisdiction thereof for the time being in force.

aa. That Save and except as herein otherwise provided all out of pocket expenses for stamp duty, registration fees in respect of these presents as well as other charges incidental thereto as well as expenses in respect of execution of the Development agreement etc., shall be borne and paid by the developers alone.

bb. That It is hereby agreed all parties that in future if Further loading of TDR for getting increase in FSI over the said property all the expenses of or any other FSI,TDR or any other FSI likewise stamp duty, Registration and consideration part shall be borne, bear by the party of Second Part (the developer). The developer shall enjoy the rights as per the present Development agreement.

cc. That It is agreed that developer shall carry out Development as per architect certificate dt. 5/1/2023 and the land FSI is **3002.68 Sq. mtrs** apart from if any Further FSI shall avail or Utilize by developer they shall execute Supplemental deed and for that shall pay necessary stamp duty and registration fees accordingly.

SCHEDULE OF PROPERTY

"SCHEDULE A"

(Society Land under Development)

All that Piece and Parcel of Plot No.1, Sec 2-A, Venus Talkies, Ulhasnagar-421004, area adm about 1370 Sq. Yds and 875 Sq. Yds, Total area under Development is 2245 Sq. Yds = 1877 Sq. Mts, bearing CTS No. 23697, 30990, 31089, lying and situated at Village Ulhasnagar-421004, Taluka Ulhasnagar, District Thane, Sub-District Registration Ulhasnagar, District Registration Thane, within Ulhasnagar Municipal corporation Limits, bounded as under:

On Towards East: Main 12 Mtrs DP Road
On Towards West: Open Land
On Towards North: Common Road
On Towards South: C-Blocks