74/12680 पावती Original/Duplicate

Tuesday,May 30 ,2023 नोंदणी क्रं. :39म

1:02 PM Regn.:39M

पावती क्रं.: 14019 दिनांक: 30/05/2023

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन2-12680-2023

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. अरिहंत रिअल्टी चे भागिदार निशी दिलीप कटारिया - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 3980.00
पृष्ठांची संख्या: 199	
एकूण:	रु. 33980.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:19 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Class-2
सह दुय्यम निबंधक वर्ग २
ठाणे क्र. २

बाजार मुल्य: रु.40947000 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 2047500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2905202315380 दिनांक: 30/05/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2905202315394 दिनांक: 30/05/2023
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002658320202324R दिनांक: 30/05/2023
बँकेचे नाव व पत्ता: IDBI

Nidhi
मूळ दस्त मिळाला

07/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2
दस्त क्रमांक : 12680/2023
नोंदणी :
Regn:63m

गावाचे नाव : नवघर

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	1
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	40947000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: वार्ड क्र. डब्ल्यू,विभाग क्र. 11/41,गाव मौजे नवघर,भाईदर पूर्व तालुका जिल्हा ठाणे जुना सर्वे क्र. 229,नवीन सर्वे क्र. 22,हिस्सा क्र. 5,एकूण क्षेत्रफळ 480 चौ. मीटर पैकी क्षेत्रफळ 100 चौ. मीटर,आणि जुना सर्वे क्र. 229,नवीन सर्वे क्र. 22,हिस्सा क्र. 6,एकूण क्षेत्रफळ 680 चौ. मीटर पैकी क्षेत्रफळ 270 चौ. मीटर,वर पुन विकसित करण्यात येणारी श्री मनसादेवी को. ऑप. ही. सोसा. लि.,राम अनंत बिल्डिंग समोर,इंद्रलोक फेज 4,नवघर गाव,भाईदर पूर्व तालुका जिल्हा ठाणेचे पुन विकासन करारनामा व इतर वर्णन दस्तात नमूद केल्या प्रमाणे. ((Survey Number : जुना सर्वे क्र. 229, नवीन सर्वे क्र. 22, हिस्सा क्र. 5, व जुना सर्वे क्र. 229, नवीन सर्वे क्र. 22, हिस्सा क्र. 6, ;))
(5) क्षेत्रफळ	1) 370 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री मनसादेवी को. ऑप. ही. सोसा. लि. चे चेअरमन ओम प्रकाश पाल - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, नवघर गाव, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ABVAS6742C 2): नाव:-श्री मनसादेवी को. ऑप. ही. सोसा. लि. चे सेक्रेटरी श्याम प्रकाश दुर्गा प्रसाद शुक्ला - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, नवघर गाव, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ABVAS6742C 3): नाव:-श्री मनसादेवी को. ऑप. ही. सोसा. लि. चे ट्रेझरर अश्विन दिनेशचंद्र मनियार - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, नवघर गाव, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ABVAS6742C 4): नाव:-मेंबर्स - दिपक किसनलाल जैन - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 101, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ADZPJ2462R 5): नाव:-मेंबर्स - दिपक किसनलाल जैन - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 102, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ADZPJ2462R 6): नाव:-मेंबर्स - दिपक किसनलाल जैन - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 103, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ADZPJ2462R 7): नाव:-मेंबर्स - दिपक किसनलाल जैन - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 104, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ADZPJ2462R 8): नाव:-मेंबर्स - मनोज तहसिलदार चौहान - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 105, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AMQPC2361Q 9): नाव:-मेंबर्स - समीरा मनोज चौहान - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 105, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AVOPC9833G 10): नाव:-मेंबर्स - ओम प्रकाश रामकिशोर पाल - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 106, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ARVPP4361M 11): नाव:-मेंबर्स - मनोज ओमप्रकाश गुप्ता - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 107, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ALQPG2897J 12): नाव:-मेंबर्स - बिस्वजीत नीलमनी मल्लिक - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 108, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ARVPM9975G 13): नाव:-मेंबर्स - वीणा भुषण वीज - वय:-77; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 201, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AABPV6340H 14): नाव:-मेंबर्स - गौतम भुषण वीज - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 201, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AHSPV8269K 15): नाव:-मेंबर्स - सपना गौतम वीज - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 201, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AMDPV5274E 16): नाव:-मेंबर्स - राजाराम महावीर मिश्रा - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 202 - श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AFYPM2431G 17): नाव:-मेंबर्स - कृष्णावती मिश्रा - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 202 - श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-CYFPM1602K 18): नाव:-मेंबर्स - राज बहादुर चंद - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203 - श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AKGPC8182M 19): नाव:-मेंबर्स - मथुरा राज बी चंद - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AMXPC8115F 20): नाव:-मेंबर्स - ब्रिजेश कुमार महेंद्र सिंह (महेंद्र कुमार) - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 204, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-GGAPS7798H 21): नाव:-मेंबर्स - अश्विन दिनेशचंद्र मनियार - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 205, श्री मनसादेवी को. ऑप. ही. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ALVPM3741J

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ ठाणे THANE - 2

22): नाव:-मेंबर्स - श्याम प्रकाश दुर्गा प्रसाद शुक्ला - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 206, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AAKPS2303N
23): नाव:-मेंबर्स - रुपेश विश्वनाथ तिवारी - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 207, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AJOPT9117E
24): नाव:-मेंबर्स - प्रतिभा व्योमप्रकाश तिवारी - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 207, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BXHPT5658Q
25): नाव:-मेंबर्स - दिलीप दामोदर शेवंते - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 208, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AUPPS5579P
26): नाव:-मेंबर्स - मनीषा दिलीप शेवंते - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 208, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-DTUPS2072A
27): नाव:-मेंबर्स - खान नफीसा खातुन - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 02, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BCCPK9388N
28): नाव:-मेंबर्स - अकलमिनिसा - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 03, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-CGPPA2060P
29): नाव:-मेंबर्स - ललिताबाई हिरालाल ओदिच्य - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AANPO2189D
30): नाव:-मेंबर्स - चंद्रकांत यशवंत पाटील - - वय:-71; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 05, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BFUPP1462F
31): नाव:-मेंबर्स - खान नफीसा खातुन - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 01, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BCCPK9388N
32): नाव:-मेंबर्स - दिपक किसनलाल जैन - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 08, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ADZPJ2462R
33): नाव:-मेंबर्स - दिपक किसनलाल जैन - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 07, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ADZPJ2462R
34): नाव:-मेंबर्स - दिपक किसनलाल जैन - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 08, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ADZPJ2462R
35): नाव:-मेंबर्स - जितेंद्र झवेरलाल पाडलिया - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 09, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-APJPP2614M
36): नाव:-मेंबर्स - वर्षा जितेंद्र पाडलिया - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 09, श्री मनसादेवी को. ऑप. हौ. सोसा. लि., राम अनंत बिल्डिंग समोर, इंद्रलोक फेज 4, भाईंदर पूर्व तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-APJPP2579P
37): नाव:-मेंबर्स - दिपक किसनलाल जैन - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान नं. 10, वेंकटेश हाईटस, महेश्वरी भवन रोड, न्यू मिरा एमबीएमसी फायर ब्रिगेट, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-
38): नाव:-मेंबर्स - विश्वनाथ तिवारी - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान नं. 11, वेंकटेश हाईटस, महेश्वरी भवन रोड, न्यू मिरा एमबीएमसी फायर ब्रिगेट, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-

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

1): नाव:-मे. अरिहंत रिअल्टी चे भागिदार विरेन राजकुमार मुथा - - वय:-19; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान नं. 18, वेंकटेश हाईटस, महेश्वरी भवन रोड, न्यू मिरा एमबीएमसी फायर ब्रिगेट, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ABZFA4016E
2): नाव:-मे. अरिहंत रिअल्टी चे भागिदार सुमित सुपेंद्रकुमार मुथा - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान नं. 18, वेंकटेश हाईटस, महेश्वरी भवन रोड, न्यू मिरा एमबीएमसी फायर ब्रिगेट, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ABZFA4016E
3): नाव:-मे. अरिहंत रिअल्टी चे भागिदार निधी दिलीप कटारिया - - वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान नं. 18, वेंकटेश हाईटस, महेश्वरी भवन रोड, न्यू मिरा एमबीएमसी फायर ब्रिगेट, भाईंदर पश्चिम, जिल्हा ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ABZFA4016E

(9) दस्तऐवज करुन दिल्याचा दिनांक	29/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12680/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2047500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण संगणक विरहित दस्त कारणाचा तपशील संगणक विरहित दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे - २ यांची मुद्रा ठाणे - २ THANE - 2

CHALLAN

MTR Form Number-6

GRN	MH002658320202324R	BARCODE		Date	26/05/2023-19:23:27	Form ID	B25

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Bank Portal - Simple Receipt	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	ABZFA4016E
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA	**Full Name**	ARIHANT REALTY
Location	THANE		
Year	2023-2024 One Time	**Flat/Block No.**	Old S No 229,New S No 22,Hissa No 5 and 6
		Premises/Building	

टनन - २
दस्त क्रमांक ७५९० /२०२३
9 / gee

Account Head Details	Amount In Rs.
0030046401 Stamp Duty(Bank Portal)	2047500.00
0030063301 Registration Fee	30000.00
Total	20,77,500.00

Road/Street	C H S LTD,NAVGHAR VILLAGE
Area/Locality	BHAYANDAR East,SHREE MANSADEVI
Town/City/District	
PIN	4 0 1 1 0 5
Remarks (If Any)	Prop mvblty=Immovable~Prop Amt=1.00~Prop area=370.00~Prop area UOM=Sq.Meter~oth Prop ID=PAN-ABVAS6742C~oth Prop Name=SHREE MANSADEVI CO OP HSG SOC LTD~
Amount In Words	Twenty Lakh Seventy Seven Thousand Five Hundred Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023052651263	727167097
Cheque/DD No.		Bank Date	RBI Date	26/05/2023-19:23:27	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 919940824242

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 दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

THE SEAL OF THE SUB-REGISTRAR दुय्यम निबंधक, ठाणे - २ यांची मुद्रा THANE - 2

Print Date 29-05-2023 02:55:43

टनन - २
दस्त क्रमांक ५२६० /२०२३
2 / gee

RE-DEVELOPMENT VALUATION

Old Survey No. 229, New Survey No. 22, Hissa No. 5 & 6 both Navghar Village, Bhayandar [East] Taluka & District Thane - SHREE MANSADEVI CO-OP. HSG. SOC. LTD.

Flat No. 16, Shop No. 11 = Total 27 Members.
Rent - 1 RK - 8,000/-
1 BHK - 10,000/-
Shop 10,000/- - 10% additional after 11 Months

अ. जमीनधारक मोबदला

(i) बांधकाम

$$\frac{4526.66 \times 1.1}{10.76} \times 26620 \times 1.05 - 12935000$$

(ii) जास्तीचे क्षेत्राचे मुल्य

$$\frac{1049.66}{10.76} \times 26920 \times 30\% = 867000$$

(iii) भाडे

11 x 10000 x 11	=	1210000
1210000 x 1.1	=	1331000
1331000 x 1.1	=	1464100
		439230
16 x 10000 x 11	=	1760000
1760000 x 1.1	=	1936000
1936000 x 1.1	=	2129600
		638880
		10908810

(iv) पार्किंग

27 x 13.75 x 26620 x 25% = 2471000

(v) विकसन शुल्क

462.76 x 2.5% x 26920 = 311500

एकुण मोबदला = **2,74,93,500/-**

ब. विकासक यांचा हिस्सा

(2365.70 - 462.76) x 26920
5,12,29,000/-
Premium - 246.43 x .35 x 26920 = 23,21,863
TDR - 689.99 x .30 x 26920 = 55,72,359
- 887.14 x .10 x 26920 = 23,88,180
1,02,82,402

Net value of developer share :
51229000 - 10282402 = 4,09,46,598

टनन - २

दस्त क्रमांक ३२८० /२०२३

३ /gee

RE- DEVELOPMENT AGREEMENT

THIS **RE- DEVELOPMENT AGREEMENT** is made and executed at Thane this 30th day of MAY, Two Thousand & Twenty-Three (2023), **BETWEEN,**

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

For SHREE MANSA DEVI CHS LTD.

Chairman Secretary Treasurer

For ARIHANT REALTY

Partner

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT 15/09/2012 DIST-THANE

ठाणे - २
दस्त क्रमांक 9265 /2023

SHREE MANSADEVI CO-OP. HSG. SOC. LTD., [Pan No. ABVAS6742C] registered under the Provision of Maharashtra Cooperative Societies Act, 1960 and rules made therein bearing Reg. No. TNA/ (TNA/ HSG/(TC)/24404/2012 dated 15/09/2012, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane-401105, through it's a) Mr. Om Prakash Pal (Chairman), b) Mr. Shyam Durga Prasad Shukla (Secretary) and c) Ashwin Dineshchandra Maniar (Treasurer), being duly authorised by a resolution passed in the SGM of the society held on **10/01/2023,** hereinafter to be referred as **"the said Society"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, members of the Managing Committee (from time to time), their legal heirs, their successors, representatives and assigns) of the **FIRST PART;**

AND

M/s. ARIHANT REALTY, [Pan No. ABZFA4016E], a Partnership Firm constituted under the provision of the Partnership Act, 1932, having its registered office address at Shop No. 18, Venkatesh Heights, Maheshwari Bhavan Road, New Fire Brigade of MBMC, Bhayander (W), Thane- 401101through its authorised Partners **1) Mr. Viren Rajkumar Mutha** & **2) Mr. Sumit Bhupendrakumar Mutha** and **3) Ms. Nidhi Dilip Kataria**, hereinafter referred to as **"THE DEVELOPER",** (which expression shall unless repugnant to the context or meaning thereof mean and include its partners now and from time to time and its successors, representative, executors and assigns) of the **SECOND PART.**

AND

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT. 15/09/2012 DIST.-THANE

टनन – २

दस्त क्रमांक ३२८० /२०२३

(1) **DEEPAK KISHANLAL JAIN,** [Pan Card No. ADZPJ2462R & Aadhar Card No. 2460 5865 7510], an adult, Indian Inhabitant, being owner of **Flat No. 101,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(2) **DEEPAK KISHANLAL JAIN,** [Pan Card No. ADZPJ2462R & Aadhar Card No. 2460 5865 7510], an adult, Indian Inhabitant, being owner of **Flat No. 102,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(3) **DEEPAK KISHANLAL JAIN,** [Pan Card No. ADZPJ2462R & Aadhar Card No. 2460 5865 7510], an adult, Indian Inhabitant, being owner of **Flat No. 103,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(4) **DEEPAK KISHANLAL JAIN,** [Pan Card No. ADZPJ2462R & Aadhar Card No. 2460 5865 7510], an adult, Indian Inhabitant, being owner of **Flat No. 104,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(5) **MANOJ TAHSILDAR CHAUHAN** [Aadhar Card No. 3863 6482 3871 & PAN No. AMQPC2361Q] **& SAMIRA MANOJ CHAUHAN** [Pan No. AVOPC9833G, Aadhar No. 8508 4774 3660], an adult, Indian Inhabitant, being owner of **Flat No. 105,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

THE SEAL OF THE SUB-REGISTRAR THANE - 2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 5/02/2012 THANE

ठाणे - २

दस्त क्रमांक 9285 /२०२३

(6) **OMPRAKASH RAMKISHOR PAL** [Aadhar Card No. 7504 7423 5569 & PAN No. ARVPP4381M], an adult, Indian Inhabitant, being owner of **Flat No. 106,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(7) **MANOJ OMPRAKASH GUPTA**, [Pan No. ALQPG2897J, Aadhar No.3029 3823 9721] an adult, Indian Inhabitant, being owner of **Flat No. 107,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(8) **BISWAJIT NILMANI MALLICK**, [Pan No. ARVPM9975G, Aadhar No. 9357 2862 6290] an adult, Indian Inhabitant, being owner of **Flat No. 108,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(9) **VEENA BHUSHAN VIJ**, [Pan No. AABPV6340H, Aadhar No.9962 4525 9900) **& GAUTAM BHUSHAN VIJ** [Pan No. AHSPV8289K, Aadhar No. 8184 7277 8346] & **SAPANA GAUTAM VIJ,** [Pan No. AMDPV5274E, Adhar No.2067 5489 7451], an adult, Indian Inhabitant, being owner of **Flat No. 201,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(10) **RAJARAM MAHAVEER MISHRA,** [Pan No. AFYPM2431G, Aadhar No. 2509 5981 0788) **& KRISHANAVATI MISHRA**, [Pan No. CYFPM1602K, Aadhar No.7598 6930 7833], an adult, Indian Inhabitant, being owner of **Flat No. 202,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/09/2012 DIST-THANE

ठाणे - २
दस्त क्रमांक ७२५० /२०२३
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(11) **RAJ BAHADUR CHAND** [Pan No. AKGPC8182M, Aadhar No. 9691 0117 3484], an adult, Indian Inhabitant, being owner of **Flat No. 203,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

MATHURA RAJ B CHAND PAN NO. AMYPC8115F, AADHAR NO. 6132 5158 8275

(12) **BRIJESH KUMAR MAHENDRA SINGH** (MAHENDRA KUMAR) [Pan No. GGAPS7798H, Aadhar No. 3919 1677 1945] an adult, Indian Inhabitant, being owner of **Flat No. 204,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(13) **ASHWIN DINESHCHANDRA MANIAR** [Pan No. ALVPM3741J, Aadhar No.3699 0323 8877] an adult, Indian Inhabitant, being owner of **Flat No. 205,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(14) **SHYAM PRAKASH DURGA PRASAD SHUKLA** [Pan No. AAKPS2303N, Aadhar No.9777 0630 7907], an adult, Indian Inhabitant, being owner of **Flat No. 206,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(15) **RUPESH VISHWANATH TIWARI** [Pan No. AJOPT9117E, Aadhar Card No. 2137 9394 8857], & **PRATIBHA OMPRAKASH TIWARI** [Pan No. BXHPT5658Q, Aadhar No. 6416 2618 7358) an adult, Indian Inhabitant, being owner of **Flat No. 207,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

THE SEAL OF THE SUB-REGISTRAR THANE-2

SHREE MANSADEVI CO-OP HSG SOC LTD. TNA(TNA) HSG(TC) 24404/2012 DT 15/09/2012 DIST-THANE

दस्त क्रमांक 9265 /2023

(16) **DILIP DAMODAR SHEVANTE** [Pan No. AUPPS5579P, Aadhar No.4321 3151 7626] & **MANISHA DILIP SHEVANTE** [Pan No. DTUPS2072A, Aadhar No.4368 3858 4551], an adult, Indian Inhabitant, being owner of **Flat No. 208,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(17) **KHAN NAFISA KHATOON**, [Pan No. BCCPK9388N, Aadhar No. 5499 6496 2272], an adult, Indian Inhabitant, being owner of **Shop No. 01,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(18) **KHAN NAFISA KHATOON**, [Pan No. BCCPK9388N, Aadhar No. 5499 6496 2272], an adult, Indian Inhabitant, being owner of **Shop No. 02,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(19) **AKALAMINISA,** [Pan No. CGPPA2060P, Aadhar No. 8770 0117 5470], an adult, Indian Inhabitant, being owner of **Shop No. 03,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(20) **I.ALITABAI HARALAL ODICH** [Pan No. AANPO2189D, Aadhar No. 3189 6096 [illegible] an adult, Indian Inhabitant, being owner of **Shop No. 04,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/09/2012 DIST-THANE

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दस्त क्रमांक ७२८० /२०२३

(21) **CHANDRAKANT YASHWANT PATIL** [Pan No. BFUPP1462F, Aadhar No.8737 9626 0798) an adult, Indian Inhabitant, being owner of **Shop No. 05,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(22) **DEEPAK KISHANLAL JAIN,** [Pan Card No. ADZPJ2462R & Aadhar Card No. 2460 5865 7510], an adult, Indian Inhabitant, being owner of **Shop No. 06,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(23) **DEEPAK KISHANLAL JAIN,** [Pan Card No. ADZPJ2462R & Aadhar Card No. 2460 5865 7510], an adult, Indian Inhabitant, being owner of **Shop No. 07,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(24) **DEEPAK KISHANLAL JAIN,** [Pan Card No. ADZPJ2462R & Aadhar Card No. 2460 5865 7510], an adult, Indian Inhabitant, being owner of **Shop No. 08,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(25) **JITENDRA VRJALAL PADLIYA** [Pan No. APJPP2[illegible], Aadhar No.7368 3130 9604] & **VARSHA JITENDRA PADLIYA** [Pan No. APJPP2579P, Aadhar No.3253 5168 2510], an adult, Indian Inhabitant, being owner of **Shop No. 09,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

SEAL OF THE SUB-REGISTRAR THANE - 2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24401/2012 DT 15/09/2012 DIST-THANE

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दस्त क्रमांक 9280 /2023

(26) **DEEPAK KISHANLAL JAIN,** [Pan Card No. ADZPJ2462R & Aadhar Card No. 2460 5865 7510], an adult, Indian Inhabitant, being owner of **Shop No. 10,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

(27) **VISHWANATH TIWARI** [Pan Card No. ABXPT2029G & Aadhar Card No. 2643 7723 2566] an adult, Indian Inhabitant, being owner of **Shop No. 11,** in building known as Shree Mansadevi Co-operative Housing Society Limited, situated and lying Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105;

hereinafter jointly and collectively referred to as the "***THE MEMBERS***" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include them, their respective heirs, executors, administrators and assigns) of the THIRD PART;

WHEREAS:

(A) Originally all that pieces and parcels of land bearing Old Survey No. 229 corresponding New Survey No. 22 Hissa No. 5 admeasuring 4.8 Guntha or 480 Sq. Meters, And Hissa No. 6 admeasuring 6.8 Guntha or 680 sq. meters, equivalent to 813.28 sq. yards of village NAVGHAR, Taluka & District- Thane, lying and situate at Bhayander (E), Registration sub District at thane (hereinafter referred to as "the said properties") belonged to SHRI CHINTAMAN YASHWANT PATIL & ORS, being an ancestral property having devolved upon then from their predecessors, and they have been in actual and physical of possession the said properties free from all encumbrances, claims and demands, and accordingly the names of the owners above named appear in the Record of Rights viz. 7/12 extract (from No. VII) Maintained by the Talathi, Navghar, District Thane.

THE SEAL OF THE SUB REGISTRAR THANE-2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 2440/2012 DT.15/09/2012 DIST-THANE

टनन - २

दस्त क्रमांक ७१६९ /२०२३

(B) **AND WHEREAS,** the said Owners by Agreement for Sale dated 10th day of May1995, agreed to sell, assign and transfer their absolute rights, title, interest and benefits of development in respect of the said properties to M/s. SWEET HOME DEVELOPERS PVT LTD. The said M/s. SWEET HOME DEVELOPERS PVT LTD by an Assignment of Development Right dated 09/12/04 further sold, assigned and transferred the said properties to M/s Gujarat Builders a registered partnership firm having its registered address at Shop No. 4, shared Bhuvan, Daulat Nagar Road No.3 Borivali (E) Mumbai- 400 066, and entrusted the said properties unto them, absolutely with exclusive rights to carry on the development and the said Owners had simultaneously executed an irrevocable General Power of Attorney of the in favour of the partners of the M/s. Gujarat Builders Pursuant to the relevant clauses of the have said Agreement and terms thereof whereby they have allowed, permitted and granted the various rights, liberties and privileges and covenant to the title and for conveyance and to carry on the development upon the said property by exercising the rights conferred upon the developers.

(C) **AND WHEREAS** the said M/s. GUJARAT BUILDERS further by an Assignment of Development Rights dated 01/02/2008 agreed to sell, assign and transfer their absolute rights, title, interest and benefits of development in respect of the said properties to M/s. MANSA CONSTRUCTION, a partnership firm, having its address at Ground Floor, Mansa Apartment, Indralok Phase IV, Bhayander (E) District Thane and entrusted the said properties unto them absolutely with exclusive rights to carry on the development and the said M/s. Gujarat Builders had simultaneously executed an irrevocable General Power of Attorney in favour of the Developers M/s. Mansa Construction to carry on the development upon the said properties by exercising the rights conferred upon the Developers.

THE SEAL OF THE SUB-REGISTRAR THANE

THE SEAL OF MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/09/2012 DIST-THANE

ठाणे - २

दस्त क्रमांक ७५८० /२०२३

(D) **AND WHEREAS,** in view of the above referred assignment entrusting the said properties unto the said M/S. MANSA CONSTRUCTION the builders above named with absolute right to carry on the development and construction of the building/s thereon.

(E) **AND WHEREAS,** the Dy. Collector and the Competent Authority Thane had granted permission to develop the said property under Section-20 of the Urban Land (Ceiling and Regulation) 1976 vide an order No.ULC/TA/ATP/WSHS.20/SR-1673 dated 15/09/2006 and furthermore the Developer herein upon appointment has paid the amount as per the aadesh bearing Sr. No. ULC/TA/ATP/Sec20/ SR1673/755/22 dated 15/12/2022.

(F) **AND WHEREAS,** the Collector of Thane has granted N.A. permission in respect of the said property vide an Order dated Revenue/K-1/T-1/NAP/SR-27/2007 16/04/2007.

(G) **AND WHEREAS,** the Mira Bhayander Municipal Corporation has issued Revised Commencement Certificate bearing No.MNP/NR/634/2007-2008, dated 18/05/2007, in respect of the building to be constructed on the said property.

(H) **AND WHEREAS,** on the basis of power authorities granted to the Developer herein to construct the building on the said property. The developer has constructed building on an area 370. Sq. meters (hereinafter referred to as the "Said Building")

(I) AND WHEREAS, the Developer sold all the premises including Flats and Shops on the terms and conditions mentioned therein and in turn Purchasers formed and registered the Society under name and style as Shree MansaDevi Co-operative Housing Society Ltd bearing no. TNA (TNA/ HSG/ (TC)/ 24404/ 2012 dated 15/09/2012.

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/09/2012 DIST-THANE

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दस्त क्रमांक ७२६० /२०२३

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(J) **AND WHEREAS**, the Society of the said Building approached the Builders / Developers to executed Deed of Conveyance in favor of the Society and the Builders / Developers agreed and entered into Deed of Conveyance dated 02nd January, 2017, bearing document serial no. TNN5-1179-2017 (**"the said Conveyance Deed"**), between 1) SHRI. CHINTAMAN YASHAWANT PATIL 2) SHRI. DHARMRAJI YASHAWANT PATIL 3) SHRI. ANANT YASHAWANT PATIL 4) SMT. BABIBAI KISAN PATIL 5) SMT. BHABUMATI BALIRAM MHATRE 6) SMT. MANJULA RAMAKANT MHATRE 7) SHRI. SUBHASH CHINTAMAN PATIL 8) SHRI. HEMPRAKASH CHINTAMAN PATIL 9) SHRI. DASHRATH CHUNTAMAN PATIL 10) SHRI. MAHESH DHARMAJI PATIL 11) SHRI. NANDKUMAR DHARMAJI PATIL 12) MOHAN DHARMAJI PATIL 13) SHRI. NAGESH ANANT PATIL, through their Constituted Power of Attorney M/s. THE SWEETS HOME DEVELOPERS PVT. LTD, through its substituted Power of Attorney holder M/s. GUJARAT BUILDERS, through its substituted Power of Attorney holder M/S. MANSA CONSTRUCTION, referred to as "THE OWNERS NO. 1" of the **FIRST PART**. AND **M/S. MANSA CONSTRUCTION** having its office at Ground Floor, Mansa Apartment, Indralok Phase IV, Bhayander (EAST) 401105, referred to as **"THE DEVELOPER/ BUILDER"** of the **SECOND PART AND M/s. SHREE MANSADEVI CO-OPERATIVE HOUSING SOCIETY LTD.,** Duly registered under the provision of Maharashtra Co-operative Housing Society Act 1960, vide Registration No. TNA/ (TNA)/HSG/(TC)/24404/ 2012-2013 SN 2012 DT. 15/09/2012, having its registered office at Off: MansaDevi CHSL, Indralok Phase IV, Bhayander (East), Thane- 401 105, referred to as **"PURCHASER"** of the **THIRD PART** and thereof the **"Society"** became the absolute owner of and seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of N.A. Lands bearing Old Survey No. 229, New Survey No. 22, Hissa No. 5, admeasuring 100 Sq. meters out of total land area of 480 Sq. meters and Old Survey No. 229, New Survey No. 22, Hissa No. 6,

SUB-REGISTRAR THANE-2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/09/2012 DIST.THANE

ठाणे - २
दस्त क्रमांक ७५८ /२०१३
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admeasuring 270 Sq. meters out of total land area of 680 Sq. meters, (i.e. total Land of 370. Sq. meters) situated and lying at Village- Navghar, Taluka & District- Thane, within the limits of Mira Bhayandar Municipal Corporation located at Opp. Ram Anant Indralok Phase-IV, Bhayander (East), Thane- 401105 (hereinafter referred to as **"the said plot of land"**) together with building standing thereon Ground + two upper floors, known as Shree Mansa Devi Co-Operative Housing Society Ltd., (hereinafter referred to as **"the said existing building")** within limits of Mira Bhayander Municipal Corporation. The Said plot of land and the said existing building are more particularly described in the First Schedule hereunder.

(K) The said existing building is of Ground + Two upper Floors having 16 residential Flats and 11 Shops aggregating 27 numbers of tenements in the said existing building. The Society has paid up capital of Rs.33750 (135 shares X 250) consisting of 135 shares. The Society has issued so far 27 share certificates to its existing members. The members are the only members and shareholders of the Society and each of them is in use and occupation of their respective Flats & shops allotted to them by the Society. The details of the tenements and members occupying the same, such as the name of the member, Flat & Shop number, area occupied by each member as per municipal approved area, floor etc. are set out in **Annexure "A"**

(L) Since the building of the said Society was constructed during the period of 2007-2008, it required major repairs due to efflux of time and natural wear and tear and that the cost of such major repairs of the same would be exorbitant. Hence, going for re- development was thought to be more feasible than going for such major repairs of the society's existing building.

SEAL OF THE SUB-REGISTRAR THANE - 2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/09/2012 DIST-THANE

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दस्त क्रमांक ७२८० /२०२३

(M) The society, in its meeting of Special/ General Body held on 24/07/2022, it was unanimously/ by majority decided and agreed that the society should pursue Re-development of the existing building and its property by demolishing the existing building and to re-construct a new building in its place by availing the full and entire benefit of development potential by use of the FSI potential of the land/property along with the benefit of TDR to be acquired and purchased from open market along with the fungible FSI benefit and the benefit as per the regulation of UDCPR 2020 to appoint a competent Developer/s of repute to do and perform various acts, deeds, things and matters for effectual and successful re-development of the said land;

(N) Accordingly, the society appointed Anish & Associates as Architect & Consultant to guide the society in technical compliances and guidance for the said Re-development. The Architect consultant drafted the tender document and after its due approval from the society, The tender was made public in order to invite offers from the interested Developers for the proposed Re-development of the society's property.

(O) Accordingly offers/ Tenders were invited from several interested Developers for the said Re-development so intended by the society;

(P) In response to the invitation of offers, the Society/its Project Management Consultant received several offers from the interested Developers along with the terms and conditions for Re-development of the said land; that the present Developers were among the said interested Developers and that they submitted their offer to the society like the other interested Developers. The Society's Project Management Consultant scrutinized the Offers received in response to the Tender and complied with the provided practice to shortlist the offers of the Developers, which were competitive and in the interest of the society. After due discussions and deliberations, the offer submitted by the

THE SEAL OF THE SUB-REGISTRAR THANE - 2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/03/2012 DIST-THANE

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Developers herein was shortlisted being one in the best interest of the society and competitive in nature.

(Q) The Developers had submitted to the Society their proposal dated 13/08/2022 for Re-development of the said land. The said proposal dated 13/08/2022 submitted by the Developers herein was discussed at length in various meetings of the Managing Committee of the society/ with the members in the S. G. B. M. and the Developers apart from the other Developers and that after thorough negotiations the Developers herein agreed for re-development of the said land;

(R) On verification and consideration of the Revised Offers received from all such interested Developers, the Society in its Special General Body Meeting held on 09/10/2022 approved and shortlisted the Revised Final Offer of the Developers herein as the most beneficial and competitive one;

(S) The all the members of the society consented for the appointment of the Developers herein and therefore, the appropriate NOC/ Permission of the District Deputy Registrar of Co-operative Societies under section 79(a) was obtained as per the ruling passed in this regard. However, the society members signed their individual consents in the favor of the Developers herein in a Special General Body Meeting held on 09/10/2022 and that the signing of the consents and the affairs of the said meeting was recorded in video format;

(T) It is clarified and reiterated by the Society hereto that it is entitled to the said piece or parcel of land admeasuring 370 sq. meters or thereabouts, as well as all direct and indirect benefits attached thereto, along with the building known as "Shree Mansa Devi CHS LTD", as aforesaid. It is clarified by the parties hereto that the Offer/ Revised Final Offer has been submitted by the Developers herein on the basis of

ठाणे - २
दस्त क्रमांक ७१८०/२०२४

370 sq. meters (including Balcony Area) and after considering full potential including F. S. I. and benefits as per the UDCPR 2020 being the area of the said land and the same excludes the road set back benefit, if any.

(U) The Development Plan Remarks indicates that the said land is falling under 'R' Zone;

(V) The Society has informed the Developer that the Conveyance deed is registered and the 7/12 extracts in respect of the said Land is already transferred in the name of the society. Though it is further agreed that upon Re-Development and amalgamation / Merger of land bearing Old Survey No. 229, New Survey No. 22, Hissa No. 8, situated and lying at Village-Navghar, Taluka & District: - Thane, Within the limit of Mira-Bhayandar Municipal Corporation the Developer shall either transfer the said Land to the New society consist of existing members and new members or to the existing society as per the provision under the Laws.

THE SEAL OF THE SUB-REGISTRAR
सह दुय्यम निबंधक, ठाणे - २ यांची मुद्रा
ठाणे - २
THANE - 2

(W) The Society has declared and informed the Developers herein that there are total 16 Flats and 11 Shops in the society. The list of respective flat and shop owners as per share certificate duly issued by the said Society to the members, existing area in occupation of the members as well as floor on which the said flat and shop is located as per society record, area of the respective new flats and shops, to the respective each member is indicated on the list annexed hereinafter. The respective flat and shop owners of the said 16 Flats and 11 Shops in the Society who have been admitted to the membership of the Society are hereinafter referred to as "**the Existing Members**". The Society has further declared and confirmed that the title to all the respective flats / Shops is clear and marketable and free from all encumbrances and reasonable doubts as per the records of the society save and except **5** Flats/Shops which are mortgaged with the bank. That it shall be the sole

SHREE MANSADEVI CO-OP.HSG.SOC.LTD.
TNA(TNA) HSG(TC) 21404/2012 DT.15/09/2012
DIST-THANE

ठाणे - २
दस्त क्रमांक 9265 /2024

responsibility of the respective mortgaged flat and/or shop owner/s to obtain the required NOC and Clearance from Bank / Financial Institutions and/or any person or persons for the Developer to proceed further for Redevelopment i.e. before vacating the members of the society. That such members, whose Flats/Shops are/ would be mortgaged and who do not procure appropriate NOC from the Bank/ Financial Institutions before the date of issuance of the Intimation Letter by the Developers to the society/ members for vacating their existing premises then in such case such members, do hereby undertake to execute appropriate documents of indemnity in the favour of the Developers and the society thereby taking the responsibility of countering any stop work notice or injunction passed by the court of law delaying the re- development process. In case, if the society is required to initiate or in the alternative made party to any such proceedings and litigations related to the said mortgage, possession and/ or title dispute of the mortgage Flats / Shop then the costs, expenses, charges, court fees, professional fees, monthly compensation of the other members for such delayed period etc. shall be borne and paid by such responsible members only.

(X) The said Society has obtained confirmation from each of the Existing Members (except those who have mortgaged their respective Flats/Shops to Banks/ Financial Institutions) that all the Existing Members are in possession of their respective original Agreements and original share certificate of their respective Flats/Shops and the Society shall direct each of the Existing Members (except those who have mortgaged their respective Flats/Shops to Banks) to give inspection to the Developers of the original Agreements and original share certificate of Flats/Shops Owners as on date. In case of Flats/shops been mortgaged to Banks, such members shall submit a true photocopy of the Agreement and/ or Share Certificate to the society. On the execution of this Re-Development Agreement, the Society shall take into

THE SEAL OF SUB-REGISTRAR ठाणे - २ THANE - 2

SHREE SADGURU CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 9440/2012 THANE

टनन - २

दस्त क्रमांक ७२८० /२०२३

their possession the certified copies of all the original agreements and share certificates of all the flat owners of the said society with an undertaking from the members that they shall not deal with the said Flats/Shops without the express prior written consent of the Society as well as the Developers. The society confirms that it has completed all the transfer formalities pertaining to the flat transfers after sale/ death of the member received till date. The said Society has also obtained from each of the Existing Members Consents consenting to the redevelopment of the said land by the Developer herein under this present.

(Y) The Society and its Existing Members have represented to the Developer that they have, save and accept with the Developer herein, not entered into any agreements, assignment or arrangement with any other person or builder or developers or contractors for re-development work of the said land and the building structure standing thereupon. The Society have not accepted or agreed to accept any token deposit in cash, kind from any developer/s or any third party in this regard. The society and the Existing Members undertake to satisfy and make good any such claim/s if so received by them at anytime during re- development, from any person/ developer with whom they might have dealt in any manner in the past.

(Z) The Developers herein too have themselves investigated and are aware about the aforesaid facts pertaining to the technical aspects, area, road and all such other potentials with respect to the society's 7/12 and/or property and the individual Flats/Shops of the existing members and all the facts recorded herein below and after being aware about the aforesaid facts the Developers have agreed to re-develop the said land and hence both the said Society and the Developers have agreed to execute this Re- development Agreement as per the terms and

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे-२ THANE - 2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/03/2012 DIST THANE

ठाणे - २
दस्त क्रमांक 9260/2023
20/9/23

conditions recorded hereinabove and herein below in the manner appearing hereinafter:

(AA) The Society has agreed to permit the Developers to develop the said land and construct new building/s, thereon, by purchasing T.D.R. (D.R.C.) from the open market in the name of the said Society and/or using/loading the benefit as per the UDCPR 2020 at Developers' own costs and charges, interalia, for the purpose of the redevelopment/reconstruction of the said building, as contemplated under the terms of this Agreement. The Developers agree that it shall be entitled to enter upon the said Society Property as a mere Licensee for the purpose of Re-development of Society Property and no other rights shall devolve upon them except those derived under this presents.

(BB) The final draft of the Re-development Agreement containing the provisions herein after reproduced, was placed before the Special General Body Meeting held on 08/01/2023 and the members therein in the said meeting, approved the same unanimously and authorized the Hon. Chairman, Hon. Secretary and Hon. Treasurer to execute this Re-development Agreement upon which the Developers shall lodge the same for registration. A copy of the extract of the Resolution passed at the Special General Body Meeting held on 08/01/2023 approved the draft of the Redevelopment Agreement and authorizing the Hon. Chairman, Hon. Secretary and the Hon. Treasurer to execute this Redevelopment Agreement duly signed by all the members is annexed herewith and marked as **ANNEXURE 'B'**.

(CC) The parties hereto have now mutually agreed to authenticate the agreed terms and conditions between them and record them in the manner herein below.

THE SEAL OF THE SHRI REGISTRAR ठाणे - २ THANE - 2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24404/2012 DT.15/09/2012 DIST-THANE

ठाणे - २
दस्त क्रमांक ७२९०/२०२३

NOW THIS RE-DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals herein form an integral part of this agreement, as if the same have been incorporated in the operative part hereunder. The Terms of the Offer / Revised Offer/ proposal (relevant points amended therein) shall also form an integral part of this document, save and except to the extent modified by this Agreement.

2. The Society being the true, lawful and bona-fide owner in respect of the said land confirms and assures the Developers that the Society is fully well and sufficiently entitled to the said land being all that piece or parcel of land admeasuring about 370 sq. meters or thereabouts being the net plot area along with the said building/s "Shree Mansa Devi CHS LTD" and other structures standing thereon and bearing Mira-Bhayander Municipal Corporation and bearing Old Survey No. 229, New Survey No. 22, Hissa No. 5, admeasuring 100 Sq. meters out of total land area of 480 Sq. meters and Old Survey No. 229, New Survey No. 22, Hissa No. 6, admeasuring 270 Sq. meters out of total land area of 680 Sq. meters, (i.e. total Land of 370 Sq. meters) situated and lying at Village- Navghar, Taluka & District- Thane, within the limits of Mira Bhayandar Municipal Corporation located at Opp. Ram Anant Indralok Phase-IV, Bhayandar (East), Thane- 401105 and more particularly described in the Schedule hereunder written.

3. The Society has prior to execution of this Agreement and prior to submission of the Tender by the Developers has disclosed to the Developers the aforesaid facts and shown the documents which are in possession of the Society. The Society has furnished to the Developers, the Revenue Records, City Survey Records other documents in its possession and the Developers have verified and ascertained the same

THE SEAL OF THE SUB-REGISTRAR
सह दुय्यम निबंधक, ठाणे - २
THANE - 2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD.
TNA(TNA) HSG(TC) 24404/2012 DT.15/09/2012
DIST. THANE

V.J. Pakaliye.

टनन - २
दस्त क्रमांक ३२६० /२०२३

and have thereafter submitted their Offer and entered into this Agreement.

4. The Society hereby authorizes and empowers the Developers to re-develop the said land by demolition of the existing building/s and structures standing thereon and construct new building/s on the said land, to be known as "ARHIANT TOWER", in accordance with the approved plans by Mira-Bhayander Municipal Corporation which shall be drawn in accordance with the proposal submitted to the society and its members. The Developers shall be permitted to Re-develop the said land by utilizing the maximum permissible development potential available in respect of the said land, including but not limited to the base FSI of the said land, availing the FSI in the form of TDR and fungible FSI/ such compensatory FSI that may be available and prevailing at the relevant time as per D.C. Regulation for Municipal Corporation, as applicable and also the road set back FSI, Road Width FSI and/or benefit as per the UDCPR 2020, in short the entire property potential for the said proposal offered by them to the society.

5. The Society simultaneously upon execution hereof, grants to the Developers the re-development rights and License and complete authority to enter upon the said land for the purposes of carrying out its re-development (demolition, construction, allotment of respective flats and shops to existing members and selling the sale component flats/ shops/ commercial premises etc.) as mutually agreed upon and further to carry out all such other incidental activities in respect thereto of the purpose of the re-development of the said land.

6. In lieu of the respective old/ existing flats and shops in occupation of the Existing Members of the Society and in consideration of the aforesaid re-development rights, the Developers shall provide additional RERA carpet area by "9% for COMMERCIAL EXISTING CARPET AREA AND 18% FOR RESIDENTIAL EXISTING CARPET AREA" of the

THE SEAL OF THE SUB-REGISTRAR ... THANE - 2

SHREE MANSADEVI CO-OP.HSG.SOC.LTD. TNA(TNA) HSG(TC) 24804/2012 DT 15/08/2012 DISTRICT THANE