

CUSTOMER COPY/ग्राहक प्रति

देना बैंक
पुंजी बाजार शाखा
17, हॉर्निमन सर्कल,
फोर्ट, मुंबई-400 023.
Tel. : 22702861/22661206

चलॉल नं./ Scroll No. 69

दिनांक / Date 27.10.10

देना बैंक
DENA BANK

मुद्रांक शुल्क/Stamp Duty रु./Rs. 100/-
सेवा प्रभार /Service Charges रु./Rs. 10/-
कुल /Total रु./Rs. 110/-
Rupees in Words One Hundred Ten Only.

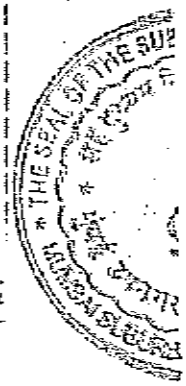
बैंक के उपयोग हेतु / (For Bank's use)
स्टैम्प कोड नंबर / Stamp Code No.

Name & Address of
stamp duty paying party
मुद्रांक शुल्कदेयक
और पता
PLEASE USE CAPITAL LETTERS

S.D. Corpn Pvt. Ltd
SP Centre, 41/44 Minoo Desai
Marg, Colaba, Mumbai- 400005

Tel. No. 91-22663495





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सामने पक्ष का नाम/Name of the counter party Samata Nagar CHS

दस्तावेज का नाम/Name of documents Deed of Confirmation

डी.डी./पे ऑर्डर नं. दिनांक/DD/PO No. dated

किस बैंक पर जारी/Drawn on Bank/Branch

DELIVERED

वस्तावेज का ब्योरा Particulars of Documents for Franking

बैंक की मोहर के लिए स्थान SPACE FOR BANK SEAL	क्रमांक Sr.No.	प्रकार/Type	प्रति दस्तावेज Per Document Rs.	दस्तावेजों की संख्या No. of Documents	कुल राशि Total
देना बैंक/DENA BANK पूंजी बाजार शाखा, मुंबई Capital Market Br., Mumbai 27 OCT 2010 रोकड़ प्राप्त/CASH RECEIVED Cashier	1	Deed of Confirmation			100
		Total Amount of Documents & Franking			100

DD/Pay order should be in favour of Dena Bank Capital Market Branch A/c Stamp Duty.
Confirmation Letter from Bank Having issued payorder / D. D.
Serv. Charge Rs. 10/- per document
RTGS IFSC CODE - BKDN 0410115
Message Type : R-42 beneficiary Dena Bank Capital Market Branch,
Inter Bank A/c No. 111500500500002
Please collect the document on the same day before 5 p.m.

खरीद करनेवाले का नाम और हस्ताक्षर
Name & Signature of Purchaser

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COLOUR XEROX

Thursday, October 28, 2010
12:36:01 pm

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 11465
दिनांक : 28/10/2010

गावाचे नांव : फोरशोर

दस्तऐवजाचा अनुक्रमांक : बदर16 - 11147 - 2010

दस्त ऐवजाचा प्रकार : मान्यता पत्र

सादर करणा-याचे नाव : एस डी कॉर्पोरेशन प्रा लि तर्फे सिनियर मॅनेजर लिगल संजय डी तलांत

फि

नोंदणी फी	:	रु.30,000.00
दस्त हाताळणी फी पृष्ठांची संख्या : 90	:	रु.2,160.00

एकुण रु.32,160.00

आपणास हा दस्त अंदाजे 2:58PM ला मिळेल

सह दु. नि. बोरीवली ५

बाजार मुल्य : रु.956,916,500/- मोबदला रु.[illegible]/- उर्वरीत उपभार चिन्हा,

भरलेले मुद्रांक शुल्क : रु.100/-

1) देयकाचा प्रकार :By Demand Draft रक्कम: रु.30,000
डीडी/ पनाादेश क्रमांक :006954 दिनांक :27/08/2010
बँकेचे नाव व पता :ऍक्सिस बँक

2) देयकाचा प्रकार :By Cash रक्कम: रु.2,160

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REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....28/10/10

COLOUR XEROX

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5
MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No-7

DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION made at Mumbai this 28th day of October 2010 between SAMATA NAGAR CO-OPERATIVE HOUSING SOCIETY UNION LIMITED, a federal society registered under the Maharashtra Co-operative Societies Act, 1960 under Regn. No. BOM / WR / HSG / (OH) / 3246 / 1987-88 having its Office at 25/486, Vishwa Darshan, Samata Nagar, Kandivali (E), Mumbai – 400 101 hereinafter referred to as 'THE SAID FEDERAL SOCIETY' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its member-societies, office-bearers and successors in office) of the FIRST PART AND S. D. CORPORATION PRIVATE LIMITED a company registered under the Companies Act, 1956, having its administrative office at SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai – 400 005 hereinafter referred to as 'THE DEVELOPERS' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the OTHER PART;

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INDIA NON JUDICIAL MAHARASHTRA R.0000100/-PB5081 OCT 27 2010 13:07 51414 1E2761

WHEREAS:

1. A Development Agreement dt.19th day of February, 2007 was executed between the said federal Society and the Developers for development of Property as per policy of MHADA being buildable FSI arising from the pieces and parcels of lands admeasuring about 2,13,867.5 sq. mts. being C.T.S. No.837 to 840 of Village Poisar, Taluka Borivali, situated, lying and being at Kandivali (E), Mumbai and more particularly described in the Schedule hereunder written and for the sake of brevity, hereinafter referred to as **'The Said Lands'** and accordingly the Developers have commenced / undertaken Development work as per the terms and conditions contained therein.

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2. Accordingly the Developer have obtained NOC for development of the said lands from the MHADA as required under the said Development Agreement dt.19.2.2007 vide their NOC for proposed integrated redevelopment of existing building of LIG BIG SIZE (1 to 45), LIG SMALL SIZE (1 TO 31), EWS (37) known as Samata Nagar Co-op. Hsg. Union Ltd., bearing CTS No.837 to 840 (Pt), S[illegible] & 56 at Samata Nagar, Kandivali (E), Mumbai – 400 10[illegible] The said MHADA NOC bearing No. CO / MB / ARCH / NOC / [illegible]63 [illegible]8 dt. 19.2.2008 is Annexed herewith [illegible] – A'.

3. As the said Development Agreement dt.19.2.2007 was liable for ranking of Stamps for Rs.100/- only and the Collector of Stamps, Enforcement – 1, Mumbai have impounded the said development agreement and after going through the sub[illegible] Collector of Stamps, Enforcement – 1, Mumbai have determined proper stamp duty Rs.95,69,165/- (Rupees Ninety Five Lakhs Sixty Nine Thousand One Hundred Sixty Five only) chargeable on the said Development Agreement alongwith interest chargeable Rs.82,29,500/- (Rupees Eighty Two Lakhs Twenty Nine Thousand Five Hundred only) vide their Demand Notice dt.17.8.2010

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which the Developer have paid on 18.08.2010 and thereafter the said Development Agreement dt.19.2.2007 was certified u/s 41 of The Bombay Stamp Act, 1958 vide Case No. Adj / Enf – 1 / EVN / 1937 / 10 on 23.8.2010 by the Collector of Stamps, Enforcement -1, Mumbai.

4. The said Development Agreement dt.19th day of February, 2007 was not registered with the Registrar's office at Borivali Taluka, Mumbai Suburban District and now both the parties herein above desires to register the same and therefore approached the Registrar's Office for Registration of the said Development Agreement dt.19th day of February, 2007 and it is necessary and expedient to confirm the said Development Agreement dt.19th day of February, 2007 and both the parties hereto in the manner appearing thereinafter agreed for the same.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Federal Society and the Developers confirms that the Development Agreement dt.19th day of February, 2007 for Development of lands as per policy of MHADA being buildable FSI arising from the plots and parcels of lands admeasuring about 2,13,867.5 sq. mts. being C.T.S. No. 837 to 840 of Village Poisar, Taluka Borivali, situated, lying and being at Kandivali (E), Mumbai was duly executed and both the parties hereby declare that the said Development Agreement dt.19th day of February, 2007 shall be admitted and taken as full and complete evidence thereof and may be acted upon all purposes and remedies persuade with regard thereto in like manner and effectually as if the execution thereof had been admitted. Hereto annexed 'A' is the original Development Agreement dt.19th day of February, 2007.

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IN WITNESS WHEREOF BOTH THE PARTIES HAVE HEREUNTO SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

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FIRST SCHEDULE HEREINABOVE REFERRED TO

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ALL THAT piece and parcel of land bearing City Survey Nos.837 to 840 of Village Poisar, Taluka Borivali, in Mumbai Suburban District, admeasuring 2,13,867.5 sq. mtrs., situated, lying and being at Village Poisar, Taluka Borivali, Mumbai Suburban, now known as Samata Nagar, Kandivali (E), Mumbai - 400 101 and bounded as follows:-

On or about the East by : C.T.S. Nos. 791, 763 and

On or about the West by : Mahindra & Mahindra

(Akurli Village Boundary)

On or about the North by C.T.S. Nos.848, 835 and 842

On or about the South : Western Express Highway.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.5 ... BORIVALI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.5 ... BORIVALI SUBURBAN DIST. (BANDRA)

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SECOND SCHEDULE HEREINABOVE REFERRED TO

ALL THAT FSI buildable, arising from the piece and parcel of land bearing City Survey Nos. 837 to 840, of Village Poisar, Taluka Borivali, in Mumbai Suburban District, admeasuring about 2,13,867.5 sq. mts., situated, lying and being at Village Poisar, Taluka Borivali, Mumbai Suburban District, now known as Samata Nagar, Kandivali (E), Mumbai - 400 101 and bounded as follows:-

As per policy of Mahada dt 8-7-14.30 प्रमाण

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On or about the East by : C.T.S. Nos. 791, 763 and

On or about the West by : Mahindra & Mahindra Factory (Akurli Village Boundary)

On or about the North by : C.T.S. Nos.848, 835 and 842

On or about the South by : Western Express Highway.

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..5.

SIGNED AND DELIVERED
By the within named 'THE FEDERAL SOCIETY'
SAMATA NAGAR CO-OPERATIVE HOUSING
SOCIETY UNION LIMITED
Through its office-bearers
(1) SHRI ASHOK V. SAWANT – CHAIRMAN

(2) SHRI RAGHUNATH C. CHOUDHARI – SECRETARY

(3) SHRI KISHORE J. TAMBE - TREASURER

In the presence of 1. (Ramod Sakare)
2. (Rashmikant Bhide)

SIGNED AND DELIVERED
By the within named 'THE DEVELOPERS'
S. D. CORPORATION PRIVATE LIMITED
Through ~~its Director~~ Authorised Signatory
~~SHRI DILIP R. THACKAR~~ / MR SANJAY D. SHAH
Pursuant to the Resolution of the Board,
Dated the 19th day of February, 200
In the presence of 1.
2.

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गृहनिर्माण व क्षेत्रविकास मंडळ
(पेंद्र घटक)
MBAI HOUSING AND
& DEVELOPMENT BOARD
(ATA UNIT)

म्हाडा
MHADA

NO.CO/ MB/ARCH/NOC/F-/ /2008
Dated 29/2/2008

To,
The Executive Engineer,
Building Proposal Department (W.S.),
P & R Ward, M.C.G.M.
Dr.Amberkar Market Building.
Kandivili (w),
Mumbai - 400067.

Sub:- Proposal NOC for proposed integrated redevelopment of Existing Bldg.of LIG BIG SIZE (1to 45), LIG SMALL SIZE ( ) to (137) known as Samata Nagar Co.Op.Hsg.Union Ltd. [illegible] STS No.837 to 840 (Pt), S.No.55 & 56 at Samata Nagar [illegible] (East), Mumbai:-400 101.

Ref:- Your letter under no.nil dt. 29/02/2008

The applicant has completed all formalities for obtaining reconstruction. There is no objection to his undertaking construction M.H.&A. D. Board 's side regarding proposal of the said society for allotment of additional buildable area of 51172.00 m² out of balance built up area of layout as per policy of Authority under certain terms and conditions on the admeasuring about 63944.820 m² (i.e. 44692.500 m² as per lease deed Samata Nagar CHS Union Ltd. + Additional land in the form of Tit admeasuring 8312.10m2 + Layout R.G. admeasuring 10940.22 m2 Permission to construction on Plot No.56 Area under Transit camp 1632.00m2 on 135 T/s on site reserved for Public Housing) policy laid d by the MHADA vide A.R.No. 5998 & 6041 and A.R.No.6260 Dt.04/06/2007 on following terms and conditions: -

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1) The work of reconstruction should be carried out as per plans submitted this office.
2) Necessary Approvals to the plans from M.C.G.M. should b obtained before starting of work.
3) The work should be carried out under the supervision o Registered Architect and Licensed Structural Engineer.
4) The work should be carried out entirely at applicant's own risk and cost MHAD Board will not be responsible for any mishap at any time.

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TRUE COPY
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[illegible] मार्ग, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.
[illegible]६६४०५०००, २६५९२८७७, २६५९२६२२
[illegible]०२२-२६५९२०५८/२६५९०६५० एक्सटेंशन. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592677, 26592622
Fax No.: 022-26592058 / 26590650 Post Box No. 8105

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17/2/06

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5) The total Built Up Area will be permitted up to Existing 33542.38 m² BUA Bldg.of LIG BIG SIZE (1to 45), LIG SMALL SIZE (1 to 31), EWS (37) known as Samata Nagar Co.Op.Hsg.Union Ltd + 51172.00m2 [i.e. For Residential use 36172.00m² + For commercial use 15000.00m2) additional buildable area out of balance built up area of layout allotted now thus total = 84714.380 m² (Eighty Four Thousand Seven Hundred Fourteen point Thirty Eight sq.mt. only) (As per DCR-1991 all benefits are permissible).] The Samata Nagar CHS Union Ltd is permitted to construct existing 1784 T/s(Retain carpet area up to 30.00 m2) + additional additional Residential T/s + ... Shops + ... Office + ... Commercial Units are allotted now. Thus total ..... Residential T/s and ..... Offices and .....Commercial Units are permitted.

6) **Initially all the old NOC and Letters issued vide NOC No.7743/07 Dt 26/09/2007 and NOC No.93/06 Dt.14/08/2006, NOC No.2627/06 Dt.25/08/2006, NOC No.4241/06 Dt.01/08/2006 & NOC No.1195/06 Dt.07/04/2006 is cancelled by this letter.**

7) No additional F.S.I. should be utilized other then mentioned

8) The work should be carried out within the land underneath a to the applicant / society 's building or plot leases by the B approved subdivision.

9) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and M.H.& A. D. Board will n any manner.

10) The user of this construction should be restri COMMERCIAL purpose only. Separate permission be obtained.

11) Barbed wire fencing/ chain link Compound wa permitted after getting demarcation fixed from /Bandra Division Mumbai board and Asst. Land Board.

12) The Society shall have to construct and maintain water tank, pump house and overhead water tank to m proposed and existing development and obtain separate water meter & water connection.

13) The society shall have to obtain approval for amended plans as and w amended else the occupation certificate from M.C.G.M. Will not be

14) One set of plan along with letter should be forwarded to the office Sr. Architect/MB as token of your approval.

15) All the terms and conditions mentioned in the letter of M.C.G.M. Layout approval Letter under . CE/35/GOVT /BP(WS)/LOR Dt.28/06/05 are applicable to the your society.

16) Before issuing the Commencement Certificate Tanker Water or Extra water charges payment clearance should be produced by the Society.

17) The Chief Officer / Mumbai Board reserve the rights to cancel / amend the conditions of NOC without giving any notice.

18) All the terms and conditions mentioned in the letter of M.C.G.M. Layout approval Letter are applicable to the your society.

19) The redevelopment Proposal should be approved according to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. of MCGM.

20) Your Architect will have to submit MCGM's approval to the rehabilitation Scheme R.G. considering condonation to DCR 23 (C) prior to C.C. (i.e. Commencement Certificate).

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21) It is therefore directed that the proposed work would be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition the NOC will stand cancelled.

22) The High Court or any other appropriate forum of Court decision is binding on you. Accordingly Chief Officer/MB reserved the Right to amend/cancel the terms and conditions even offer letter at any stage of development. You will have to submitted an Affidavit in this regards.

23) Protection of the right of protected encroachers as per policy of Govt. will be the entire responsibility of society.

24) You will have to construct all Rehab component within the maximum period of 30 months after commencement certificate obtained from MCGM.

(Draft copy approved by CO/MB)

For Chief Officer,
M. H. & A. D. Board,
Mumbai - 51.

1) Copy to The Secretary, Samata Nagar Co-op Hsg. Soc. Union Ltd., 25/486, Vishwa Darshan, Samata Nagar, Kandivali (East), Mumbai - 400 101.

2) Copy to Architect for information: M/s .....

3) Copy forwarded to Sr. Police Inspector, S... Station, Kandivali (East), Mumbai- 400 101 for info... ...cessary action please.

Forwarded to information and necessary actio... the matter to the...

1. Copy to Hon.VP & CEO/ Authority ... for information Please.
2. Chief Architect and Planner/MHADA ... for information.
3. Legal Advisor/Authority for information.
4. Executive Engineer, Bandra / ... for information and necessary action.
5. Estate Manager, M.H.A.D.B.
6. Asst. Land Manager / (Borivali) M.H.A.D.B.
7. Chief Accounts Officer/M.B.

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ANNEXURE–I

TERMS AND CONDITIONS

The additional buildable area is granted as per policy laid down by MHADA vide resolution no.5998 dated:09/01/2004 and amended A.R.No.6041, dt.29/7/2004, A.R.No.6260 Dt.04/06/2007 framed under MHADA Act 1976 and following terms and conditions.

1. The work of Reconstruction would be carried out as per plans approved by Mumbai Board.
2. Necessary approvals to the plans from M.M.C. are obtained before starting of work.
3. The work should be carried out under the supervision of the competent Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's risk and cost.
5. The total Built Up Area will be permitted up to Existing 33542.38 m² BUA Bldg.of LIG BIG SIZE (1to 45), LIG SMALL SIZE (1 to 31), EWS (37) known as Samata Nagar Co.Op.Hsg.Union Ltd + 51172.00m2 (i.e. For Residential use 36172.00m² + For commercial use 15000.00m2) additional buildable area out of balance built up area of layout allotted now thus total = 84714.380 m² (Eighty Four Thousand Seven Hundred Fourteen point Thirty Eight sq.mt. only) (As per DCR-1991 all benefits are permissible)
6. Initially all the old NOC and Letters issued vide NOC No.[illegible]/07 Dt 26/09/2007 and NOC No.93/06 Dt.14[illegible] No.2627/06 Dt.25/08/2006, NOC No.4241/06[illegible] NOC No.1195/06 Dt.07/04/2006 is cancelled [illegible]
7. No additional F.S.I. should be utilized other than [illegible]ve.
8. The work should be carried with in the l[illegible] undermentioned are appurtenant to the applicant / society building[illegible] by Mumbai Board. As per approved sub-division.
9. Responsibility of any damage or loss[illegible] digging vest entirely with the applicant[illegible] responsible in any manner.
10. The user of this construction should be restricted to Residential + Commercial purpose only. Separate permission for change of user will have to be obtained. In case of any breach to above conditions the N.O.C. will stand cancelled.
11. The set of plan approved by M.M.C. duly certified by the Architect should be submitted to the [illegible] before commencement of work.
12. Your Samata Nagar CHS [illegible] to obtain separate water meter connection to [illegible]ment for construction purpose form M.C.G.M. and will [illegible] construct separate Underground water tank, pump house and overhead water tank to meet requirements of your own cost. No water shall be used from M.H.A.D.B.
13. Your Samata Nagar CHS Union [illegible] will have to construct and maintain separate tank if necessary with approval M.C.G.M.

THE SEAL OF THE SUB-[illegible] MUMBAI SUBURBAN

[illegible] - 4/
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[illegible]

TRUE COPY
ARCHITECT

COLOUR XEROX

14 The Samata Nagar CHS Union Ltd is permitted to construct existing 1784 T/s + additional additional ..... Residential T/s + ... Shops + ... Office + ... Commercial Units are allotted now. Thus total ..... Residential T/s and ..... Shops and ..... Offices and .....Commercial Units are permitted.

15. Your Samata Nagar CHS Union Ltd will have to construct Barbed wire fencing/Chain link compound wall along boundary line of the plot allotted. Or as per the demarcation given by the concern Executive Engineer and Asst. Land Manager of the Board.

16. All the terms and conditions mentioned in the letter of M.C.G.M. Layout approval Letter under . CE/35/GOVT /BP(WS)/LORD:26/04/05 are applicable to the your society.

17. Your Samata Nagar CHS Union Ltd will have to enter into a separate Lease Agreement of Society will have to get the rectification deed done through concern Estate Manager of Legal Department of the Board for additional area granted before asking for Occupation Certificate form M.C.G.M.

18. Your Samata Nagar CHS Union Ltd will have to submit stability of the existing structure / proposed work through Registered License Structural Engineer by M.C.G.M.

19. Your Samata Nagar CHS Union Ltd will have to obtained separate P. R. card as per the approved sub division / plot lease by the board duly signed by S.L.R. before asking for Occupation Certification for M.C.G.M. and the same will have to be submitted to this office.

20. The Samata Nagar CHS Union Ltd will have to [illegible] for amended plans as and when the Society [illegible]

21. The Samata Nagar CHS Union Ltd shall submit undertaking on Rs.250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or the Lessee of the Board in Samata Nagar Layout.

22. The Samata Nagar CHS Union Ltd will have to [illegible] free form encroachment to M.C.G.M. at their [illegible] M.H.A.D. Board shall not be held responsible.

23 The pro-rata charges towards construction of D.P. Road as implemented by M.C.G.M. will be paid from the premium received from the Society for the purchase of additional BUA for which receipts shall be submitted from M.C.G.M. in favour of Chief Officer/MHAD, Board.

24 The Samata Nagar CHS Union Ltd will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA finalizes the policy for allotment of F.S.I. / T.D.R.

25. It is therefore, ordered that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach the NOC will stand cancelled.

26. As regards allotment of alternate space for Transit Camp any condition as may be laid down by MHADA shall be binding on the Union and Undertaking to that effect shall be submitted by the Union.

27 The Society will have to submit No [illegible] Certificate from Estate Manager-II/MB before issue of NOC.

28. The Society will have to pay all the dues of water charges as intimated by Executive Engineer, Housing Maintenance Division before NOC.

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29. Your Architect will have to submit MCGM's approval to the relocated Scheme R.G. considering condonation to DCR 23 (C) prior to C.C. (i.e. Commencement Certificate).

30. Before issuing the Commencement Certificate Tanker Water or Extra Water charges payment clearance should be produced by the Society.

31. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.

(Draft copy approved by CO/MB)

For Chief Officer,
M. H. & A. D. Board, Mumbai

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THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 5 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR BANDRA NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

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ANNEXURE –II

TERMS AND CONDITIONS

The Relocation of 10% physical layout R.G. is granted as per policy laid down by MHADA vied resolution no.5580, dated:05/05/2000, 5998 dated:09/01/2004, amended A.R.No.6041, dt.29/7/2004 and A.R.No.6260 Dt.04/06/2007 following terms and conditions,

1) The said land is reserved for 10% physical recreation ground, therefore the same will have to be relocated with proper access from the road. The said land is allotted without any F.S.I. and no T.D.R. from open market will be permitted without the prior permission of the M.H.A.D, Board as well as no any construction allowed on the said re-located plot without prior permission of the M.H.A.D, Board.
2) The Society shall obtain appropriate permission at its own costs from M.C.G.B. or local Authority for the purpose of relocation of the said land.
3) The Society shall at his own cost make arrangement of relocation of sewerage line, electrical line etc, if required.
4) The Society shall bear and pay license fee at the rate of [illegible] market rate for a period of 18 months.
5) The Society shall pay charges incurred by the M.H.A.D. Board towards protection, watch and ward and development of the said land.
6) The Society shall pay the differential amount as per [illegible] measurement of the said land.
7) The Society shall bear the charges for the purpose of [illegible] assessment, obtaining necessary permission from the Revenue department, non assessment charges; corporation taxes and any other taxes/charges as well as charges towards sub-division of the said land.
8) The Society shall bear charges for approach road, construct open drainage and to make provision of water supply as per specification of M.C.G.B. as well as abide by the provision of Development Control Regulations, 1991.
9) The Society shall [illegible] Federation if established by allottees of the residential and non-residential Societies in the colony. The Society shall pay proportionate charges towards common roads, drainage, water line, electric supply, maintenance etc.
10) The Society shall furnish no objection certificate from the Co-op Hsg. Societies union of the colony and if no Societies Union have been formed then no objection certificate from the adjacent co-op Hsg. Society before final allotment of the said land to the Society.
11) The Society shall [illegible] the Assistant of colony to list of the land reserved for recreation ground after relocation and accordingly keep a Notice Board for the information of all the people.
12) The Society shall utilized relocated plot only for [illegible] in case any complaints received, it will be the responsibility of the Society to solve the same. The Society shall make appropriate provision for approach road to the relocate plot reserved for [illegible].

SUB-REGISTRAR BORIVALI No.5

SUB-REGISTRAR BORIVALI No.5

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13)The Society shall abide by the provision of the M.H.A.D, Act 1976, M.H.A.D (Disposal of Land) RULES 1991, M.H.A.D (Disposal of Land) Regulation 1992 as well as MHADA (Estate Management, Sale, Exchange and Transfer of tenements) Regulation 1982. The Society shall abide by the provisions of Authority Resolution no.5580, dt.05/05/2000 and in case any changes in the policy contained in the Resolution No 5580, dt.05/05/2000 in future the said will binding on the licensee.

14) The M.H.A.D, Board can take review and may cancel the allotment before final allotment to the Society.

15)After compliance of all the terms and conditions of the allotment and after payment of all the monies, the society shall take steps to execute the lease deed of the said plot "as is where is basis" with the M.H.A.D, Board.

16)In case any dispute arise regarding the terms and conditions, the decision of the M.H.A.D, Board shall be binding on the Society.

17)It is therefore, directed that the said Relocation of R.G. allotted, strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the allotment will stand cancelled.

[Draft copy approved by CO/MB)

For Chief Officer
M. H. & A. D. Board
Mumbai

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मालमत्ता पत्रक

तालुका/प.भू.का. -- प.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

गाव/पेठ -- गोरेगांव | सिटी सर्वे नं. | प्लॉट नं. | क्षेत्र चौ.मी. | धारणाधिकार

रद्द झालेला दिलेल्या क्रमांकाचा किंवा नंबरचा तपशील अशीच लागू असलेली पूर्वीची नोंद

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रु. ३४४१४.६० सा. वि./७२ चासून सुधारित विनशेती सारा डोंगरपट्टा

(शेरेकडे)

अ.क्र.	व्यवहार	खंड क्रमांक	खरेदार धारक (पट्टेदार) किंवा भाग (धा)	साक्षांकन
१७/०५/२००३	उ. वि. अधि. मु. उ. अंधेरी यांचे कडील क्र. ए. डी. सी. / एल् एन् डी/ टी/९७५ दि. २७/३/८३ अन्वये दि. रो. साठा नोंद घेतली व सत्ता प्रकार 'C' केला. सा. चे. ८३८ ते ८४०	SIF मा. लि नि. भू. अ तथा न. भू. अ. क्र १० पुणे उप यांचे कडील आदेश क्र. न. भू. -- सि/न. भू. क वि., दि.	(H) महाराष्ट्र	सही - तिसरे भू.अ. तथा न.भू.अ.क्र. १०
१४/०५/२००४	सा.उपरोक्षाक डांगे यांचेकडील आदेश क्र. कार्या-१/ अपिल/४७४४/ अधिनियम १९७६ चे कलम ३८(३), महसूल व वनविभाग मंत्रालय निर्णय दि. १६/१२/२००४ व दि. १५/६/२००६ दि. १५/६/२००६ अन्वये तरतुदीस अधीन " अशी			सही - १४/०५/२००४ तिसरे भू.अ. तथा न.भू.अ.क्र. १०
०८/०८/२००८	रहाज महसूल व वन विभाग,मंत्रालय आदेश क्रमांक एस. -१०/२००८/प्र.क्र.४५/क दि. १९/३/२००८ व मा. जिल्हाधिकारी मुंबई उ.वि. यांचेकडील आदेश क्र.सी /कार्या -२ /खाजगी वने/एस.आर. ०३/२००८ दि. ४/४/२००८ अन्वये व जिल्हाकचेरी दि. २४/५/२००६ रोजी " खाजगी वने " म्हणून घोषित केलेली नोंद पूर्वीच्या ठेव अटी व शर्तीवर कमी केलेची नोंद घेतली केली.(१) सफला नगर को. ऑ.हौ. सो. युनियन लि.(विकासक एस.डी कॉर्पोरेशन प्रा.लि.)यांनी या मिळकतीवरील क्षेत्राचा एकत्रित पुनर्विकास करणेकामी र.रु. ५०.० लक्ष (रुपये पन्नास लक्ष) विकास निधी.(२) या क्षेत्राच्या दुप्पट वनक्षेत्रावर वनीकरण करण्याकरिता र.रु. १६२.०लक्ष (रुपये एकशे बासष्ठ लक्ष) सदर रकमेकरीता ठेव म्हणून चलनेर वनक्षेत्र येथील राष्ट्रीय उद्यान ,बोरीवली यांचे कार्यालयात जमा केले आहेत.		(H) महाराष्ट्र बोरीवली येथे दिवाणी न्यायालय	कि.रु.१२० प्रमाणे रक्कम - २४/०५/२०१५ न. भू. अ. गोरेगाव कि.रु.८० प्रमाणे रक्कम - ०४/२००८ न. भू. अ. गोरेगाव

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सा. एम.एल.डी/१००/सी.आर/२४३/एफ-३
महाराष्ट्र खालची वने आणिनियमालय

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(पान नं.--)

मालमत्ता पत्रक

विभाग/गाव — बोईसर तालुका/ता.भू.मा.का. — न.भू.अ.गोरेगांव जिल्हा — मुंबई उपनगर जिल्हा

स.नं. भूमापन अंकित/पै. फॉ.नं.	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	भाग/अधिकार	समस्त्रोत दिलेल्या जमिनीचा संबंध असल्यास तपशील अथवा त्याचा फेर झाल्यास त्याचे तपशील
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ठाणापाडे वरसावा -

पत्ती मध्यम -

न.भू.अ.गोरेगांव
मुंबई उपनगर जिल्हा

शेष शेरा तारीख : ०६/२०१५ फक्कड पत्र क्रमांक : ९९१५-
फक्कड तयार तारीख ०६/२०१५ सशोधने शुल्क. ५००/-
फक्कड दिलाची तारीख : ०६/२०१५ फरक भरले ९००/-
फक्कड तयार करणार : [signature]
फक्कड तपासणी करणार : [signature]

मूळ पत्रक ची ... प्रत्य प्रतिलिपी

बरोबर आहे.

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THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 1 ... MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB ... MUMBAI SUBURBAN DIST.

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मालमत्ता पत्रक

गाव/शहर — बोरीवली तालुका/न.भू.का. — न.भू.क्र.गोरेगांव जिल्हा — मुंबई उपनगर जिल्हा

मा.पत्रक क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	कालावधी (कालावधी निर्माण झाल्यापासूनचा तात्पुरता/अंतिम स्वरूपाचा तपशीलाची निर्देश तेव्हा)
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मुद्रांक शुल्क माफ की १९६८ [सेलीकडे]

पहिला

दुसरा

तिसरा

दिनांक	व्यवहार	खंड क्रमांक	नवीन खाते (५) पहेरा (६)	साक्षांकन
	वि. पे. सदर/पुनरलवड न. भू. क्र. ८३७ प्रमाणे			रद्दो - नि.नि.भू.स. तथा न.भू.अ.क्र. ६
	न. भू. क्र. ८३७ वरील नोंदीप्रमाणे धारण करणारी नोंद केली. स. नं. भू. ८३७, ८३१ ते ८४० सह	S. L. F.		रद्दो - १४/८/२११० नि.नि.भू.स. तथा न.भू.अ.क्र. ६
	भा.उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. वसई-४/१० /जमिन/७७४६/२००५-२००६ दि. २७/२/२००, भारतीय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२४३/एफ-३ दि. १६/१२/२००४ व एस-३०/२००४/प्र-६ दि. १४/७/२००५ या ३ परिपत्रके "महाराष्ट्र जंगलातील अनधिकृत [illegible] अतिक्रमण " करणे इत्यर हक्कात चोंद घेतली.			२४/५/२००६ न. भू. का. गोरेगाव
२४/५/२००८	शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -१०/२००८/प्र.क्र.४५/ज दि. १९/३/२००८ व मा. जिल्हाधिकारी मुंबई उ.जि. यांचेकडील आदेश क्र.ले /कार्या -२/खाजगी वने/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्वये मा. मिळकतीस दि. २४/५/२००६ रोजी "खाजगी वने" म्हणून दाखल केलेले नोंद पूर्वीचे चोन आठे व शर्तीवर वर्ग वेकोवी नोंद दाखल केली.(१) समक्ष नगर को. ऑ.हौ. सो. युनियन लि.(विकासक एस.डी.कॉर्पोरेशन प्रा.लि.)यांनी या मिळकतीवरील क्षेत्राच्या एकत्रित पुनर्विकास करणेकरणे रु.रू. ५०.० लाख (रूपये पन्नास लाख) विकास निधी (२) या क्षेत्राच्या सुपरट यकतेच्या सदनिकांचा करण्यासाठी रु.रू. १६२.०लाख (रूपये एकशे बासष्ठ लाख) तीन वर्षांचीत ठेव म्हणून चनसर झाक संजय गांधी राष्ट्रीय उद्यान ,बोरीवली यांचे कार्यालयात जमा केले आहेत.			

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पहिल्याची कालावधी -

खरी नकलात -

न.भू.क्र.गोरेगांव मुंबई उपनगर जिल्हा

सत्य प्रतिलिपी

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COLOUR XEROX

मालमत्ता पत्रक

तालुका/पं.स./उप-जि.का. -- म.भू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

गाव नमुना नं. ६ ब	हिस्सा नंबर	क्षेत्र नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या जमिनीचा किंवा मालकाच्या जमिनीत असलेल्या पेरु झाडांची नियत वेळ)
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नियमाधिकार

कब्जाचा मुळ धारक को. १९८ [शेतोलडे]

दोष

शेरा

क्रमांक	व्यवहार	खंड क्रमांक	साक्षांकन
	वि. दो. खात/मुदत [illegible] म.भू.क्र.८३७ प्रमाणे म. भू. क्र. ८३७ [illegible] सदरी नोंद केली. [illegible] ८३८ व ८४० रद्द		सही - १७/०५/२००८ दि.दि.भू.अ. तथा म.भू.अ.क्र. १०
	ज्ञातसंघ महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -१०/२००८/प्र.क्र.४५/क ३दि. १९/३/२००८ व मा. जिल्हाधिकारी मुंबई उ.जि. यांचेकडील आदेश क्र.सी /कार्या -२/खाजगी वने/एसआर. ०१/२००८ दि. ४/४/२००८ अन्वये पुढील दोन अटी व शर्ती कब्जत केलेची नोंद केली.(१) संपता नगर को. ऑ.हौ. सो. मुनियन लि.(विकासक एस.डी.कॉर्पोरेशन प्रा.लि.)यांनी या मिळकतीकडील सोसायटी एकत्रित पुनर्विकास करणेकामी र.रू. ५०.० लाख (रुपये पन्नास लाख) विकास निधी,(२) या सोसायटी पुनर्वसनावर अतिक्रमण करण्यासाठी र.रू. १६२.०लाख (रुपये एकशे बासष्ठ लाख) तीन वर्षांकरीता ठेव म्हणून बनसेर एक संजय गांधी राष्ट्रीय उद्यान ,बोरीवली यांचे नावांवरकात जमा केले आहेत.		सही - १७/०५/२००८ दि.दि.भू.अ. तथा म.भू.अ.क्र. १० सही - १७/०५/२००८ दि.दि.भू.अ. तथा म.भू.अ.क्र. १० के हस्तु क्र.८७० प्रमाणे सही - ०५/२००८ म. भू. अ. गोरेगाव

(१८) महाराष्ट्र गृह निर्माण धोरण - ५/

८९५	३७
२०१२	

वहर-१६	
७७४७	१८
२०१०	

म.अ.गोरेगांव मुंबई उपनगर जिल्हा

शेरेवाल

शेरे -

खरी नकल -

नकलकार तारीख ६/११/०८ नकलेचे शुल्क ...

नकल तपासणार तारीख ६/११/०८ शुल्क शुल्क ...

नकलेवर शिक्का करणार ...

नकलेवर तपासणी करणार ...

एकूण शुल्क रु. ...

सही/-

उप जिल्हा अधिकारी, बोरीवली

COLOUR XEROX

मालमत्ता पत्रक

तालुका/न. भू.मा.का. – न.भू.अ.गोरेगांव जिल्हा – मुंबई उपनगर जिल्हा

विभाग/गांवे – पोईसर

अ.क्र.	सि.स. नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाप्रकार	मालकाचे/सदराच्या अधिकाराचे स्वरूप आणि त्याच्या हक्कांचे विस्तृत वर्णन
१	८४०/८/१		१२०४१४.४ २६५६.१ चौ. मी. क्षे. ८४०अ कडे वर्ग ८७७५८.३ २५११.३ चौ. मि. वर्ग १८५२४७.० क्षेत्रफळ	[चौ] ह-ए	

तिर्यग्विस्तार

स्मारक मुळ धारक [जेतीकडे]
वर्ष १९६८

पूर्व

उत्तर भाग

दक्षिण सीमे

दिनांक	व्यवहार	जंत्र क्रमांक	चतुर्दाल (८) किंवा पान (५५)
३७/०५/१९८३	वि. अ. साठी मुद्रांकावर न. भू. क्र.५३७ प्रमाणे		बॅरल - ५/ ८९५ | ३८
१२/०८/१९९०	न. भू. क्र ८३७ वरील गोंदीग्रामचे धारक सदरी नोंद केलेली सा. न. भू. क्र ८३७ ते ८३९ सह	S.I.F	(घ) ३०१२ महाराष्ट्र मुद्रांक शुल्क
६/०४/१९९४	महानगर टेलीफोन निगम यांचा दि. २२/२/९४ चा अर्ज मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ यांचेकडील ३/७/८७ चे लावे पावती व इकडील आदेश ज न. भू. क्र. १० पोईसर न. भू. क्र ८४०/९४ मुंबई दि. ६/४/९४ अन्वये महानगर टेलीफोन निगम यांचे पोईसर सदरी नाव दाखल केलेची नोंद घेतलेली.		(पोईसर) महानगर टेलीफोन निगम मुंबई १२०५ चौ. वार महानगरच १००७ चौ. मि. क्षेत्रपुरते. मुदत वर्षे ३०(तीस) चंदर–१६ ७२२५७ | २० २०१०
३१/०१/१९९७	मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम यांचा अर्ज दि. १५/११/९६ सोबती मोकलहे सदरी दिलेला चलाव दि. २८/६/१० चे लावे पावती व इकडील आदेश क्रमांक न. भू पोईसर न. भू.क्र ८४०/ लागत देणे १७ दि. ३१/१/९७ अन्वये मुंबई विद्युत पुरवठा यांचे नाव पोईसर सदरी दाखल केलेची नोंद केलेली.		(पोईसर) मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम मुंबई क्षेत्र २६५६.१ चौ. मिटर मुदत वर्षे ३० (तीस)

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मालमत्ता पत्रक

विभाग/भोगे -- पोईसर तालुका/न. भु.का.का. -- न.भू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

भा.भू.सर्वे क्रमांक/प.क्र./ह.नं./भू.	सिट नंबर	फळझाडे	क्षेत्र चौ.मी.	भारान्वित	शेरा
८४०/३/१	-	-	-	-	फक्त बोरीवली विभागाचे अधिकार लागू आहेत. तपशील अहवाल लागू आहे (उपलब्धतेनुसार नियमित केला जाईल)

दिनांक	फेरफार	खंड क्रमांक					शेरा/संदर्भ
१७/०२/१९९७	मा. अधिक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील वि. ५/३/९७ चे मासिक सभेतील तोंडी आदेश व हकदोल क्र. भू.क्र पोईसर/न. भू. क्र ८४०/३ नुसार पालखी प्रमाणे स्वतंत्र मिळकत पत्रिका तयार करणे बाबत गोरेगाव दि. १७/२/९७ चे आदेश प्रमाणे न. भू. क्र ८४० या मिळकतीचे १६०४१४.४ चौ. मि. क्षेत्राचे मुंबई विद्युत परिवहन मंडळाचे २६५३.१ चौ. मि. क्षेत्र वगळून न. भू. क्र ८४० व ची नविन मिळकत मुद्रिका तयार करणे व पालक स्तरी महाराष्ट्र गृहनिर्माण मंडळाचे नांवे मुद्रांक लावणे, मार्जिनल पट्टेदार म्हणून तीन वर्षाचे मुदतीसाठी मुंबई विद्युत पुरवठा आणि परिवहन उपक्रमाचे नांव दाखल केले व न. भू. क्र. ८४० चे १८७५४८.३ चौ मि. क्षेत्र क्षेत्रफळ वजा होऊन न. भू. क्र ८४० चे न. भू. क्र ८४०अ असा बोजा मदल करून दि. ३१/१/९७ रोजी केली.						
३०/०३/२००१	मा. जिल्हाधिकारी [illegible] आदेश क्र. [illegible] एस.आर. [illegible] क्र. न. [illegible] ३०/३/२००१ रोजीचे २५१ चौ. मी. क्षेत्र चौ. मि. पो.वि. [illegible] क्र. ८४० [illegible] फळीकरण [illegible] नोंद केली.						फेरफार क्र. ८४० अन्वये सही. न.भू.अ.गोरेगाव
२८/०४/२००८	मा. उपसंचालक [illegible] क्र. कक्ष-१/२० /कमिक/७७४६/२००५-२००६ दि. २०/२/२००६, भारतीय वन अधिनियम १९२७ चे कलम [illegible] वनमूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२४३/दफ्तर-३ दि. १६/१२/२००४ व पुस-३०/२००४/स.६ दि. १४/७/२००५ या ३ पत्रान्वये " महाराष्ट्र झाडांचे संरक्षित मालमोल तरतुदीस अधीन " आहे हक्क हकदार नोंद घेतली.						फेरफार क्र. ८१० अन्वये सही. १४/०५/२००६ न. भू. अ. गोरेगाव
	वनमंत्री यांचे कडील आदेश क्र. [illegible] मुंबई/एस.आर. ०१/२००८ दि. ४/४/२००८ [illegible] दोन लाख रुपये [illegible] समता नगर को. ऑ.हौ. सो. युनियन लि. [illegible] एस.डी. कॉर्पोरेशन प्रा.लि.) यांनी या [illegible] सेवामार्ग एकेरीत पुनर्विकास करणेकामी रु.रु. ५०,००,०००/- (रुपये पन्नास लक्ष) विकास निधी (नॉन [illegible] दुपट वनक्षेत्रावर वनीकरण करण्यासाठी रु.रु. १६२,०००/- (रुपये एकशे बासष्ठ हजार) तीन वर्षाकरीता ठेव म्हणून चलनाने शक मंजूर यांचे राष्ट्रीय उद्यान, बोरीवली यांचे कार्यालयात जमा केले आहेत.						फेरफार क्र. ८४० अन्वये सही. ०४/२००८ न. भू. अ. गोरेगाव

बरोबर - ५/
१८ एप्रिल ३१
२०१२

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 5 MUMBAI SUBURBAN DIST. (BAMORA)

न.भू.अ.गोरेगाव
मुंबई उपनगर जिल्हा

COLOUR XEROX

मालमत्ता पत्रक

विभाग/मौजे -- पोईसर | तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव | जिल्हा -- मुंबई उपनगर जिल्हा

सी.टी.एस. नं.	प्लॉट नंबर	सर्वे नं./ सी.टी.एस. नं.	धारणाधिकार	मालमत्ता धिरकेला अनुक्रमांक (हा भाग भरावयाचा नाही) तारखेस असलेल्या त्याच्या पेन्शनरी चौ दिनांक बदल
८४०/३५/२				

२५११.३ ब-१

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.2 * MUMBAI SUBURBAN DIST. (BOMBAY)

बोरल - ५/
८८१५ | २०
२०१२

भूविधारिभार

मालकाचा पुरुष धारक वर्ग

भाडेपट्टा

इतर भार

शेरा

दिनांक	व्यवहार	दस्त क्रमांक	नवीन धारक (घा) पहेला (प) जिल्हा पत्र (ज)	साक्षांकन
३०/०३/२००१	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या-७/एकत्रिकरण/पो.वि./एस.आर.३२३८ दि.२४/०५/२००० व इकडील अहवेश ब.न.भू.गो/ईसा/पो.वी./ मो.र.नं.३३६/२००१ दि. ३०/०३/२००१ अन्वये न.भू.क्र.८४०३/२ २५११.३ चौ.मी. क्षेत्रापैकी नविन मिळकत पत्रिकेवर उपरोक्त धारक व सत्ता प्रकार दाखल केला.		मा. महाराष्ट्र गृहनिर्माण मंडळ.,	
२/०६/२००१	भाडे पट्टयाने संपूर्ण मिळकत	र.द.सा.बदर. ४/५१३२/९१ दि. ०१/१०/१९९५	सर्व मुदतीने	
२४/०५/२००६	मा.उपसोक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. कक्ष-१/टा-१०/जमिन/७७४३/२००५-२००६ दि. २८/३/२००, मंत्रालय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१०८/सी.आर/२४३/एफ-३ दि. १५/१२/२००४ व एस-३०/२००४/सी-६ दि. १४/७/२००५ पो ३ अन्वये " महाराष्ट्र खाजणी वने अधिनियमातील तरतुदीस अधीन " अशी इतर हक्कात नोंद घेतली.		
०८/०४/२००८	शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -१०/२००८/प्र.क्र.४५/क ३ दि. १९/३/२०८८ व मा. जिल्हाधिकारी मुंबई उ.नि. यांचेकडील आदेश क्रमांक एस /कार्य -२/खाजणी वने/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्वये या मिळकतीस दि. २४/५/२००६ रोजी " खाजणी वने " म्हणून दाखल केलेली नोंद पूर्वीत दोन जळी व रद्दबातल करणी बेलापूरी नोंद दाखल केली.(१) समस्त नगर को. ओ.हौ. सो. मुद्रिंग्स लि.(विक्रयसक एस.डी. कॉर्पोरेशन प्रा.लि.)यांचे या मिळकतीवरील क्षेत्राचा एकत्रित पुनर्विकास करणेकामी र.रू. ५०.० लक्ष (रूपये पन्नास लक्ष) विकास निधी.(२) या क्षेत्राच्या दुष्पट वनजमिनीवर वनीकरण करण्यासाठी र.रू. १६२.०लक्ष (रूपये एकशे बासष्ट लक्ष) तीन वर्षांकरीता ठेव म्हणून वनसंर शाक संजय गांधी राष्ट्रीय उद्यान ,बोरीवली यांचे कार्यालयात जमा केले आहेत.			

वदर-१६
१११४७/-२२
२०१०

COLOUR XEROX

मालमत्ता पत्रक

गाव/शहर -- पोईसर | तालुका/उ.भू.का. -- उ.भू.अ.गोरेगांव | जिल्हा -- मुंबई उपनगर जिल्हा

ग.नं./स.नं./ट.नं./फ.प.नं.	हिस्सा नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	भारकोकार	शासनाला देय्या आकारणीचा तपशील आकारणीचा तपशील लावला असेल त्याचा तेव्हा वसुलीची नियत तारीख)
८४०/३७२	-				

(पत्राची आवृत्ती) - खरी नक्कल - उ.भू.अ.गोरेगांव
मुंबई उपनगर जिल्हा

सदर मालमत्ता पत्रक दि. ०८/०१/१२ रोजी अर्ज केला होता
नक्कल तयार झाल्याचा दि. ०८/०१/१२ नकलेचे शुल्क ९०/-
नक्कल दिल्याचा दि. ०८/०१/१२ अर्जाचे शुल्क ९०/-
नक्कल तयार करणार
नक्कल तपासणी करणार

९०/-

सदर नक्कल ४ पाने

सदर प्रतिलिपी

उप भूमापन अधिकारी, गोरेगांव

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 * उपनगर जिल्हा * MUMBAI SUBURBAN DIST. (BANDRA)

बोरीवली ५
दस्त क्रमांक २३
२०१०

बोरीवली - ५/
८९२५ | १७
२०१२

COLOUR XEROX

मालमत्ता पत्रक

विभाग/मौजे -- पोईसर तालुका/ता. भु.मा.का. जिल्हा -- मुंबई उपनगर जिल्हा

हक्क पुस्तक क्रमांक/भा.प्र.क्र.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	शासनाला दिलेल्या जमिनीचा किंवा भाडेपट्ट्या लगतच्या जमिनीचा तपशील (असल्यास)
८४०/ब			२६५६.१	

भूमिधारिकार

इक्कल्या पुढे धारक वर्ग

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	जमीन धारक (१) पट्टेदार (५) किंवा भार (६)	साक्षांकन
१७/०३/१९९७	मा. अधिक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे दि. ५/३/९७ चे मार्गिक सर्पेलीत स्टॉटी आदेश व इकडील क्र. न. भू. पोईसर/न. भू. क्र. ८४० सदे पावती प्रमाणे स्वतंत्र मिळकत पत्रिका तयारकरे ९७ पोटनांव दिनांक ७-३-९७ अन्वये न. भू. क्र. ८४० व सी २६५६.१ चौ. मी. क्षेत्राची नविन मिळकत पत्रिका उगाहली व धारक व पट्टेदारांची नांवे दाखल केली.	महाराष्ट्र गृह निर्माण मंडळ पट्टेदार मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम मुंबई मुक्त वर्ग ३० (सौर) क्षेत्र	
२४/०५/२००६	मा.उपसंचालक नगर चतुर्थिभाग यांचेकडील पत्र क्र. कक्ष-४/३० /सिदिन/७७४६/२००५-२००६ दि. ३०/३/२००, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एस.एल.टी/१००/सी.आर/२४३/एल-३ दि. १६/१२/२००४ व एस-३०/२००४/प्र.क्र.६ दि. १४/७/२००५ या ३ पत्रान्वये "महाराष्ट्र राज्याचे वर्ग जमिनीपासूनचे तरतुदीस अधीन" अशी इतर हक्कात नोंद घेतली.		
०८/०८/२००८	शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -१८/२००८/प्र.क्र.४५/का ३दि. १३/३/२००८ व मा. जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेश क्र.सी./कार्या-२/खालचे वर्ग/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्वये या पिळवणीस दि. २४/५/२००६ रोजी "खालची वर्ग" म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर रद्दची केलेली नोंद दाखल केली.(१) समता नगर को. ऑ.हौ. सो. मर्यादित (विकासक एस.डी. कॉर्पोरेशन प्रा.लि.) यांनी या मिळकतीवरील क्षेत्रचा एकत्रित पुर्नविकास कार्यक्रमाची र.रू. ५०.० लक्ष (रूपये पन्नास लाख) विकास निधी.(२) या क्षेत्रातल्या प्लॉट वनक्षेत्रावर वनीकरण कार्यक्रमाची र.रू. १६२.०० लक्ष (रूपये एकशे बासष्ट लाख) लवेन वर्षाकरीता ठेव म्हणून वनाधिकारी क्रमांक संजय गांधी राष्ट्रीय उद्यान ,बोरीवली यांचे कार्यालयात जमा केले आहेत.		

बेरीज - ५/
८९५ | ७२
२०१२

बदर-१६
१११४७ | २४
२०१०

COLOUR XEROX

सहाय्यक भूमिअभिलेखपाल -
मुंबई उपनगर जिल्हा

१ मालक दस्तऐवज : करारनामा नमुना अ, कलम ५
दस्त तयार झाल्याचे तारीख ०६/०७/२०१२ मजकूर तयार
दस्त दिल्याची तारीख ०६/०७/२०१२ कागदपत्रे
मालक तयार करणार
मालक घेणारपक्षी करणार

मयूर शिरसाठ

BORIVALI No. 5

बदर-१६
१११४७ | ५५
२०१०

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5
उप दुय्यम निबंधक बोरिवली ५
MUMBAI SUBURBAN DIST. (MAH.)

बॅरल - ५/
८९५ | ४३
२०१२

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5
उप दुय्यम निबंधक बोरिवली ५

COLOUR XEROX

तात्काळ

क्रमांक-स्थगिती-११०७/प्र.क्र.२१० /गृनिपू
गृहनिर्माण विभाग, मंत्रालय,मुंबई-३२
दिनांक :- ६.११.२००७

प्रति,

उपाध्यक्ष तथा मुख्य कार्यकारी अधिकारी,
महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण,
गृहनिर्माण भवन, बांद्रे (पूर्व) मुंबई-५१

विषय :- म्हाडाच्या समता नगर वसाहत,कांदिवली (पूर्व)च्या पुनर्विकासबाबत..

संदर्भ :- मुंबई मंडळाचे वरील विषयाचे पा.क्र. वबाशा/मुंमं/८११९/०७ दिनांक १७.१०.२००७ चे पत्र.

महोदय,

उपरोक्त विषयाच्या आपल्या संदर्भाधीन पत्राच्या संदर्भात कळविण्यात येते की, प्रस्तुत प्रकरणी म्हाडाच्या दिनांक १२.१२.१९९६ च्या आदेशान्वये ९१ हजार चौ.मी. क्षेत्रफळासाठी (अतिरिक्त व अस्तित्वातील) देकारपत्र देण्यात आले आहे. तसेच दिनांक २८.४.२००५ [illegible] मुंबई महानगरपालिकेने एकत्रित अभिन्यास मंजूर केला आहे. त्यामुळे एकत्रित पुनर्वि[illegible] परवानगी देण्यात येत आहे. जेणेकरुन, खुल्या जागा, आरक्षणे, रस्ते, पाणी इत्यादी सेवा [illegible] एकत्रित स्वरुपात नियोजन करणे सोईस्कर होईल.

२. समता नगर को. ऑ. हौ. सो. युनियन (लि.) कांदिवली [illegible] यांनी चटईक्षेत्र निर्देशांकाबाबत किंमत टाकून रुपये २१ [illegible] तसेच फेडरेशनने म्हाडाकडे सुमारे २१ कोटींपेक्षा कमी [illegible] परणा केला आहे. तेव्हा, या संदर्भात प्राधिकरणाच्या [illegible] मंजूर केलेले नवीन धोरणानुसार तपासणी करुन [illegible] फेडरेशनच्या इतर मागण्याबाबत [illegible] कार्यवाही करावी. व एकत्रित पुनर्विकासास परवानगी [illegible] इच्छिणाऱ्या इतर सोसायटयांना देण्यात आलेले देकार [illegible] आवश्यक कार्यवाही तातडीने करण्यात यावी.

३. उर्वरित तीन सोसायटयांबाबत रिट पिटीशन क्र.१५५६/२००७, १५५७/२००७ व १५५८/२००७ मधील मा. उच्च न्यायालयाच्या निर्णयास अधीन राहून पुढील योग्य ती कार्यवाही करावी व आपला अहवाल शासनास तात्काळ सादर करावा, ही विनंती.

आपला

(वा.ब. इनामदार)
कक्ष अधिकारी, महाराष्ट्र शासन.

बदर-१६
७७१४७ | २६
२०१०

तरल - ५/	
८९५	७९
२०१२	

प्रत,

१) मुख्य अधिकारी, मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ, गृहनिर्माण भवन, बांद्रे (पूर्व) मुंबई-
२) मुख्य वास्तु शास्त्रज्ञ, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास मंडळ, गृहनिर्माण भवन, बांद्रे (पूर्व) मुंबई-
३) अध्यक्ष/सचिव, समता नगर का. ऑ. हौ. सो. युनियन (लि) कांदिवली (पूर्व) मुंबई-९२

जगीर/आरव्यर-२००६ /गृनिपू

COLOUR XEROX

Copy for Client's Record

OFFICE OF THE COLLECTOR OF STAMPS (ENFORCEMENT – I), MUMBAI
General Stamp Office, Town Hall, Fort, Mumbai – 400 023.
Telephone nos. 22664585 Fax no. 22656904 E-mail : cselgsomumbai@yahoo.co.in

CASE NO. ENF I/FVN/ NA37/10

DATE : 17.08.2010

Demand Notice

To,
M/s. S.D. Corporation P. Ltd.

Sub : Payment of Stamp Du

With reference to your case no. ENF -I/FVN/ [illegible] are hereby informed that the instrument/s. is impounded u/s 33 of Bombay Stamp Act 1958 is/are adjudicated.

Your attention is invited to the provision made under Article 5(g-a) of Bombay Stamp Act 1958 that the instrument s is/are chargeable with Stamp Duty of Rs. 95,69,165 -/- [illegible] Crore Lakhs of Rs. nil/-, and as such it is under stamped to the extent of Rs. 95,69,165 -.

You are hereby called upon to pay an amount of Rs. 95,69,165/- towards the Stamp Duty Deficit Stamp Duty and Penalty @ 2% per month or part thereof from the date of execution of document as specified below.

Date of execution : 19.02.2007

Sr. no.	Particulars	Stamp Duty	Penalty	Total
1	If payment is made within [illegible] days from the date of notice	95,69,165/-	82,29,500/-	1,77,98,665/-

The payment of [illegible] should be made by separate Demand Drafts / Pay Orders in favour of the Superintendent Of Stamps, Mumbai. You are further informed that, if you want to say anything in writing against this Demand Notice, please see the undersigned within seven days from the receipt of this notice.

It is hereby informed that if Deficit Stamp Duty is not paid within prescribed period, the recovery proceedings u/s 39 & 46 of the Bombay Stamp Act 1958 can be initiated.

17.8.10.

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समता नगर को. ऑप. हौ. सोसायटीज् युनियन लिमिटेड

(नोंदणी क्रमांक : BOM / W-R / HSG (OH) / 3246 / 1987 / 88)

पत्ता : २५/४८६, विश्वदर्शन, समता नगर, कांदिवली (पूर्व), मुंबई - ४०० १०१.

श्री. अशोक वा. सावंत (नगरसेवक) अध्यक्ष | श्री. रघुनाथ चां. चौधरी सचिव | श्री. किशोर ज. तांबे खजिनदार

सदस्य : श्री. रश्मिकांत चि. मिडे, श्री. बळीराम चं. भोसले, श्री. प्रमोद द. सरफरे, सौ. उज्वला वि. राणे

संदर्भ क्रमांक :

दिनांक : 10 / 8 / 2008

दि. 08-8-2008 रोजी रात्री 8.00 वाजता झालेल्या कार्यकारी मंडळाच्या सभेत मंजूर झालेला ठराव.

विषय क्र.3:- पुनर्बांधणी संदर्भात अनेक कोर्ट केसेस चालू आहेत, काही नविन केसेस सुद्धा [illegible] त्यासाठी वकालात नामा, मुंडा, आणि इतर [illegible] सह्या करण्यासाठी अधिकार देण्या[illegible]

ठराव क्र. 3:- ठराव करण्यात आला [illegible] कोर्ट केसेस साठी वकालत नामे [illegible] कागद पत्रांवर तसेच मुंडा, महापालिका, [illegible] व सरकारी [illegible] इतर महत्वाच्या कागद पत्रांवर सही करण्याचे अधिकार युनियन चेअरमन श्री अशोक सावंत किंवा [illegible] यांना देण्यात आले.

सूचक :- श्री रश्मिकांत मिडे

अनुमोदक :- श्री. प्रमोद सरफरे

ठराव सर्वानुमते मंजूर करण्यात आला.

वसई - ४

वसई	
६१५५	४६

वंदर-१६

११४७	२८
२०१०	

SAMATA NAGAR CO-OP. HSG. SOCIETIES UNION LTD. KANDIVLI (EAST).

अध्यक्ष

सचिव

COLOUR XEROX

समता नगर को. ऑप. हौ. सोसायटीज् युनियन लिमिटेड

नोंदणी क्रमांक : BOM / W-R / HSG (OH) / 3246 / 1987 / 89
पत्रव्यवहाराचा पत्ता : इमारत क्र. १९बी/१०४, समता नगर, कांदिवली (पूर्व), मुंबई - ४०० १०१.

अ. अशोक वा. सावंत (मानसेवक) — अध्यक्ष
श्री. रघुनाथ चां. चौधरी — सचिव
श्री. किशोर ज. तांबे — खजिनदार
सदस्य : श्री. रश्मिकांत शिं. भिडे, श्री. बलीराम चं. भोसले, श्री. प्रमोद द. सरफरे, सौ. उज्ज्वला शिं. दाणी

नोंदणी क्रमांक :

दिनांक : २६/०७/२०१०

दिनांक २७/०३/२०१० रोजी सायंकाळी ७.०० वाजता झालेल्या कार्यकारी मंडळाच्या सभेत मंजूर झालेला ठराव.

विषय क्र.४:- समतानगर को.ऑप.हौ.सोसायटीज् यु.लि. व विकासक मे.एस.डी.कॉर्पोरेशन प्रा.लि. यांच्यात समतानगरच्या एल.आय.जी व इ.डब्लू.एस या गटांच्या इमारतींच्या पुनर्विकासासाठी दि. १९/२/२००७ रोजी झालेल्या पुनर्विकासाच्या करारनाम्याची नोंदणी करण्यासाठी व सप्लीमेंट्री ॲग्रीमेंट्स सह्या करण्याचे अधिकार देण्यासंबंधी.

ठराव क्र. ४ :- ठराव करण्यात आला की, समतानगरच्या [illegible] मोठा व ई.डब्लू.एस या गटांच्या [illegible] विकासक मे.एस.डी.कॉर्पोरेशन प्रा.लि. [illegible] दि. १९/२/२००७ रोजी झालेल्या पुनर्विकासाच्या करारनाम्यात दुरुस्त्या करणे [illegible] सह्या करणे [illegible] अधिकार अध्यक्ष श्री.अशोक वा.सावंत सचिव श्री.रघुनाथ चौधरी व खजिनदार श्री.किशोर ज.तांबे यांना

सूचक :- श्री.रश्मिकांत भिडे
अनुमोदक :- श्री.प्रमोद सरफरे
ठराव सर्वानुमते मंजूर करण्यात आला.

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO.5 * BORIVALI (W.R.) *
THE SEAL OF THE SUB-REGISTRAR BORIVALI NO.5 * MUMBAI SUBURBAN DIST. (W.R.) *
SAMATA NAGAR CO-OP. HSG. SOCIETIES UNION LTD. * KANDIVALI (E.) *
REG. NO. BOM/W-R/HSG (OH)/3246 1987/89

बदर–१६
१११४७ | २८
२०१०

८९५ | ४७
२०१२

अध्यक्ष

सचिव

समतानगर को.ऑप.हौ.सा.यु.लि.

COLOUR XEROX

SD Corp

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF S. D. CORPORATION PRIVATE LIMITED HELD ON 19TH OCTOBER, 2010

"RESOLVED THAT Mr. Sanjay Samant be and is hereby authorized to sign and execute, on behalf of the Company, the Supplemental Agreement to be executed between the Company and Samata Nagar Co-operative Housing Societies' Union Limited."

"RESOLVED FURTHER THAT Mr. Sanjay Samant be and is also hereby authorized to appear before any Registrar or Sub-Registrar of Assurance or any other officer or authority having jurisdiction in that behalf and to present for registration, admit execution of and cause to be registered, Development Agreement dated 19th February, 2007, executed between the Company and and Samata Nagar Co-operative Housing Societies' Union Limited and said Supplemental Agreement, for the purpose of procuring and completing such registration to make and sign all such applications, papers, documents and writings and to do all such acts, deeds and things incidental or ancillary to effect to this resolution."

CERTIFIED TO BE A TRUE COPY

For S. D. CORPORATION PRIVATE LIMITED

Raymond Dantes

DIRECTOR

S. D. CORPORATION PRIVATE LIMITED
Regd. Office:
70, Nagindas Master Road,
Fort, Mumbai - 400 023.

बंदर-१६
१११४७/३०
२०१०

बेरल - ५/
८९५५/४८
२०१२

COLOUR XEROX

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

S.V. No. 59

13 OCT 2010

Sen... Officer

SHRI K. RAMADGE

श्री. अरुणा अरुण वाशिंड

★ परवाना धारक मुद्रांक विक्रेता क्र. ५२ ★

१४ वी, खोताची वाडी, जेरबाई वाडिया रोड,

पंडित दीनदयाळ (एम.) मार्ग, मुंबई-४.

रु. ..... विक्रीकर.....

सर्व शेतकरी/शेतकरी.....

.....चलनाकरिता विक्रेता.

मुद्रांक विक्रेता

DP 555165

20 OCT 2010

S. P. CORPN. PVT. LTD.

S. P. MILL COMPOUND,

TAR[illegible]BAI - 400 02

NOTARY GOVT. OF INDIA

M.A. ATTAR

Gr. Mumbai

Reg. No. 6003

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, AMIT DILIP THACKER, an adult of Mumbai, Indian Inhabitant, the Director of M/s. S. P. Corporation Private Limited ("the Company") having its registered office at 70, Nagindas Master Road, Fort, Mumbai – 400 001 and administrative office at S. P. Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai – 400 005, for and on behalf of the company hereby SEND GREETINGS:

वरळी - ५

REGISTERED & NOTED
Sr. No. 559 / 2010
Page No. 96
Dated: 27/10/2010
of NOTARY REGISTER No.

वदर-१६

१११८७ | ३२

२०१०

COLOUR XEROX

WHEREAS:—

(i) M/s. S. D. Corporation Private Limited, the Company is developing the property bearing Survey No. 55 and 56 & CTS No. 837 to 840 situate, lying and being at Mauje Poisar, Taluka Borivali, Mumbai suburban District presently known as Samata Nagar, Kandivali (East), Mumbai-400 101 hereinafter referred to as "the "said property" and more particularly described in the Schedule hereunder written.

(ii) The various societies on the said land formed a Federation of Co-operative Housing Societies, hereinafter referred to as the "said Federation" bearing Registration No. BOM/WR/HSG(OH)/3246/1987-1988 duly registered under the Maharashtra Co-operative Societies Act, 1960.

NOTARY M.A. ATTAR Gr. Mumbai Reg. No. 6003 (iii) OF INDIA

The Company has executed the Development Agreement dated 19th February, 2007 and is desirous of executing a Supplementary Agreement to the said Development Agreement with the Samata Nagar Co-operative Housing Society Union Ltd. for the redevelopment of the [illegible]

(iv) That the Directors are unable to p[illegible]ally a[illegible] before the Sub-Registrar of Assurances for admitting execution, presenting [illegible] registration and/or to do all such incidental things required for re[illegible]tion of the said Development Agreement dated 19th February,2007 and for exec[illegible]presenting for registration, admitting execution and/or to do all such incidental things required for registration of the Supplementary Agreement to the said Development Agreement and therefore the Company is desirous of appointing some fit and proper person to attend the office of the Sub-Registrar in the name of Company and on its behalf.

(v) For the purposes of carrying out the acts and to give full effect to this deed, the Company has passed a resolution dated 19th October, 2010 thereby authorizing Mr. Sanjay Samant, Senior Manager Legal, Shapoorji Pallonji & Co. Ltd.

बहार ५/ Mr.
Shapoorji Pallonji & Co. Ltd.
८९५ | ५०
२०१२

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Company do hereby nominate, constitute and appoint Mr. Sanjay Samant, Senior Manager Legal, Shapoorji Pallonji and Co. Ltd. to be its true and lawful attorney(ies) to act for and on behalf of the Company and in its name for the purposes aforesaid that is to say:

बहार ३१
९९४८० | ३२
२०१०

COLOUR XEROX

1. To present and lodge in the office of the Registrar/ Sub-Registrar of Assurances and to appear before him and sign, admit execution, lodge and to do such other incidental things for the registration of the Development Agreement dated 19th February, 2007 , in Company's name and on its behalf executed by and between the Company and the said Federation

2. To sign, execute, present and lodge before the office of the Registrar/ Sub-Registrar of Assurances and to appear before him and sign, execute and to do such other incidental things for the registration of the Supplementary Agreement to the said Development Agreement, to be executed between the company and the said Federation in respect of the property described in the Schedule hereto and to do all acts and things necessary for effective registration of the said development Agreement as well as the Supplementary Agreement.

AND WE DO HEREBY for ourselves, executors, assigns and administrators agree to ratify and confirm all and whatsoever our said attorney(s) shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF We have hereunto set our respective hands at this day of 27th Dec Two Thousand 10.

27/12/2010.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land or ground bearing C.T.S. No.837 to 840 (Part) corresponding to Survey Nos.55 & 56, admeasuring in the aggregate 2,13,867.5 square meters or thereabouts together with the buildings/s standing thereon situated, lying and being at Village Poisar, Taluka Borivali, Mumbai Suburban District at Samata Nagar, Kandivali (E), Mumbai – 400101, within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Borivali, Mumbai Suburban.

On or towards the North	:	C. T. S. Nos. 791,768 and 863
On or towards the West	:	Mahindra and Mahindra Factory
On or towards the South	:	C. T. S. Nos.848, 835 and 842
On or towards the East	:	Western Express Highway

बदर–१६
७११८७ | २३
२०१७

बदर–१६
८९५ | ३७
२०१३

COLOUR XEROX





AXIS BANK LTD. WORLI NAKA, MUMBAI (MH) 653 DATE 27-08-2010

JOINT SUB - REGISTRAR BORIVALI (MSD)****

OR ORDER

Thirty thousand only

RUPEES

PO Sr. No. 6954

A/c. PAYEE ONLY

Rs. **********30,000.00

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

WORLI NAKA
ST. ATUR HOUSE
DR. ANNIE BESANT ROAD
653
WORLI NAKA
MUMBAI (MH)
IFS CODE - UTIB0000653



⑈006954⑈ 400211054⑆ 12

वरल - ५/	
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२०१२	

वदर-१६	
१११८७	३५
२०१०	

COLOUR XEROX

SIGNED SEALED AND DELIVERED)

by the withinnamed)

M/s. S. D. Corporation Private Limited)

through its the Director _____)

S. D. CORPORATION PRIVATE LIMITED
Regd. Office:
70, Nagindas Master Road,
Fort, Mumbai-400 023.

Before me,

Identified by me

B. J. TANEJA
ADVOCATE HIGH COURT.
65, Municipal Market, H. D. Road,
Ghatkopar (W), Mumbai-400 086.

(Shri Sanjay D. Sama...

NOTARY
M.A. ATTAR
Gr. Mumbai
Reg. No. 6003
GOVT. OF INDIA

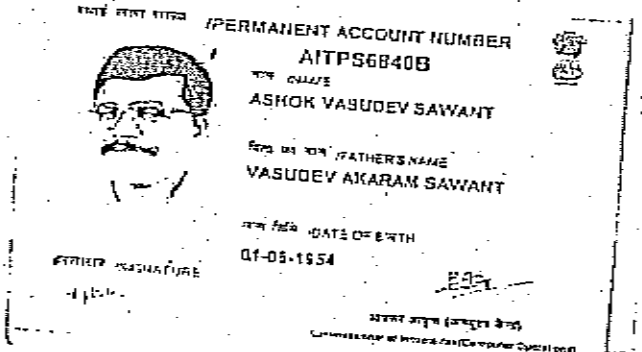
बदर-१६
२९९८७ | ३८
२०१०

BEFORE ME
27/10/2010
M. A. ATTAR
Advocate & Notary
Govt. of Indian
2/1, Kalyanji Devji Compound
Chireg Nagar, Ghatkopar (W)
Mumbai - 400 086.

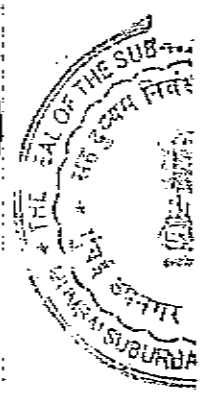
REGISTERED & NOTED
Sr No. 559/2010
Page No. 96
Dated : 27/10/2010
of NOTARY REGISTER No.

बेरल - ५/
८९५ | ५३.
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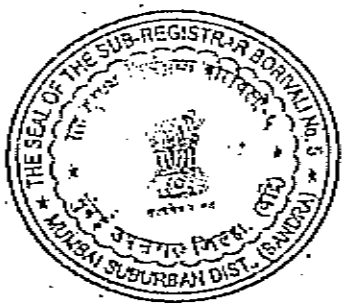
COLOUR XEROX





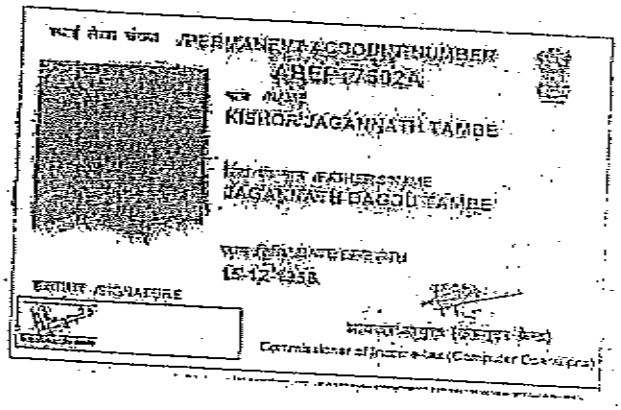


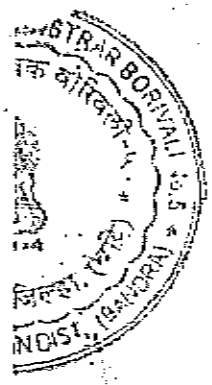
बदर-१६
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बरल - ५/
८९५ | ५६
२०१२

COLOUR XEROX







बदर-१६
१११४७ | ३७
२०१०

बरल - ५/
८९१५ | ५५
२०१२



COLOUR XEROX

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABEPC1360Q

नाम /NAME

RAGHUNATH CHANGDEO CHAUDHARI

पिता का नाम /FATHER'S NAME

CHANGADHEO NATHU CHAUDHARI

जन्म तिथि /DATE OF BIRTH

01-03-1949

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 ... MUMBAI SUBURBAN DIST. (MAHARASHTRA)

THE SEAL OF THE SUB-...

बदर–१६
२२१४७/२८
२०१०

बेरल - ५/
८९५ | ५४
२०१२

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 ... MUMBAI SUBURBAN DIST. (BANDRA)

COLOUR XEROX

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADCS4496C

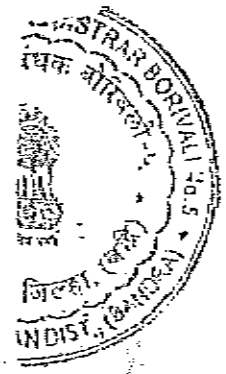
नाम NAME

S D CORPORATION PVT LTD

निगमन/गठन की तिथि /DATE OF INCORPORATION/FORMATION

03-05-1996

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)





बदर-१६
११९४७ | वे
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बेरल - ५/
८९५५ | ५७
२०१२

COLOUR XEROX

स्थायी लेखा संख्या कार्ड /PERMANENT ACCOUNT NUMBER CARD

AOVPS8802B

नाम /NAME
SANJAY DIGAMBAR SAMANT

पिता का नाम /FATHER'S NAME
DIGAMBAR RAJARAM SAMANT

जन्म तिथि /DATE OF BIRTH
14-12-1951

हस्ताक्षर /SIGNATURE

सहायक आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 * MUMBAI SUBURBAN DIST. (BANDRA) *

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 * MUMBAI SUBURBAN DIST. (BANDRA) *

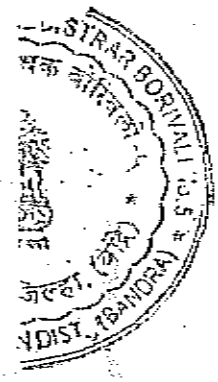
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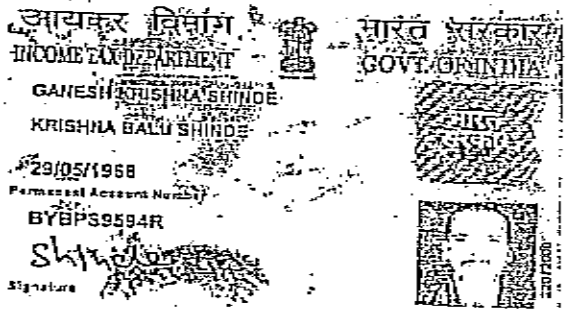


बदर-१६
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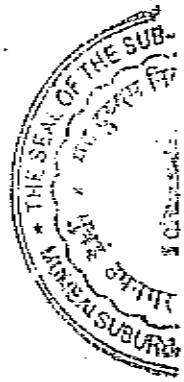
बरल - ५/	
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२०१२	



COLOUR XEROX


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
GANESH KRISHNA SHINDE
KRISHNA BALU SHINDE
29/05/1968
Permanent Account Number
BYBPS9594R
Signature





बदर–१६
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बेरत - ५/
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COLOUR XEROX

दस्त गोषवारा भाग-2

Thursday, October 28, 2010
12:40:53PM

बदर16
दस्त क्रमांक : 11147 / 2010
/

दस्त क्रमांक :- बदर16 / 11147 / 2010

दस्ताचा प्रकार :- मान्यता पत्र

दिनांक क्र.3 ची वेळ:(जबुली) Oct 28 2010 12:40PM

दिनांक क्र.4 ची वेळ:(ओळख) Oct 28 2010 12:40PM

दिनांक क्र.5 ची वेळ:(सही/अंगठा) Oct 28 2010 12:40PM

बदर-१६
११४७ | ४२
२०१०

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव:एस डी कॉर्पोरेशन पा लि तर्फे सिनियर मॅनेजर लिगल Purchaser/Buyer/Executor2
संजय डी शानंत
वय :- 49
पत्ता:एस पी सेंटर 41-44 बिल्डो देसाई मार्ग ,कुलाबा मुं
पॅन नंबर:AADCS4496C

सही

नाव:समता नगर को.ऑप हौ सोसा . युनियन लि तर्फे Saler/Executor1
चेअरमन अशोक एस सावंत
वय :- 55
पत्ता:ऑफिस नं 25/486 , विभदर्शन , समता नगर
,कांदिवली पू

सही

नाव:समता नगर को.ऑप हौ सोसा . युनियन लि तर्फे Saler/Executor1
सेक्रेटरी रघुनाथ सी चौधरी
वय :- 62
पत्ता:ऑफिस नं 25/486 , विभदर्शन , समता नगर
,कांदिवली पू

सही

4 नाव:समता नगर को.ऑप हौ सोसा . युनियन लि तर्फे Saler/Executor1
डेप्युटी रजिस्ट्रार जे लांबे
वय :- 51
पत्ता:ऑफिस नं 25/486 , विभदर्शन , समता नगर
,कांदिवली पू

सही

वरील दस्तऐवज करुन देणार यांनी वरील मान्यता पत्र या दस्त पेक्षक करुन दिल्याचे कबुल केलेले.

ओळख

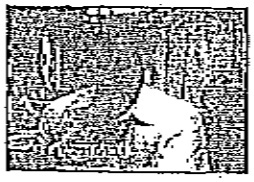
बरल - ५/
८९५ | ६७
२०१२

COLOUR XEROX

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तिश: ओळखतात, व त्यांची ओळख पटविलेली आहे.

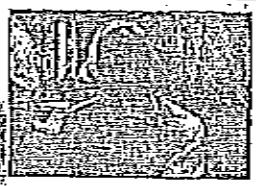
अनु क्र. ओळखीचे नाव व पत्ता

1 नाव:सुभाषचंद जोधराज मुथा
वय:50
पत्ता:16 हरनोली सर्कल फोर्ट
पिन कोड:400001





2 नाव:गणेश कृष्णा शिंदे
वय:40
पत्ता:16 हरनोली सर्कल फोर्ट
पिन कोड:400001





11147/2010

बदर--१६
१११४७ | ६४
२०१०

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 5 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

बरल - ५/
८९५५ | ६२
२०१२

COLOUR XEROX

Thursday, October 28, 2010
12:33:17 PM

दस्त गोषवारा भाग-1

बदर16
दस्त क्रमांक : 11147/2010

दस्त क्रमांक : बदर16 /11147/ 2010

बाजार मुल्य: रु.356,316,500/- मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु.नि.सेरीबली 7 (बोरिवली) यांचे कार्यालयात
अ.क्र.11147 वर दि.28/10/2010

वेळी 12:15:55:000PM वा. हजर केला.

पावती

सदर करण्याचे नाव:एस डी कॉर्पोरेशन पा लि तर्फे मिलिंद मॅनेजर लिमये संजय डी साळवे

नोंदणी फी : ₹.30,000.00
दस्त हाताळणी फी : ₹.2,160.00
पृष्ठांची संख्या : 105
एकूण ₹.32,160.00

दस्त हजर करणा-याची सही :-

सह दुय्यम निबंधक बोरीवली-५, मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक बोरीवली-५, मुंबई उपनगर जिल्हा

दस्त क्र.11147 Oct 28 2010 12:37PM ची वेळ:(सादरीकरण)

दस्त क्र.11147 Oct 28 2010 12:38PM ची वेळ:(फी)

सहपत्र नोंदण्यात आले नाही.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.5 * सह दुय्यम निबंधक बोरीवली-५ * MUMBAI SUBURBAN DIST. (CENTRAL)

बदर--१६
११११७ | ५५
२०१०

बरल - ५/
८९५ | ९३
२०१२

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण ...०९... पाने जोडले.
बदर...१६/११११७/२०१०
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.
दिनांक: 28 OCT 2010

सह दुय्यम निबंधक, बोरीवली क्र.५
मुंबई उपनगर जिल्हा

COLOUR XEROX

Thursday, October 28, 2010
6:43:11 pm

सूची क्र.2

दुय्यम निबंधक : बोरीवली 7 (बोरीवली)
दस्त क्रमांक : 11147/2010

नोंदणी 63
Regn. 63m

गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार — मान्यता पत्र

(2) मोबदला — रु.0/-

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) — रु.956,916,500/-

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) — सि.टी.एस. नंबर-837 ते 840 फालिकेचे गाव: मुंबई सबब इतर वर्णन : जमीन व बांधकाम----------
-सिटीएस नं 837 ते 840 ,संपूर्ण क्षेत्र 213867.50 चौ.मी. पैकी म्हाडा ऐन 3ते 5 च्या प्रकल्पे व अभिलिखीत दस्तऐवजाप्रमाणे क्षेत्र 84714.38 चौ.मी. सदर चे क्षेत्र विकसित करण्याकरिता दिलेले आहे.----------
-एडीजे-ईएनएफ-1-ईएचएन-1937-10 दि 23-8-10.--------मु शु रु 9559165/- व दंड रु 822500/- ---------
-दस्तऐवजाचे वेळेस मान्यतापत्राच्या दस्ताची नोंदणी करण्यात आलेली आहे. दस्त सोबत जोडलेल जिओमेट्रीकल प्लॉनचा दस्त:इ:सहपत्र AUNEXURE म्हणून जोडण्यात आलेला आहे. तथा वि.नियंत्रण करतात.सदर. दस्तची नोंदणी झालेला दस्त असल्याबाबत वेगळा नाही.

(5) क्षेत्रफळ — 84,714.38 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात आलेले नसल्यास.

(7) दस्तऐवज करुन देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. — 1) नाव:- सलसा नगर को.ऑप हौ सोसा . तर्फे चेअरमन अशोक धर्मा सावंत ;वय:- ;पत्ता:- प्लॉट नं: ऑफिस नं: 25/486 , विष्णुदास , सुलभा नगर, वांदिवली पू पिन कोड:- 400101 पॅन नं:-
2) नाव:- सलसा नगर को.ऑप हौ सोसा . तर्फे सेक्रेटरी रघुनाथ सी चौधरी ;वय:- 52;पत्ता :- ऑफिस नं: 25/486 , विष्णुदास , सुलभा नगर, वांदिवली पू पिन कोड:- 400101 पॅन नंबर:
3) नाव:- सलसा नगर को.ऑप हौ सोसा . तर्फे ट्रेझरर किशोर जे लोढे ;वय:- 51;पत्ता :- ऑफिस नं: 25/486 , विष्णुदास , सुलभा नगर, वांदिवली पू पिन कोड:- 400101 पॅन नंबर:

(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता — 1)नाव: तर्फे कु.) ;पत्ता:- प्लॉट नं: सेक्टर 4 ; गल्ली/रोड: मार्केट ; पिन कोड:-400005; पॅन नं:-AADCS4496C;

(9) दस्तऐवज करुन दिल्याचा दिनांक — 10/25/2010

(10) दस्त नोंदणी केल्याचा दिनांक — 10/28/2010

(11) अनुक्रमांक,खंड व पृष्ठ — 11147/2010

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क — रु.100/-

(13) बाजारभावाप्रमाणे नोंदणी शुल्क — रु.30,000/-

(14) शेरा

बॅरल - ५/
८९५ | ६८
२०१२

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 5 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★ उपनगर जिल्हा, मुंबई

COLOUR XEROX

11147/2010

महाराष्ट्र परिपत्रक क्रमांक.२०००/२४/मु.क. ३४/ स-१, दि. २४/३/२०००.
महाराष्ट्र शुल्क (सुधा) कार्यालय-३/ संकलनालय/ शुल्क फायली टुलस्ली/०९/३६१, दि.१/१०/२००६.

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 001. E 156053

RECEIPT FOR PAYMENT TO GOVERNMENT — NOT TRANSFERABLE

Receipt No. : 20827 — Receipt Date :18-AUG-10

Received From : M/S S.D.CORPORATION P.LTD.

On Account of : FINES AND PENALTY — Counter No. : CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
PO	6838	17-AUG-10	AXIS BANK LTD	O	229,500.00

DELIVERED 24 AUG 2010

DELIVERED

Case No. : ENF1/EVN/1937/10.

Lot No. : Lot Date : 24 AUG 2010 Total D.O.:

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)

DELIVERED 24 AUG 10

बदर-१६ | ७७४८/ ४६ | २०१०

8,229,500.0

8229500

Rs. : Eighty Two Lakh Twenty Nine Thousand Rupees Five Hundred only

C.M. SAWANT

Note : At the time of Registration, please produce the original receipt before the Cashier/Accountant — Signature / Designation

बेरल - ५/ | ८७५ | ६५ | २०१२

COLOUR XEROX

१) शासन परिपत्रक क्रमांक.2000/१४/म.उ. २५/ स-१, दि. २६/3/2000.

२) मा. म.वि.न.मु.नि., मुंबई क्र.का-३/ संगणक/ सुप्रमंक पावती दुय्यम्ती/0६/३११, दि.४/१०/२००६.

Page 1 of 1

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 001. E 156052

RECEIPT FOR PAYMENT TO GOVERNMENT — NOT TRANSFERABLE

Receipt No. : 20825 — Receipt Date :18-AUG-10

Received From : M/S S.D.CORPORATION P.LTD.

On Account of : INSUFFICIENT STAMP DUTY — Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
PO	6837	17-AUG-10	AXIS BANK LTD	.O	9,569,169.00

DELIVERED
24 AUG 2010

Case No. : ENF1/EVN/1937/10

Lot No. : Lot Date : DELIVERED 24 AUG 2010

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)

वदर-१६ | ७७१४७ | ५७ | २०१०

DELIVERED 24 AUG 2010

Total : 9,569,169.00

Rs. : 9569169 — Rupees Ninty Five Lakh Sixty Nine Thousand One Hundred Sixty Nine only

C.M. SALUNKE

Note : At the time of Registration, please produce the original receipt before the Cashier/Accountant — Signature / Designation

बरल - ५/ | ८९१५ | ६६ | २०१२

COLOUR XEROX

Area – 54,714.39 sq mts
market value – 95,69,16,500/-

Certificate u/s. 41 of the Bombay Stamp Act, 1958.

Ser No – 2361 No. Adj/Enf.I/EVN/1937/10 Ref No – 2361
Office of the Collector of Stamps
Dated ...23/2/2010...

Received from Shri M/s. S.D. Corporation .P. Ltd.
resident of ...Mumbai...
Insufficient Stamp duty of Rs. (95,69,155/- Rs. Ninty Five Lacs Sixty Nine Thousand one hundred sixty five only
vide challan No. 20325 dated 18.02.10
chargeable under Article ...B.(a).(ii)
of schedule I of Bombay Stamp Act, 1958
Certified under Section 41 of the Bombay
Stamp Act, 1958 that the proper duty of
Rs. (95,69,155/- Rs. Ninty Five Lacs Sixty Nine Thousand one hundred sixty five
and penalty Rs. (82,39,500/- Rs. Eighty Two Lacs Twenty Nine Thousand Five hundred only
under article 5.(a)-(a) schedule I have
been paid in respect of this Instrument.

This certificate is subject to the provisions of section 53-A of the Bombay Stamp Act, 1958.

Place Mumbai
Date 23/2/10

Collector of Stamps
Enforcement-I

23.2.2010.

उपपत्र नोंदण्यात आले नाही.

Collector of Stamps Enforcement-I

IMPOUNDED
Under Section-33,
BSA, 1958.
Authority

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5

DEVELOPMENT AGREEMENT

ARTICLES OF AGREEMENT made and entered into Mumbai on this 19th day of February, 2007, BETWEEN [illegible] CO-OPERATIVE HOUSING SOCIETY UNION LIMITED, a federal society registered under the Maharashtra Co-operative Societies Act, 1960, under Regn. No. BOM/WR/HSG(OH)/3246/1987-88, having its office at 25/486, Vishwa Darshan, Samata Nagar, Kandivali (East), Mumbai 400 101, hereinafter referred to as "the said Federal society" (which expression shall,

पावती
दस्त क्रमांक १६
३०१८७ | ०८
२०१०

ICICI Bank Ltd. Abhilasha Building, Punjabi Lane, Borivali (West), Mumbai-400092. Kaustubh Sant Officer

INDIA STAMP DUTY MAHARASHTRA Rs.0000100/- PB5299 FEB 19 2010 12:55

COLOUR XEROX

unless it be repugnant to the context or meaning thereof, be deemed to mean and include its member-societies, office-bearers and successors in office) of the First Part AND S. D. CORPORATION PVT. LTD., a company registered under the Companies Act, 1956, having its administrative office at SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005, hereinafter referred to as "the Developers" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to [illegible] its successors and assigns) of the Other Part :

W H E R E A S :-

a) Maharashtra Housing and Area Development Authority (hereinafter referred to as "M.H.A.D.A.") established under the Maharashtra Housing and Area Development Act, 1976, was the owner of the property being all those pieces and parcels of lands bearing C. T. S. No. 837 to 840, admeasuring about 2,13,867.50 sq. mts., bearing corresponding Survey Nos. 55 and 56 of Village Poisar, Taluka Borivali, situated, lying and being at Kandivali (East), Mumbai and more particularly described in the Schedule hereunder written and for the sake of brevity, hereinafter referred to as "the said lands", which have been shown on the plan hereto annexed and thereon by a red-coloured [illegible] and marked these presents as "Annexure 1".

b) In or about the year 1971 the M.H.A.D.A. formulated a housing scheme for the benefit of economical weaker section, lower income group of the society, middle income group of the society and higher income group of the [illegible] invited the applications from the members of the public, at large, satisfying the criteria laid down by

बदर-१६
७७४७ | ४८
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बदर - ५/
८८७५ | ६८
२०१३

COLOUR XEROX

M.H.A.D.A., for housing accommodation of different categories referred to hereinabove, under its scheme.

c) In or about the year 1979, M.H.A.D.A. issued allotment letters to the applicants, found eligible, for allotment of tenements under its scheme.

d) The housing scheme was completed in or about the year 1982 and the allottees of the tenements were handed over the possession of their respective tenements by M.H.A.D.A.

e) In execution of the aforesaid scheme, M.H.A.D.A. had constructed 160 buildings on the said lands, having tenements of different areas for allotment to the applicants under different categories, the particulars of which have been described in the following tabular form:

Category	Carpet Area (Sq. Mts.)	No. of flats
EWS	12.47	296
LIG (S)	13.68	816
LIG (B)	~~17.91~~ 17.08	672

f) The allottees of M.H.A.D.A. occupying the tenements in the aforesaid 160 buildings, promoted and got 55 Co-operative Housing Societies registered under the provisions of Maharashtra Co-operative Societies Act. The list of the names and other particulars of such societies is annexed hereto and marked as "Annexure 2".

बोरल - ५/
८९५५ ६८
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बंदर-१६
११२६७ | ५०
२०१०

COLOUR XEROX

the said company and by redeveloping the remaining portion of the said Property by constructing new buildings for the rehabilitation of the existing members / tenement holders of the Federal society thereon, and by constructing separate buildings for sale in open market, by consuming the fullest development potential of the said Property in accordance with the present Development Control Regulations.

9) The Developers have agreed to procure Lease from M.H.A.D.A in respect of the property, more particularly described in the Second Schedule hereunder written and the Conveyance in respect of the buildings under redevelopment, in favour of the member societies of the said Federal society, entirely at their own cost. The [illegible] shall redevelop the said Property by consuming the [illegible] the said Property and by loading T.D.R. which shall be acquired by the Developers entirely at their own cost.

10) The Developers have prepared the tentative plans [illegible] development on the said Property through their Architects being submitted to the Executive Engineer (Building & Proposal) of Brihanmumbai Corporation for its approval.

बरल - ५/	
८९५	७८
२०१२	

11) In course of the development of the said Property to be carried out under these presents, the Developers shall construct new buildings for rehabilitation of the aforesaid 1,784 tenement holders and the members of the said Federal society and shall construct separate buildings for sale in open market. The Developers shall provide all modern amenities in the said premises, the list of which is annexed to hereto and marked "Annexure 4".

बदर-१६	
११११७	५७
२०१०	

COLOUR XEROX

12) It is agreed that the Federal society shall allow the Developers to redevelop the said Property by demolishing the existing buildings Nos. 48 to 160 standing on the said Property and by constructing new buildings in accordance with the sanctioned plans from Brihanmumbai Municipal Corporation (hereinafter referred to as "the BMC") by utilising the available F.S.I. on the said Property and by loading T. D. R. to the extent permissible under D. C. Regulations, 1991.

13) It is agreed that the entire development the said Property is to be carried out by the Developers at their own cost, including the cost of construction material, labour, artisans, professionals such as architects, engineers, R. C. C. Consultants, designers etc. It is specifically agreed that the Federal society shall not be liable to bear any kind of cost or expenses in course of the said Property.

14) The Developers have prepared the plans for getting sanctioned from the BMC for its approval. After receiving the I. O. A. and Commencement Certificate in respect of the plans of the building to be constructed by the B.M.C. the Developers shall enter upon the said Property as the licensee of the said Federal society for the purpose of its development. It is specifically agreed that the Developers shall not make any changes or amendment in the aforesaid sanctioned plans and layout, without the prior written permission of the Federal society.

बोरल - ५/	
८९५५	७७
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15) The said Federal society shall require or cause its member societies to vacate their respective tenements in the said Buildings under development and the said Property for being demolished in course of redevelopment of the said Property as envisaged under these presents. It is however, specifically agreed, that before commencing the demolition of the existing buildings of the member

बदर-१६	
७७१४७	५८
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COLOUR XEROX

societies on the said Property, the Developers shall procure, at their own cost, the T.D.R. to the extent of the full development potential of the said Property agreed to be developed under these presents, in the name of the said Federal society.

16) The Developers shall, within thirty days from the execution hereof pay to M.H.A.D.A. the premium / charges / fees for acquiring F.S.I. for redevelopment of the said Property and shall produce the copy of the receipt for such payment to the Federal society.

17) The Developers shall procure lease of the lands in favour of the member societies from M.H.A.D.A. entirely at their own cost and expenses.

18) The Developers shall, also pay the outstanding dues, together with the penalty and interest, if any, in respect of the [illegible] carried out on the said Property through the [illegible] authorities of M.H.A.D.A. and Brihanmumbai Municipal Corporation.

19) The said Federal society, in co-operation with the respective member societies shall, within three months from the date of receipt of Commencement Certificate from B.M.C. in respect of the proposed construction for the respective member societies, get vacated all the respective residential units from its member societies for being demolished by the Developers in course of redevelopment.

20) The Developers shall, before requiring the tenement holders to vacate their respective tenements, provide to each of the tenement holders temporary alternate accommodation in the Transit Camp. In the alternative, the Developers shall pay to each of the tenement

बदर-१६
२२४७ | ७८
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बदर - ५/
२०११ | ७८
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COLOUR XEROX

holders a lease rent in respect of the temporary alternate accommodation to be acquired by such tenement holders at the rate prevailing in the market in Kandivali (East) area to enable the tenement holders to acquire suitable temporary accommodation at Kandivali (East) on "Leave and License" basis during the period of redevelopment of the said Property. The Developers shall also pay to such tenement holders the deposit amount for acquiring the temporary alternate accommodation on "Leave and License" basis.

21) On receipt of vacant possession of the respective buildings under redevelopment, occupied by the member societies, the Developers shall demolish the said Buildings under development, phase wise. The entire work of demolition shall be carried out by the Developers at their own cost. Entire debris shall be the property of the Developers. The tenement holders shall take away their belongings which are not permanently fixed to the building at the time of vacating their respective premises. The Developers shall remove the debris from the said Property at their own cost. It is agreed that the Developers shall be entitled to dispose off the building materials after the demolition of the existing building and appropriate the cost thereof

22) After the demolition of the existing buildings on the said Property phase wise, the Developers shall commence the construction of the new buildings, in accordance with the sanctioned plan. The Developers shall construct the new buildings on the said Property by consuming F.S.I. to the maximum permissible under Development Control Regulations. The Developers shall submit for the approval of the Brihanmumbai Municipal Corporation, the plans proposing consumption of full development potential, including the T.D.R. and

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चंदर-१६
११९४७ | ८०
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COLOUR XEROX

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shall procure the Commencement Certificate in respect of the proposed development of the said Property, more particularly described in the Second Schedule hereunder written, within 6 months from execution of these presents and if the Developers fail to procure such permission within the stipulated period, the Federal society shall have option to cancel this Agreement by giving thirty days notice to the Developers.

23) It is agreed that the Developers shall construct and allot 672 flats, each admeasuring ~~25.82~~ 34.16 sq. mts. carpet area, for allotment to the members of the Federal society, presently occupying the tenements under the category LIG (Big). The Developers shall construct and allot 816 flats, each admeasuring ~~27.40~~ 27.41 sq. mts. carpet area for allotment to the members of the Federal society, presently occupying the tenements under the category LIG (Small) and shall further construct ~~one hundred and two~~ 102 flats, each admeasuring ~~24.89~~ 24.89 sq. mts. carpet area, for allotment to the members of the Federal society, presently occupying the tenements under the category Economically Weaker Sections (EWS). All such flats shall be constructed and allotted to the Federal society with all modern amenities absolutely *free of cost and without premium.*

24) As mentioned hereinabove, the Developers shall [illegible] Property, more particularly described in the [illegible] hereunder written, the consumable [illegible] available F.S.I. on the said Property and by availing T.D.R. to the extent permissible under D.C. Regulations. The Developers shall propose, design and earmark the abovedescribed [illegible] agreed to be constructed by the Developers for allotment to the [illegible] Federal society in separate rehabilitation buildings on the said Property and shall construct

वदर-१६
१११८७ | ६१
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वदर - ५/
८९५ | ८
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COLOUR XEROX

separately the buildings for sale in open market. It is agreed that before submitting the final plans of the proposed buildings for the approval of the B.M.C., the Developers shall furnish the copy of such plans, duly endorsed by the Developers and their architect, to the Federal society. It is further agreed, that on receipt of approval to the plans of the proposed buildings, the Developers shall handed over the copy of the approved plans to the Federal society. It is further agreed that the Developers shall construct, allot and hand over to the said Federal society, for the member societies of the said Federal society, the office premises admeasuring 100 sq. ft. in the respective buildings on the said Property, for being used as the respective society offices. The Developers shall also provide proportionate car parking area for car parking of the members of the said Federal society in the new buildings on the said Property.

25) The Developers shall construct and allot [illegible] premises, admeasuring 300 sq. ft. to the Federal society in any one of the buildings, proposed to be developed on the said Property.

26) The Developers shall design the layout with [illegible] gardens and playgrounds, one community hall, [illegible] room, one sports club with a swimming pool and gymnasium and shall duly construct the said amenities and hand over the same to the Federal society.

27) The Developers hereby specifically agree and confirm, that they shall not provide any commercial or office premises in the residential buildings, proposed to be constructed on the said Property.

बदर-१६	
७७९८७	६२
२०१०	15

४१९-५/	
८९५	८९
२०१२	

COLOUR XEROX

28) It is agreed that the Developers shall first proceed with and complete the construction of the incomplete buildings under construction on the said Property i.e. the construction abandoned by the said company and shall hand over the flats to the respective members within 120 days from the date of these presents.

29) The Developers are made aware that the abovenamed said company, i.e. Truly Creative Developers Pvt. Ltd. had, under separate agreements agreed to allot additional carpet area to some of the allottees and had executed Agreements for Sale, in the buildings under construction abandoned by them. The Developers have agreed and undertake to fulfill all such commitments made by the said company.

30) It is agreed that after the construction of 1,784 flats in the buildings for rehabilitation hereinabove reserved for the allotment to the members of the Federal society, the Developers shall proceed with the development of the separate buildings consisting of flats for sale in the open market to the prospective purchasers on what is known as "Ownership Basis" as envisaged under the Maharashtra Federal Ownership Flats Act, for such price as they deem fit and be entitled to receive and appropriate the entire sale proceeds thereof to recover the cost of redevelopment of the said property. It is agreed that the profits, if any, made by the Developers by sale of such additional flats in the proposed new buildings shall become the absolute property of the Developers and the Federal society shall not be entitled to claim any share therein and that the Federal society will cause its member societies to admit the purchasers of such flats as its members without charging any premium or consideration and shall issue five shares of Rs.50/- each on payment of the share capital.

बदल - ५/
८२५५ | ८२
२०१२

बदल-१६
१२५८१ | ४४
२०१०

COLOUR XEROX

31) The entire development and construction the new building shall be completed by the Developers within a period of eighteen months from the receipt of Commencement Certificate. The said stipulated period can be extended by mutual consent in writing for a period of six months.

32) It is agreed, that in the event any of the members of the Federal society occupying the tenements on the said Property are required to shift themselves elsewhere, the Developers shall bear and pay the License Fees in respect of the temporary alternate accommodation to be acquired by such members for the entire period commencing from the date of shifting into the temporary alternate accommodation till the date of allotment of the flats agreed to be constructed on the said Property under these presents. The Developers shall also pay the deposit amount in respect of such temporary alternate accommodation, brokerage and shall reimburse such members with transportation charges, incurred in course of such shifting.

33) The Developers agree that on account of the redevelopment of the said property, the property taxes in respect of the flats to be allotted to the members of the Federal society, will increase substantially and the members will be required to bear the additional burden of increased taxes and assessments. To compensate the members of the Federal society, the Developers have agreed to create a Corpus Fund, which shall be equivalent to Rs. 1,00,000/- (Rupees One Lakh only) per member in the proposed buildings having ground and seven floors. The Developers shall deposit the said Corpus fund, with the Federal society, immediately on receipt of approval to the plans of the proposed buildings on the said Property from the Brihanmumbai Municipal Corporation. The Developers shall be entitled to commence the

बदर - १६
१११८० | ६४
२०१०

बदल - ५/
६१५ | ८३
२०१२

COLOUR XEROX

construction on the said property unless the entire Corpus amount is deposited with the Federal society.

34) In addition to above, it is further agreed that the Developers shall create Benevolent Fund of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) for promoting the activities and achieving the objects of the said Federal society The Developers shall make such payment to the Federal society on or before the execution of these presents.

35) It is agreed, that the Developers shall clear all outstanding dues with the authorities of M.H.A.D.A. and B.M.C. for the purpose of obtaining Commencement Certificate in respect of the proposed development of the said Property and shall also bear and pay the taxes, assessments, Land Under Construction (LUC) charges, development charges, betterment charges, electric connection charges, water charges, for the period commencing from the date of the date of completion of the development, by procuring the Occupation Certificate in respect of the proposed construction.

36) It is agreed that the Developers shall not be entitled to mortgage the said Property in favour of any bank/financial institutions and the Developers shall develop the said property from their independent sources.

37) The Agreements in respect of the sale of the flats between the Developers and the respective purchasers shall be duly stamped and registered at the cost of the respective purchasers and the Developers shall produce the original of the registered Agreements to the Federal society, along with the applications for membership of the respective Co-operative Housing Societies, to enable the

बदर - ५/
८९५५ | ८८
३०३३

बदर-१६
१३३८/२०१८ | ६५
२०१०

COLOUR XEROX

respective Co-operative Housing Societies to admit the prospective purchasers to their membership. It is further agreed that the stamp duty and the registration charges pertaining to this Development Agreement shall be borne and paid by the Developers.

38) It is agreed by and between the parties hereto that the Developers shall first complete the construction of the buildings consisting of 1,784 Flats to be allotted to the members of the Federal society, together with the Occupation Certificate in respect thereof and only thereafter, shall proceed with the construction of the buildings having flats for sale in the open market. It is specifically agreed that, the Developers shall not handover possession of the flats available for sale to the prospective Purchasers, until all the members of the Federal society are allotted and delivered the possession of the flats agreed to be constructed and allotted under these presents.

39) It is further agreed and understood that vis-a-vis the prospective purchasers of the additional flats, the Developers shall be responsible and liable as promoter/builders and the Federal society and / or its member societies shall in no way be liable to such prospective purchasers for the breach of any of the terms and conditions of the Agreement for Sale in respect of such additional flats and/or for the defects in construction and/or breach of any of the obligations arising under the Maharashtra Ownership Flats Act and in such event the Developers alone shall be liable to the prospective purchasers.

40) The entire development of the said property, more particularly described in the Second Schedule hereunder written, shall be carried out at the risk and cost of the Developers. The Developers alone

बदर - ५/
२०१५ | २५
२०१२

बदर-१६
१११८० | ९६
२०१०

19

COLOUR XEROX

shall be liable and responsible for any accidents, mishap or disaster occurring on site of construction in course of development and the Federal society shall not be responsible for the same. The Developers shall complete the entire development within the time stipulated hereinabove or within the extended mutually agreed upon and shall hand over the flats to the Federal society for allotment to its members. On completion of the development of the said Property and on the sale of the additional flats available for sale for the Developers, the Developers shall hand over the management of the newly constructed buildings to the Federal society and thereafter the development shall be deemed to have been completed.

41) The Developers shall observe and perform all the rules and regulations in force in connection with the construction activities. The Developers hereby agree and undertake to indemnify the said society, its member societies and their respective [illegible] against any notices, claims, actions, demands, proceedings initiated against them for breach of any rules and regulations in force regarding the building construction activities.

42) The Developers shall insure the workman and labourers [illegible] under Group Insurance Scheme at their own cost.

43) It is agreed that the Developers shall endeavour to complete the construction of the building on the said property within 18 months (दीड वर्ष - ५/) from the receipt of the Commencement Certificate. However, if the construction/completion is delayed beyond the aforesaid period, by reason beyond the control of the Developers viz. Act of God, by reason of change in legislation [illegible] so taken, shall stand extended by such period and still if the Developers fail to complete

बदर-१६
१११४७ ६७
२०१०

COLOUR XEROX

the construction by the extended time, then the Federal society shall give one month's notice in writing to the Developers and on the expiry of the period of such notice, this Agreement shall stand automatically terminated. The Federal society shall be entitled to complete the development either by themselves or through any other contractor. It is clearly agreed that the extension of time for completion shall not be granted beyond the period of 36 months from the date of receipt of Commencement Certificate.

44) The entire development on the said Property shall be supervised by the committee to be appointed by the Federal society and to be referred to as "the Supervisory Committee" consisting of the members of the Federal society and the said Supervisory Committee shall supervise the construction and development activity on the said Property, in consultation with the qualified architect or civil engineer to be appointed by the Federal society. The Developers shall implement all of the suggestions made by the Supervisory Committee and/or architect/civil engineer appointed by the Federal society. It is agreed that the professional fees of such architect/civil engineer appointed by the Federal society, shall be borne and paid by the Developers.

45) It shall not be permissible for the Developers to assign the development rights to appoint other developers for carrying out the development.

46) It is specifically confirmed that during the whole of the period of redevelopment, the possession of the said property shall continue to be with the Federal society and other societies and the Developers shall enter upon the said Property, more particularly described in the

बदर - ५/
८९५५ | ५७
२०१२

बदर-१६
१११४७ | ६८
२०१०

COLOUR XEROX

Second Schedule hereunder written, as the licensee of the Federal society and its member societies, for carrying out development. However, after the completion of the construction of the aforesaid 1784 flats, the developers shall hold and possess the said property in their own rights till the completion of the sale building

47) Nothing contained in these presents shall be deemed to have created any present transfer of right, title and interest in favour of the Developers in the said Property, more particularly described in the Second Schedule hereunder written, or any part thereof. The Developers shall have enforceable rights or interest only in respect of the additional flats proposed to be constructed under these presents, subject to the Developers constructing and allotting the flats earmarked for the members of the Federal society.

48) It is agreed that all the cost and expenses that would be incurred for defending the legal proceedings, if any, initiated by the said company, shall be borne and paid by the Developers.

49) In the event of willful default or neglect on the part of the Developers to carry out the terms and conditions of these presents, the Federal society shall be entitled to remove the Developers as the project contractor after giving thirty days notice in writing. The Federal society shall also be entitled to claim the losses and damages incurred by them on account of the willful default or neglect on the part of the Developers.

50) In the event of willful default or neglect on the part of the Federal society, the Developers shall be entitled to claim the losses and damages from the Federal society. It is however specifically agreed and understood, that under no circumstances that the Developers shall be entitled to hinder the development process i.e.

बेरल - ५/
२९५ | ५८
२०१२

बदर-१६
२२४८ | ३८
२०१० 22

COLOUR XEROX

construction on the said Property of the Federal society by seeking any kind of preventive Orders.

51) In the event of any disputes arising between the Federal society and Developers as regards the construction of any of the terms of these presents and/or as regards the performance of the terms and conditions of these presents and/or as regards any matters or questions arising out of the terms of these presents, the same shall be referred to the sole arbitration of Mr. Atul S. Tungare, Advocate High Court and Notary Public. Such arbitration shall be in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modification or re-enactment for the time being in force. Such Arbitration shall be held at Kandivali in Mumbai and shall be conducted only in English. The Arbitrator shall have powers to decide the dispute and the decision shall be binding on both the parties.

52) It is agreed that if the Stamp Duty and Registration fees on the Deeds of Allotments of the new flats to the [illegible] shall be borne and paid by the Developers.

53) It is agreed between both the parties that any amendments to this document for smooth and speedy development of this entire redevelopment project will be done by mutual consent of both the parties.

बरल - ५/
८८९५ | २८
२०१७

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seal the day and year first hereinabove mentioned.

बदर-१६
७७१८७ | ७०
२०१०

23

COLOUR XEROX

SCHEDULE OF THE PROPERTY ABOVEREFERRED TO

ALL THAT piece and parcel of land bearing City Survey Nos. 837 to 840, of Village Poisar, Taluka Borivali, in Mumbai Suburban District, admeasuring 2,13,867.5 sq. mtrs., situated, lying and being at village Poisar, Taluka Borivali, Mumbai Suburban District, now known as Samata Nagar, Kandivali (East), Mumbai - 400 101 and bounded as follows:-

On or about the East by : C. T. S. Nos. 791, 763 and 863

On or about the West by : MAHINDRA & MAHINDRA Factory

(Akurli Village Boundary)

On or about the North by : C. T. S. Nos. 848, 835 and 842

On or about the South by : Western Express Highway.

SECOND SCHEDULE HEREINABOVE REFERRED TO

ALL THAT the F.S.I. buildable, arising from the piece and parcel of land bearing City Survey Nos. 837 to 840, of Village Poisar, Taluka Borivali, in Mumbai Suburban District, admeasuring 2,13,867.5 sq. mtrs., as per Policy of Mahada situated, lying and being at village Poisar, Taluka Borivali, Mumbai Suburban District, now known as Samata Nagar, Kandivali (East), Mumbai - 400 101 and bounded as follows:-

On or about the East by : C. T. S. Nos. 791, 763 and 863

On or about the West by : MAHINDRA & MAHINDRA Factory

(Akurli Village Boundary)

On or about the North by : C. T. S. Nos. 848, 835 and 842

On or about the South by : Western Express Highway.

बोरल - ५/
८९५ | ८०
२०१२

बदर-१६
७७९८० | ७७
२०१०

COLOUR XEROX

SIGNED, SEALED AND DELIVERED
by the withinnamed Party of the FIRST PART
SAMATA NAGAR CO-OPERATIVE HOUSING
SOCIETY UNION LIMITED, through,
1) SMITA RAVINDRA DESAI - Chairman
2) RASHMIKANT C. BHIDE - Secretary and
3) ASHOK SAWANT - Managing Committee
member, pursuant to the Resolution of the
Special General Body, dated the 7th Day of Jan.,
2007, and Managing Committee, dated the 18th
day of February, 2007, in presence of _____

_____

SIGNED AND DELIVERED by the withinnamed
Developers S. D. CORPORATION PVT. LTD.,
through its Directors
1) DILIP R THACKER
2) _____
pursuant to the Resolution of the Board, dated
the 19th Day of February, 2007
in the presence of SUDHAN
_____

बरल - ५/	
८९५५	९९
२०१२	

बदर-१९	
७७१८७	७२
२०१०	

COLOUR XEROX

We confirm,

1) Baliram C. Bhosale

2) Parshuram H. Pavar.

3) Dilip D. Surve.

4) Vishnu H. Bhosale

5) Smita P. Sherla

6) Kunal M. Shirke.

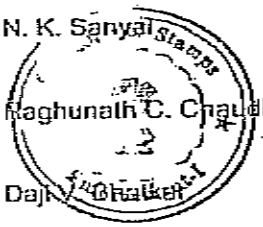
7) N. K. Sanyal

8) Raghunath C. Chaudhary

9) Dajiba Gaikar

10) Madhukar S. Masavkar









वरल - ५/	
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वदंर-१६	
१११४७	७३
२०१०	

COLOUR XEROX

ANNEXURE. - 2

166 nos. of bldgs. At Samata Nagar

Sr. No.	Bldg. No.	Name of the Society	Area (Carpet) Per Flat	No. of bldg.	No. of tenents
1	1	Indraprastha CHS	413 sq. ft.	1	20
2	2	Vaibhav CHS	413 sq. ft.	1	20
3	3	Samrudhi CHS	413 sq. ft.	1	20
4	4	Geetanjali CHS	413 sq. ft.	1	20
5	5	Shantiniketan CHS	413 sq. ft.	1	20
6	6	Nakshatra CHS	413 sq. ft.	1	20
7	7	Ekta CHS	413 sq. ft.	1	20
8	8	Kaustubh CHS	413 sq. ft.	1	20
9	9	Nishigandha CHS	413 sq. ft.	1	20
10	10	Vaibhav CHS	413 sq. ft.	1	20
11	11	M.S.F.C. Staff Quarters	413 sq. ft.	1	20
12	12	M.S.F.C. Staff Quarters	413 sq. ft.	1	20
13	13	Central Bank Of India Staff	413 sq. ft.	1	20
14	14	Central Bank Of India Staff	413 sq. ft.	1	20
15	15	Central Bank Of India Staff	413 sq. ft.	1	20
16	16	Central Bank Of India Staff	413 sq. ft.	1	20
17	17	Central Bank Of India Staff	413 sq. ft.	1	20
18	18	Central Bank Of India Staff	413 sq. ft.	1	20
19	19	Central Bank Of India Staff	413 sq. ft.	1	20
20	20	Central Bank Of India Staff	413 sq. ft.	1	20
21	21	Central Bank Of India Staff	413 sq. ft.	1	20
22	22	Central Bank Of India Staff	413 sq. ft.	1	20
23	23	Ashiana CHS	635 sq. ft.	1	20
24	24	Steel Authority Of India	635 sq. ft.	1	20

COLOUR XEROX

25	25	Vishwadarshan CHS	635 sq. ft.	1	20
26	26	Indian Airlines	635 sq. ft.	1	20
27	27	Ashirwad CHS	635 sq. ft.	1	20
28	28	Sunrise CHS	635 sq. ft.	1	20
29	29	Akash CHS	635 sq. ft.	1	20
30	30	Indian Airlines	635 sq. ft.	1	20
31	31	Himgiri CHS	635 sq. ft.	1	20
32	32	Suyog CHS	635 sq. ft.	1	20
33	33	Indian Airlines	635 sq. ft.	1	20
34	34	Nilgiri CHS	635 sq. ft.	1	20
35	35	Akansha CHS	413 sq. ft.	1	20
36	36	Saurabh CHS	413 sq.ft.	1	20
37	37	Sharaddha CHS	413 sq. ft.	1	20
38	38	Alankar CHS	413 sq. ft.	1	20
39	39	Custom Staff Quarters	413 sq. ft.	1	20
40	40	Hari Om CHS	413 sq. ft.	1	20
41	41	Kirti	413 sq. ft.	1	20
42	42	Mangal CHS	413 sq. ft.	1	20
43	43	Anand CHS	413 sq. ft.	1	20
44	44	Sai CHS	413 sq. ft.	1	20
45	45	Giridarshan CHS	413 sq. ft.	1	20
46	46	Venus CHS	413 sq. ft.	1	20
47	47	Gulmohar CHS	413 sq. ft.	1	20
48	48,49	Samata Nagar Jeevan Dhara CHS	220 sq. ft.	2	40
49	50,55	Poisar Neel Kamal CHS	220 sq. ft.	2	40
50	52,53	Samata Nagar Sai Chhaya CHS	220 sq. ft.	2	16

COLOUR XEROX

51	54 to 57	Samata Nagar Sai Prasad CHS	220 sq. ft.	4	64
52	58 to 61	Poisar Adarasha CHS	220 sq. ft.	4	64
53	62 to 65	Poisar Panchsheel CHS	220 sq. ft.	4	64
54	66	Poisar Aradhana CHS	220 sq. ft.	1	16
55	67, 68	Samata Nagar Ekrup (M.S.F.C.)	220 sq. ft.	2	24
56	69 to 72	Poisar Sai Niketan CHS	220 sq. ft.	4	64
57	73, 74	Samata Nagar Sheetal CHS	220 sq. ft.	2	32
58	75, 76	Poisar Trupti CHS	220 sq. ft.	2	32
59	77, 80	Poisar Yogeshwar CHS	220 sq. ft.	4	64
60	81 to 84	Poisar Shree Rang CH	220 sq. ft.	4	48
61	85, 86	Poisar Abhilasha CHS	220 sq. ft.	2	32
62	87 & 89	Poisar Pushpanjali CH	220 sq. ft.	2	24
63	88	Poisar Laxmi CHS	220 sq. ft.	1	16
64	90 to 92	Poisar Saidham CHS	220 sq. ft.	3	32
65	93	Samata Nagar Takshashella CHS	180 sq. ft.	1	32
66	94 to 96	Samata Nagar Guruprasad CHS	180 sq. ft.	3	80
67	97	Samata Nagar Saprem CHS	180 sq. ft.	1	32
68	98	MHADA	180 sq. ft.	1	16
69	99 & 104	Samata Nagar Anandvan CHS	180 sq. ft.	2	40
70	100	BEST Sadan	180 sq. ft.	1	32
71	101 & 102	Poisar Varsha CHS	180 sq. ft.	2	48
72	103	Poisar Vrindavan CHS	180 sq. ft.	1	24
73	105	Samata Nagar Jai Bajrang CHS	180 sq. ft.	1	24
74	106	Samata Nagar Shri Swastik CHS	180 sq. ft.	1	32
75	107,108,110,111	Poisar Panchali CHS	180 sq. ft.	4	112
76	109	Samata Nagar Sai Krupa CHS	180 sq. ft.	1	32

COLOUR XEROX

77	112,114 & 115	Poisar Sudarshan CHS	180 sq. ft.	3	80
78	113	Samata Nagar Jai Bhavani CHS	180 sq. ft.	1	32
79	116	Samata Nagar Pitruchhaya CHS	180 sq. ft.	1	24
80	117 to 119	Samata Nagar Shiv Darshan CHS	180 sq. ft.	3	72
81	120, 121	Samata Nagar Vinayak CHS	180 sq. ft.	2	48
82	122	Samata Nagar Shree Vakratunda CHS	180 sq. ft.	1	32
83	123	Samata Nagar Shree Ganesh CHS	180 sq. ft.	1	24
84	124 to 133	Poisar Shri Ashtavinayak CHS.	140 sq. ft.	10	80
85	134 to 142	Posar Gharkul CHS.	140 sq. ft.	9	72
86	143 to 152	Poisar Sukh Shanti CHS.	140 sq. ft.	10	80
87	153 to 160	Poisar Shram Safalya CHS.	140 sq. ft.	8	64
88	161	Samadhan CHS	350 sq. ft. & more	1	47
89	162	UdhyanDarshan CHS	350 sq. ft. & more	1	52
90	163	Shree Shantai CHS	350 sq. ft. & more	1	20
91	164	Krupa Sindhu CHS	350 sq. ft. & more	1	28
92	165	Shopping Bldg	200 sq. ft. & more	1	9
93	166	Shopping Bldg	200 sq. ft. & more	1	27

COLOUR XEROX

ANNEXURE. - 3

55 NOS. MEMBER SOCIETIES OF SAMATA NAGAR CO-OP HSG. SOC. UNION LTD.

Sr. No.	Bldg. No.	Name of the Society	Area (Carpet) Per Flat	No. of bldg.	No. of tenents
1	1	Indraprastha CHS	413 sq. ft.	1	20
2	6	Nakshatra CHS	413 sq. ft.	1	20
3	7	Ekta CHS	413 sq. ft.	1	20
4	10	Sanchay CHS	413 sq. ft.	1	20
5	23	Ashiana CHS	635 sq. ft.	1	20
6	25	Vishwadarshan CHS	635 sq. ft.	1	20
7	27	Ashirwad CHS	635 sq. ft.	1	20
8	28	Sunrise CHS	635 sq. ft.	1	20
9	29	Akash CHS	635 sq. ft.	1	20
10	34	Nilgiri CHS	635 sq. ft.	1	20
11	37	Sharaddha CHS	413 sq. ft.	1	20
12	38	Alankar CHS	413 sq. ft.	1	20
13	41	Kirti CHS	413 sq. ft.	1	20
14	43	Anand CHS	413 sq. ft.	1	20
15	45	Giridarshan CHS	413 sq. ft.	1	20
16	46	Venus CHS	413 sq. ft.	1	20
17	47	Gulmohar CHS	413 sq. ft.	1	20
18	48,49	Samata Nagar Jeevan Dhara CHS	220 sq. ft.	2	40
19	50,55	Poisar Neel Kamal CHS	220 sq. ft.	2	40
20	52,53	Samata Nagar Sai Chhaya CHS	220 sq. ft.	2	16
21	54 to 57	Samata Nagar Sai Prasad CHS	220 sq. ft.	4	64
22	58 to 61	Poisar Adarasha CHS	220 sq. ft.	4	64

COLOUR XEROX

23	62 to 65	Poisar Panchsheel CHS	220 sq. ft.	4	64
24	66	Poisar Aradhana CHS	220 sq. ft.	1	16
25	69 to 72	Poisar Sai Niketan CHS	220 sq. ft.	4	64
26	73, 74	Samata Nagar Sheetal CHS	220 sq. ft.	2	32
27	75, 76	Poisar Trupti CHS	220 sq. ft.	2	32
28	77, 80	Poisar Yogeshwar CHS	220 sq. ft.	4	64
29	81 to 84	Poisar Shree Rang CHS	220 sq. ft.	4	48
30	85, 86	Poisar Abhilasha CHS	220 sq. ft.	2	32
31	87 & 89	Poisar Pushpanjali CHS	220 sq. ft.	2	24
32	88	Poisar Laxmi CHS	220 sq. ft.	1	16
33	90 to 92	Poisar Saidham CHS	220 sq. ft.	3	32
34	94 to 96	Samata Nagar Guruprasad CHS	180 sq. ft.	3	80
35	97	Samata Nagar Saprem CHS	180 sq. ft.	1	32
36	98	MHADA	180 sq. ft.	1	16
37	99 & 104	Samata Nagar Anandvan CHS	180 sq. ft.	2	40
38	100	BEST Sadan	180 sq. ft.	1	32
39	101 & 102	Poisar Varsha CHS	180 sq. ft.	2	48
40	103	Poisar Vrindavan CHS	180 sq. ft.	1	24
41	105	Samata Nagar Jai Bajrang CHS	180 sq. ft.	1	24
42	106	Samata Nagar Shri Swastik CHS	180 sq. ft.	1	32
43	107,108,110,111	Poisar Panchali CHS	180 sq. ft.	4	112
44	109	Samata Nagar Sai Krupa CHS.	180 sq. ft.	1	32
45	112,114 & 115	Poisar Sudarshan CHS	180 sq. ft.	3	80
46	113	Samata Nagar Jai Bhavani CHS	180 sq. ft.	1	32
47	116	Samata Nagar Pitruchhaya CHS	180 sq. ft.	1	24
48	117 to 119	Samata Nagar Shiv Darshan CHS	180 sq. ft.	3	72

COLOUR XEROX

49	120, 121	Samata Nagar Vinayak CHS	180 sq. ft.	2	48
50	122	Samata Nagar Shree Vakratunda CHS	180 sq. ft.	1	32
51	123	Samata Nagar Shree Ganesh CHS	180 sq. ft.	1	24
52	124 to 133	Poisar Shri Ashtavinayak CHS.	140 sq. ft.	10	80
53	134 to 142	Posar Gharkul CHS.	140 sq. ft.	9	72
54	143 to 152	Poisar Sukh Shanti CHS.	140 sq. ft.	10	80
55	153 to 160	Poisar Shram Safalya CHS.	140 sq. ft.	8	64

COLOUR XEROX

ANNEXURE. - 4

Date: 07/09/2010

SPECIFICATION OF CONSTRUCTION & AMENITIES FOR MIG CATEGORY OCCUPANTS OF SAMATA NAGAR, KANDIVALI EAST, MUMBAI 400 101.

A. EXTERNAL STRUCTURAL DETAILS.

1. Foundation as per RCC Structural Design by our reputed Engineer.
2. RCC Design as per BIS Specification taking into account on Earth Quake Forces.
3. 9" Brick Work (External and Internal)
4. Sand Faced Plaster on External Wall
5. External Wall of building will be painted with Silicate Cement Paint or equivalent Cement paint i.e., Waterproof Cement Paint.
6. Attractive Facade (Front Elevation) to the building.

B. INTERNAL DETAILS.

1. 4 ½" Brick Work for Partition Wall.
2. Floor Height as per required Development Control Rules.
3. Internal Plaster will be finished with gypsum Plaster.
4. Living, Bedroom, Passage Flooring will be of Vitrified Tiles 20" x 20" and 4" Face Wall Skirting of approved make (Euro, Kajaria, Marbito or H. R. Johnson)

C. KITCHEN

1. Flooring Green Mirror Polish Kotah.
2. Kitchen Platform with Granite Top and Stainless Steel Sink of make "Nirali" 18" (inch) with Partition for Gas Cylinder below the platform and Shelfs of Kadappa. (Sand Witch Type).
3. Glaze Wall Tiles above the Kitchen Platform Full Height.
4. Aqua Guard Water Purifier.
5. Sufficient Space for Refrigerator and Washing Machine.
6. Provision for Piped Gas (MGL).
7. Loft will be provided in Bathroom and Toilet.
8. Exhaust Fan will be provided in Kitchen.

THE SUB-REGISTRAR BORIVALI 5
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COLOUR XEROX

D. BATHROOM

1. Wall Tiles Full for Bathroom and Flooring of approved make (Euro, Kajaria, Marbito or H. R. Johnson) (For Flooring Anti Skid)
2. "C" Class ISI Mark G.I.Pipe Concealed plumbing with approved quality C.P.Fitting of "Jagaur" or "Perryware".
3. Anodised Aluminum Louver with lever for opening and closing with Marble Framing for Window.
4. Backlite door with Powder Coating with Marble Framing.
5. Instant Geyser.
6. Hot and Cold Shower (Mixer) of Make "Jagaur" or "Perryware".

E. W.C.

1. Running Colour Orissa pattern Indian Type W.C. with best material with Flush Tank suitable colour 10 liters capacity.
2. Full Height Dado Tile with Flooring. (Euro, Kajaria, Marbito or H. R. Johnson) (I' or Flooring Anti Skid).
3. Anodised Aluminium louver with Marble Framing for Window.
4. Approved make of Bakelite Door with Marble Framing.
5. Exhaust Fan of approved make will be provided.

F. WASH BASIN

1. One Wash Basin of Approved Make with C[illegible] Fitting and Fixtures of make "Jaguar" or "Perryware".

G. WINDOWS

1. Living Room, Bed Room and Kitchen Windows Aluminum Powder Coated Heavy "Jindal Section with non transparent Glass with Granite Framing.
2. Designer Glass with imported Ball bearing i.e. Sliding Window.
3. Anodised Box Type Grill for Safety purpose will be provided to all windows (Living Room, Bed Room and Kitchen Room) with Mosquito Nets.

COLOUR XEROX

H. MAIN DOOR & DOORS

1. Main Door will be of approved make Decorative Vener Panelled Door with Godrej Night Latch. Tower Bolt, Tadi inside, Stopper, One Peep Hole, Safety Chain and Number Plate and Letter Box.
2. Safety Door will be provided with Door Steel Fixtures and Fittings with Teak Wood Frame.

I. ELECTRIFICATION

1. All Electrification work will be carried out by Licensed Electrical Contractor. Concealed Electrification work will be of Finolex make e.g. Anchor Switches Roma and wire will be insulated FR Copper Wire.
2. Each Flat will be provided with Separate Meter.

J. THE ELECTRICAL POINT TO BE PROVIDED IN EACH FLAT

1. Living Room:- 2 Ceiling Light Point, 1 Fan Point, 2 Wall Bracket Point, 1 No. 5 AMP Points. 1 TV Point, 1 Record Player Point, 1 Plug Point, 1 Telephone Point, Cable, International Intercom.
2. Bed Room:- 1 Light Point, 1 Fan Point, 1 Plug Point, 1 Table Lamp, 2 Ceiling Light Point and Telephone.
3. Kitchen Room:- 1 Light Point, 1 Plug Point, 1 Fan Point, 1 Exhaust Fan Point, 1 Point for Refrigerator. 1 Point for Mixer, 1 Point for Washing Machine and 1 Point for Aqua-guard Water Purifier.
4. Bathroom:- 1 Light Point, 1 Geyser Point.
5. W.C.:- 1 Light Point.
6. Passage:- Main Distribution Board will be provided in Passage, 1 Light Point and 1 Light Point on Wash Basin.
7. Staircase:- 1 Light Point on Each Staircase Landing.

K. PLUMBING

1. All Sanitation Plumbing and Drainage Work should be carried out by Licensed Phumber as per B.M.C requirements. The G.I. and P.V.C. Material to be used for the work will be of I.S.I Mark (Concealed).

L. Terrace Water Proofing with Old Brick Bat Coba Finish with China Chips and 10 years Guarantee.

COLOUR XEROX

M. R.C.C. Overhead Tank will be provided as per the Architect & B.M.C. Requirement.

N. 2 Light Points & Plug Points provided on the Terrace.
3 Provision fur Erection of Pandal on Terra

O. STAIRCASE:
All Stair Tappa, Landing Flooring will be of Tandoor Stone in one piece with M.S. Railing encased with P.C.C. Coating (Half Brick Work and Decorative U. S. Railing)

P. ELEVATOR: - of Six (6) Passengers of O.T.I. Company

Q. ALL THE INFRASTRUCTURES WILL BE MADE AS PER BMC

1. Requirements, Rules and Architectural Specification Decorative Compound Wall as well as gate will be as per Architectural Design.
2. Watchman cabin having area of 30 Sq. Ft.
3. Compound will be paved with Decorative Pave[illegible] Two [illegible]k head light will be provided at gate.
4. Toilet to be provided for Watchman
5. Decorative Main Gate.
6. Adequate Lighting arrangement will be provided all around the Compound.

R. Suction Tank of R.C.C. of size approved by B.M.C. and Water Meter of approved Mark (I.S.I.)

S. House Drainage will be laid with S.W. Pipe of best quality.

T. Rain Water Harvesting as per the requirement of BMC will be provided

IMPORTANT NOTES.

1. Additional Boring Water Facility to be provided.
2. Solar Electric System will be provided.
3. Two Toilets to be provided on Terrace.

COLOUR XEROX

INDEMNITY BOND

I/We, M/s S.D Corporation, company incorporated under the provisions of the Companies Act 1956 having its registered office at 70, Nagindas Master Road, Fort, Mumbai 400 023, hereby confirm that Samta Nagar Co-operative Housing Society Union Ltd had granted Development Rights in regards to the Property Schedule as mentioned in the Development Agreement dated 19th February 2007.

Maharashtra Housing and Area Development Authority, (hereinafter referred to as "M.H.A.D.A") established under the Maharashtra Housing and Area Development Act, 1976, was the owner of the property being all those pieces and parcels of lands bearing C.T.S.No. 837 to 840, admeasuring about 2,13,867.50 sq. mtrs and as per policy of MHADA 84,714.38 sq.mtrs, bearing corresponding Survey Nos. 55 and 56 of Village Poisar, Taluka Borivali, situated, lying and being at Kandivali (East), Mumbai and more particularly described in the First Schedule hereunder written and for the sake of brevity hereinafter referred to as "the said property",

The said Development Agreement dated 19th February 2007 was impounded by the Collector of Stamps (Enforcement – 1), General Stamp Office, Town Hall, Fort, Mumbai vide no. ENF-1/EVN/1937/10. This Office has assessed the Market Value (as per the terms and conditions mentioned in the Development Agreement) of Rs 95,69,16,500/- and Consideration Rs 41,25,60,000/-. The Developer had paid the Stamp Duty and Penalty as per Demand Notice issued by the concerned office and the said Development Agreement was certified under Section 41 of the Bombay Stamp Act 1958. The said Development Agreement dated 19th February 2007 was registered vide no. BDR-16/11147/10.

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I/We hereby declare that we have paid the proper Stamp Duty on the Principal Development Agreement and the Development Agreement is being Rectified for few terms and conditions as mentioned herein the said Deed of Rectification. I/We hereby indemnify the Registrar against any claim, loss or litigation or deficit Stamp Duty or whatsoever that may arise out of the said Deed of Rectification which is to be re... by both the parties and if so than we shall be solely responsible for it.

SIGNED AND DELIVERED By

Withinnamed Developer

M/s S.D Corporation by its authorised signatory Mr. Sanjay. D. Samant.]

In the presence of.....]

BEFORE ME

A. K. YADAV
NOTARY GOVT. OF INDIA

ANAND KUMAR U. YADAV
GOVT. OF MAHARASHTRA
NOTARY
REG. NO. 7411
GOVT. OF INDIA

Executive Magistrate & Ex-Officio Notary
Bandra (E) Branch

The North Kanara G.S.B.Co-op. Bank Ltd., Bandra Branch, Jagruti Sahitya Sahawas, Kalanagar, Mumbai-400 051.

INDIA STAMP DUTY MAHARASHTRA
R.0000200/-PB5100

No.111505

प्रतिवादार्थी प्रत / Party Copy

दि नॉर्थ कोऑप. को. एस. बी.
को-ऑप. बँक लि.
THE NORTH KANARA G.S.B. CO.OP. BANK LTD.
(Scheduled Bank)

Govt. of Mah. General Stamp dillon Licence
D-5/STP/V.O.R. 1042/02/05/1300-1305/Dt-22-0

शाखा / बार्ता
Br./ BANDRA

दिनांक / Date 11 MAY 12

रु. Rs. 100
रु. Rs. 10
रु. Rs. 2.10

मुद्रांक शुल्क / Stamp Duty
सेवा आकारणी शुल्क / Service Charges (Incl. Tax)
एकूण / Total

दस्तऐवजांची संख्या / No. of Documents 1

अक्षरी रुपये / Amount in words

मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता
Name & Address of stamp duty paying party
M/S. S.D. Corporation

पक्षकारांचा दिनांक नाव / Name of counter party

व्यवहाराचा प्रकार / Purpose of transaction

रोखीने चलन / Payment Details :
चेक / पे ऑर्डी / डी.डी. / Cheque No. / PO / DD
बँकेचे नाव / Drawn on Bank
शाखा / Branch

मुद्रांक फेरले असल्यास वेगळ्या पट्टीवर ही माहिती जोडणे
Note:- This counterfoil has to be presented at t
time of delivery of stamped documen

अधिकृत सही
Authorised Signatory
कॅशियर
Cashier

Franking No. 25837

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES
BANDRA NO. 5 MUMBAI SUBURBAN DIST. (MAH.)

GOVT. OF INDIA * GOVT OF MAHARASHTRA * DILIP MADAV
NOTARY REG. NO. 7537

DIST. (BANDRA)

Nature of Document :	Indemnity Bond
(Registration Details)	Registration Details
	25837
	S.D. Corporation
(Name)	
Affidavit No.	
Stamp Duty Amt. (in words)	Two hundred only.
Authorised Person's (Signature & Seal)	

बांद्रा - ५/
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NORTH KANARA G.S.B. CO-OP. BANK LTD. BANDRA BRANCH

S D Corp
Quality Reliability Trust

S D Corporation Private Limited
(A Shapoorji Pallonji and Dilip Thacker Venture)

Annexure - 1
Ref: clause 15 of Rectification Deed

Date : 1st November 2012

To,

Samata Nagar Co-operative Housing Societies' Union Limited
25/486, Vishwa Darshan, Samata Nagar,
Kandivali (East),
Mumbai – 400 101

Ref : Development Agreement dated 19th February, 2007 between us duly registered with Sub Registrar of Assurances Borivali at Serial No. 11147/2010

Sub : Increase in corpus fund

Under the aforesaid Development Agreement dated 19th February 2007 we have agreed to pay a sum of Rs. 80,000/- (Rupees Eighty Thousand Only) per tenant towards the corpus fund to be paid at the time of handing over possession of the Rehab Buildings to the Federation and / or newly formed Societies and / or existing Societies as the case may be. However on account of re-negotiations between us, it has been decided to increase the corpus to Rs. 4,00,000/- (Rupees Four Lakhs Only) per tenant. The aforesaid sum of Rs. 80,000/- (Rupees Eighty Thousand Only) has been increased to Rs. 4,00,000/- (Rupees Four Lakhs Only) per tenant.

In view hereof, we hereby undertake to pay the corpus fund of Rs. 4,00,000/- (Rupees Four Lakhs Only) per tenant at the time of handing over possession of the Rehab buildings to the Federation and / or newly formed Societies and / or existing societies as the case may be. Further, we undertake to pay all the maintenance and outgoings including the Municipal Assessments in respect of Rehab buildings till the payment of Corpus Fund as above. We further agree and undertake not to indulge any third parties/purchasers in the Sale buildings to be developed by us unless entire corpus amount for 1784 tenants is deposited by us.

Yours faithfully,
For S. D. Corporation Private Limited

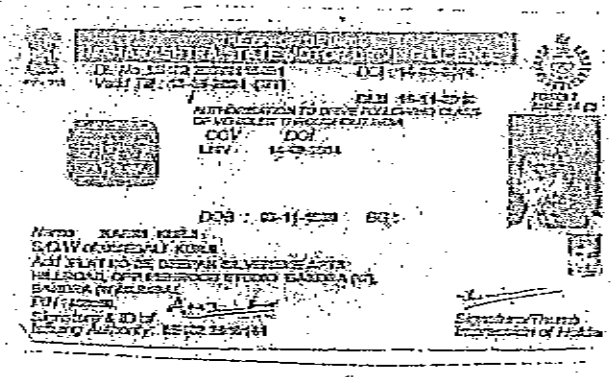
Director

We confirm,

For Samata Nagar Co-operative
Housing Societies Union Ltd.

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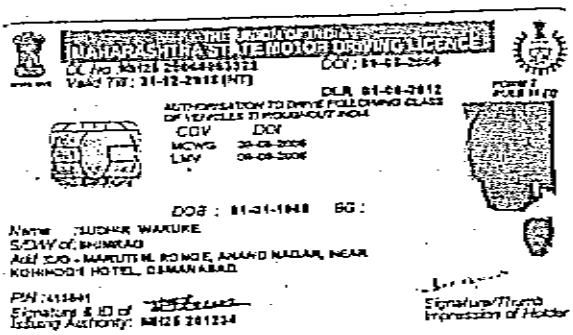
For Correspondence
Samata Nagar, Opp. Thakur College, Kandivali (E), Mumbai - 400 101. India. T: +91-22-6675 2410/11 | F: +91-22-6675 2421 | www.sdcorp.in
Administrative Office:
SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005. India. T: +91-22-6749 0000 | F: +91-22-6633 8176 | www.shapoorji.com
Registered Office:
70, Nagindas Master Road, Fort, Mumbai - 400 023. India.

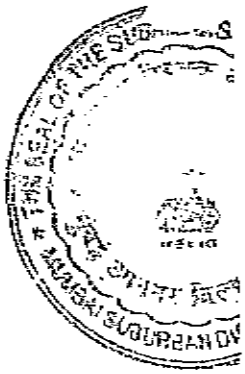






बारल - ५/	
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बरलं - ५/
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Summary) (GoshwaraBhag-1)

शुक्रवार,02 नोव्हेंबर 2012 6:41 म.नं.

दस्त गोषवारा भाग-1

बरल-5 90६
दस्त क्रमांक: 8915/2012

दस्त क्रमांक: बरल-5 /8915/2012

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.200/-

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात
अ. क्रं. 8915 वर दि.02-11-2012
रोजी 6:39 म.नं. वा. हजर केला.

पावती:8956 पावती दिनांक: 02/11/2012

सादरकरणाराचे नाव: मे/ एस.डि. कोर्पोरेशन प्रा.ली. चे लिनियर भेनेजर संजय डि.सामंत - -

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 2260.00
पृष्ठांची संख्या: 1
एकुण: 2360.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली5

सह दु.नि.का-बोरीवली5

दस्ताचा प्रकार: चुक दुरुस्ती पत्र
मुद्रांक शुल्क: "दुरुस्ती विधानपत्र
शिक्का क्रं. 1 02 / 11 / 2012 06 : 40 : 03 PM ची वेळ: (सादरीकरण)
शिक्का क्रं. 2 02 / 11 / 2012 06 : 40 : 56 PM ची वेळ: (फी)

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 * MUMBAI SUBURBAN DIST. (BANDRA)

02/11/2012 6:46:03 PM

दस्त गोषवारा भाग-2

बरल-5

दस्त क्रमांक:8915/2012

दस्त क्रमांक :बरल-5/8915/2012

दस्तऐवजाचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे/ एस.डि. कॉर्पोरेशन प्रा.लि. तै सिनियर मेनेजर संजय डि:सामंत - - पत्ता:प्लॉट नं: ऑफिस ७०, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फोर्ट, रोड नं: नागीनदास मास्टर रोड, . . पॅन नंबर:AADCS4496C	लिहून घेणार वय :-30 स्वाक्षरी:-		
2	नाव:समता नगर को. हा.सो.युनियन. ली.चे चेरमेन अशोक व्ही. सावंत. - - पत्ता:प्लॉट नं:ऑफिस २५/४८६, माळा नं: -, इमारतीचे नाव: विश्व दर्शन , ब्लॉक नं: कांदिवली पूर्व , रोड नं: समता नगर , . . पॅन नंबर:	लिहून देणार वय :-58 स्वाक्षरी		
3	नाव:समता नगर को. हा.सो.युनियन. ली.चे सेक्रेटरी रघुनाथ बी. चौधरी - - पत्ता:प्लॉट नं: ऑफिस २५/४८६, माळा नं: इमारतीचे नाव: विश्व दर्शन , ब्लॉक नं: कांदिवली पूर्व , रोड नं: समता नगर , . . पॅन नंबर:	लिहून देणार वय :-63 स्वाक्षरी		
4	नाव:समता नगर को. हा.सो.युनियन. ली.चे ट्रेझरर किशोर जे. तांबे - - पत्ता:प्लॉट नं: ऑफिस २५/४८६, माळा नं: - इमारतीचे नाव: विश्व दर्शन , ब्लॉक नं: कांदिवली , रोड नं: समता नगर , . . पॅन नंबर:	लिहून देणार स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार दस्तऐवजात 65-चुक दुरुस्ती पत्र यांनी दिलेल्या कबुल करतात.
सिद्धा क.3 ची वेळ:02/11/2012 06:15 PM

ओळख:-

खालील इसम यांनी सादर केलेल्या कागदपत्रांची व दस्तऐवज करुन देणा-यांची ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कार[illegible] वय:32 पत्ता:२५ दीपक सिल्वरलेक हिल रोड बांद्रा प मुं पिन कोड:400050	स्वाक्षरी	
2	नाव:सुधिर - वाकुरे वय:45 पत्ता:एस.डि. कोर्पोरेशन, रेडियो क्लब, कुलाबा मुं पिन कोड:400023	स्वाक्षरी	

Summary-2(दस्त गोषवारा भाग - २)

बरसे - ५/
८९५५ /२०१२

शिक्का क्र.4 ची वेळ:02 / 11 / 2012 06 : 45 : 14 PM

शिक्का क्र.5 ची वेळ:02 / 11 / 2012 06 : 45 : 57 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-बोरीवली5

8915 /2012

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण ०१ ०१ पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ५
मुंबई उपनगर जिल्हा

बरसे - ५/ ८९५५ /२०१२
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला.
दिनांक : 3 NOV 2012

सह दुय्यम निबंधक, बोरीवली क्र.५
मुंबई उपनगर जिल्हा.



नकल दिली
नकल घेतली
रजिस्ट्रार केली.

मौ. पूर्विण जोडाव
पांना त्यांचे ता. 23/11/12 च्या अर्जास
कर्जानुसार नकल दिली.
दि. 24/11/12

पा. कं. 4503/12

सह दुय्यम निबंधक, बोरीवली-५



खरी नक्त

सह. दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर जिल्हा.