Thursday, November 11, 2010
6:38:14 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 10108

गावाचे नाव कुर्ला

दिनांक 11/11/2010

दस्तऐवजाचा अनुक्रमांक वदर13 10082 2010

दस्ताऐवजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

DELIVERED

सादर करणाराचे नाव:मेसर्स पुनीत बिल्डर्स तर्फे भागीदार श्री. प्रतिक सुभाष पाटील यांच्यावतीने कु मु म्हणून श्री. सुभाष गणपतराव पाटील - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (113)	:-	2260.00
एकूण	रु.	32260.00

आपणास हा दस्त अंदाजे 5:52PM ह्या वेळेस मिळेल

दुय्यम निंबधक
सह दु.नि.का-कुर्ला 3

बाजार मुल्य: 12623000 रु. मोबदला: 23750500रु.
भरलेले मुद्रांक शुल्क: 1187525 रु.
देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे; सह दुय्यम निबंधक कुर्ला क्र. ३
बँकेचे नाव व पत्ता: एस बी ऑफ मैसूर, ठाणे प; बंबई उपनगर जिल्हा.
डीडी/धनाकर्ष क्रमांक: 004714; रक्कम: 30000 रु.; दिनांक: 10/11/2010

१) शासन परिपत्रक क्रमांक २०००/९४/प्र.क्र. २५/म-१ दि. २४/३/२०००
२) नो.म.नि.व.मु.नि. पुणे यांचे का क्र. का. ३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९ दि. ४/१०/२००६

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071.

COLLECTOR OF STAMPS, KURLA

B041690

CNT-1 SD - 3885

RECEIPT FOR PAYMENT TO GOVERNMENT — NOT TRANSFERABLE — 11/Nov/2010

M/S. PUNEET BUILDERS

Receipt No.: STAMP DUTY — Receipt Date : Article-5(g-a)

Received From :

On Account of :

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Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
P.O	004713	10/11/10	STATE BANK OF MYSORE THANE (W)	२०१०	Rs.1187525

ADJ/3621/10/K

Case No. :

Lot No.: Lot date : Total S.D. :

Sr. No.	Description of Stamp	Quantity	Denomination	

Rs. 1187525.00
At the time of Registration, please produce the original receipt before the Sub- Registrar.

Rs.: Rupees :

FOR COLLECTOR OF STAMPS, KURLA
NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

१) शासन परिपत्रक क्रमांक २०००/९४/प्र.क्र. २५/म-१ दि. २४/३/२०००
२) नो.म.नि.व.मु.नि. पुणे यांचे का क्र. का. ३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९ दि. ४/१०/२००६

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBUR MARG, MUMBAI - 400 071.

COLLECTOR OF STAMPS, KURLA

08/Nov/2014 2041646

M/S. PUNEET BUILDERS

RECEIPT FOR PAYMENT TO GOVERNMENT — NOT TRANSFERABLE

ADJ FEE

Receipt No.:

Receipt Date :

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Received From :

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
CASH					Rs.100

ADJ/3621/10/K

Case No. :

Lot No.: Lot date : Total D.O. :

Hearing Date on : 07/12/2010

Sr. No.	Description of Stamp	Quantity	Denomination
	Stamp		3705
			Total

Rs.: Rupees :

FOR COLLECTOR OF STAMPS, KURLA
NEW ADM. BLDG. R.C. MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation



महाराष्ट्र MAHARASHTRA DL 425110

16 OCT 2010

मुद्रांक प्रमुख लिपिक
कोषागार कार्यालय, ठाणे

30 OCT 2010

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE AT MUMBAI ON THIS 12TH DAY OF NOVEMBER IN THE YEAR TWO THOUSAND TEN by and between **NEHRU NAGAR PRATADARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.**, a Co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah. XXIV of 1961) and bearing Registration No. MUM / MHADB / HSG / (TC) / 11367 / 2001-2002 dated 11.10.2001 and having its registered office at Building No.97 Nehru Nagar, Kurla (East), Mumbai – 400 024, through its Chairman Shri. A. P[illegible]SE, Secretary Shri. **N.N. NENE** and Committee Member Shri. **ABDUL RASHID** hereinafter referred to and called as 'THE SOCIETY' (which expression shall unless repugnant to the context and meaning thereof shall mean and include the members and office bearers for the time being of the said society their successors, administrators and assignees) **OF THE FIRST PART.**

Power of Attorney holder of Mr. Pratik S. Patil

नेहरू नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

For MEET BUILDERS

Power of Attorney holder of Mr. Pratik S. Patil PARTNER

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AND

M/S PUNEET BUILDERS, a Partnership firm having its office at 41, Shreerang Shopping Center, Shreerang Co-Op Hsg. Soc. Thane.(West.) Pin 400 601 through it's Partner **Shri. Pratik Subhash Patil**, hereinafter referred to and called as **'THE DEVELOPERS'** (which expression shall unless repugnant to the context and meaning thereof shall mean and include the Partners of the said firm (if any included in future), the survivor or survivors of them and the heirs, successors, executors, administrators, legal representatives and assignees of the last surviving partner/s) OF **THE SECOND PART;**

WHEREAS the Authority being duly constituted with effect from the [illegible] day of December, 1977 under Government Notification in the Public works and Housing Department No. ARD- 1077 (1) Desk-44 dated the 5th December, 1977, the Maharashtra Housing Board a Corporation established under the Bombay Housing Board Act, 1948 (Bom. XXIX of 1948) (hereinafter referred to as 'the board') stood dissolved by operation of section 15 of the said Act.

AND WHEREAS, under clauses (a) and (b) of section 189 of the said Act all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property, rights, liabilities and obligations of the Authority.

AND WHEREAS, the board had a scheme of construction allotment and sale of tenements, generally known as Low Income Group Housing Scheme for residential purpose ;

ANDWHEREAS, the board had built the Building bearing No. 37 at S. No. 229 & 267 and C.T.S. No.11 (part) & 12 (Part) at Nehru Nagar, Kurla (East), Mumbai -400 024 (hereinafter referred to as 'the said Building's) for residential purpose and more particularly for housing persons belonging to the Low Income Group as provided in that scheme for residential purpose :

AND WHEREAS, the tenements in the said Building have been allotted in individual allottees for residential purpose.

AND WHEREAS the said 40 allottees have formed themselves into a co-operative Housing Society called as the **NEHRU NAGAR PRIYADARSHAN** Co-operative Housing Society Ltd., bearing Registration No. MUM / MHADB / HSG /(T.C.) / 11367 / 2001-2002 dated 11.10.2001 i.e. the Party of the **First Part.**

AND WHEREAS the Society, by virtue of Lease Deed dated 07.10.2010 executed by & between MHADA & the Society herein & registered on 15.10.2010 has acquired the Lease Hold rights of the land / property as detailed in the "schedule" of this agreement, on which the **building of the Society** bearing no. 37 of Nehru Nagar, **Kura (E), Mumbai - 24 is constructed.** And further by virtue of Sale Deed dated 07 .10.2010 executed by and between MHADA & the Society herein & registered on 15.10.2010, the society has acquired ownership rights of the said building bearing No. 37 admeasuring 1342 sq. meters of built up area standing on the said land

नेहरू नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

सचिव

For PUNEET BUILDERS

Power of Attorney holder of Mr. Pratik S. Patil PARTNER

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admeasuring 800.05 sq. meters, on lease for 60 years from 01.01.1967 by fixing the lease rent as per the standard norms of Mhada.

AND WHEREAS the Society is absolutely seized & possessed and / or otherwise well & sufficiently entitled to the said land & the building as aforesaid, herein after called as the **'said property'**;

AND WHEREAS the building standing on the said property is not in a good condition and has become structurally weak.

AND WHEREAS the members of the SOCIETY in its Special General Body Meeting held on 22/05/2009 decided to reconstruct the said dilapidated building by availing maximum possible additional FSI to be granted by the MHADA Authority & M.C.G.M. and/or by availing T.D.R.

AND WHEREAS the society has invited competitive offers /tenders from reputed developers & has received redevelopment proposals from eleven interested and reputed builders/ Developer.

AND WHEREAS, in the Special General Body Meeting of society held on 20.09.2009 the proposals from eleven builders / Developers were discussed in details and two of them were shortlisted on the basis of their technical and financial capability and their competitive offers.

AND WHEREAS, in the Special General Body Meeting of society held on 26.09.2009, out of the shortlisted offers, the proposal of **M/s. Puneet Builders** vide their letter dtd 01.09.2009 is found most suitable & beneficial to the society. However the Special General Body Meeting of the society directed to the committee to negotiate with M/s. Puneet Builders and to put up the proposal in the next General meeting for finalisation

WHEREAS in the Special General Body Meeting dated. **03.10.2009**, the negotiated offer of **M/s. Puneet Builders** was again discussed and further negotiated & is accepted by the Special General Body Meeting of the society unanimously.

And whereas the developer has submitted the final consolidated offer by their letter dtd 15.10.2009 which was finally negotiated & agreed by them in the said Special General Body Meeting of the society held on **03.10.2009**.

And whereas the society has issued the letter of appointment to the **M/s. Puneet Builders** on **03.12.2009** and appointed as the developers for the redevelopment of the building of the society bearing no. 37 at Nehru Nagar, Kurla (East), Mumbai -24.

AND WHEREAS the society has entrusted unto the DEVELOPER development rights of the said property on the terms and conditions herein appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1) The Society hereby represents and being covenants to the Developers herein that:

नेहरू नगर सिवदर्शन को. ऑप. हौ. सोसायटी लि.

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For PUNEET BUILDERS
Power of Attorney holder
of Mr. Pratik S. Patil
PARTNER

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i) They are the lessee of the plot of land bearing Survey No. 229 & 267 and City Survey No. 11 (P) & 12 (P) of Village - Kurla situated at Nehru Nagar, Kurla (E), Mumbai -24 for the period of 60 years and the same is still in force and subsisting and are absolute owners of the building standing on the said plot and their title to the said property is clear and marketable.

ii) They are entitled for the existing F.S.I. of building, 2.5 FSI of said land and proportionate additional FSI of 2.5 of entire Nehru Nagar Layout and accordingly the MHADA authority has made available to them the said 2.5 on payment of premium of 40% of current Ready Rekoner land

iii) There is/are no existing order from any court and/or other authority concerned and/or any other legal impediments restraining the society to redevelop the said property and further to enter into this Agreement and grant the development rights to the Developers herein.

2) The Society and it's Members hereby grant and/or attorney to and in favour of the Developers herein the rights and powers of Development of the said property and thereby allow and permitted unto the developers to develop the said property more particularly described in the Schedule hereunder written by demolishing the said existing dilapidated building No. 37 of Nehru Nagar Nehru Nagar Priyadarshan Co-op. Hsg. Soc. Ltd located at Nehru Nagar, Kurla (E), Mumbai -24 and putting up a new construction in it's place by utilizing existing existing F.S.I. of building, 2.5 FSI of said land & maximum permissible proportionate additional FSI i.e 2.5 F.S.I. of Nehru Nagar Colony which is made available by the MHADA and /or maximum permissible T.D.R. and as per the plans to be approved and sanctioned by MHADA & the MCGM. The Society doth hereby entrust the entire development rights of the said plot of Land admeasuring **800.05** sq. meters (more particularly described in the Schedule written hereunder) along with additional tit bit land of approx 50 sq. meters and R. G. plot having area of 288 sq. mtrs. or more as per the actual demarcation on site by MHADA Authorities unto the Developers for a consideration and on the terms and conditions hereinafter appearing.

3) That for the purpose of development, the Developers shall demolish the existing building known as " Building No. 37 of Nehru Nagar Nehru Nagar Priyadarshan Co-op. Hsg. Soc. Ltd located at Nehru Nagar, Kurla (E), Mumbai -24" standing on the said land. After demolishing the existing building, the Developers shall construct a new building as per the plans which will be sanctioned by the MCGM by utilizing maximum permissible FSI, which is made available by Mhada/MCGM in respect of the said plot & the building. The new building shall be ground plus multi- storied structure as per the plans which will be approved by Mhada & MCGM.

For नेहरु नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

अध्यक्ष सचिव

PROJECT BUILDERS
CARTNER
Power of Attorney holder
of Mr. Pratik S. Patil

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4) In consideration of the Society granted the development rights of the said property to the Developers, the Developers hereby agree to provide to the society in all 40 tenements free of cost of the carpet area ~~approximately~~ 484 sq.ft. (45 Sq. Mts), having self contained 2BHK Flat.

The allotments of the society's 40 tenements in the proposed building will be done by the society from 3rd floor ~~of the floor~~ upwards as per the planning feasibility. The Developers are entitled to sell and dispose of all the rest of premises as available with them, in the open market to the person or party of their own choice and in the manner they like and deem fit and to which the society has no right to object.

5) The Developer shall have right to amend plans of entire building or make certain changes in it in order to obtaining the sanction from Mhada & MCGM and as to consume maximum permissible by Mhada and MCGM. However the changes/modifications/revisions in the plan will be intimated to the society and copy of sanctioned plans will given by the developers to the society for their record. The existing F.S.I. of building, 2.5 FSI of said land & proportionate additional permissible 2.5 F.S.I. of Nehru Nagar Layout and additional FSI, if any, granted by MCGM shall be used for the said reconstruction scheme.

6) It is specifically agreed by and between the parties hereto that the 'The Developers' has accepted the offer to redevelop the said land including the said building on the basis of Govts'/ Mhada's new policy of 2.5 F.S.I. for Mhada colonies that the society is entitled to consume the maximum permissible FSI but not less than 2.5 F.S.I. of Nehru Nagar Layout which will be granted by MHADA and accordingly agree to provide 40 flats of carpet area as specified in clause (4) above against the grant of development rights of the said land including the said building given to the developers by the society. Therefore in any case if the permissible FSI will be reduced by 2.5 of Nehru Nagar Layout or it's premium payable to Mhada will increase more than 5% of the present rate, applicable at the time of this agreement or any change in the Govt. policy affecting the cost of the said reconstruction scheme adversely then accordingly and in proportionate thereto the area and offer agreed to be provided will be changed. In such changed situation an amicable revised offer will be worked out which will be acceptable to both the parties and then accordingly the rectification deed will be executed. The Society shall get vacated the building and the plot within a period of 45 days of the date of issue of notice from the developer and handover peaceful and vacant possession of building as well as plot underneath and it's appurtenant open spaces, tit-bit, non tit-bit lands etc to the Developers. The DEVELOPERS shall demolish the building and clear the plot at their own costs. If the Society fails to hand over unto the DEVELOPERS entire complete vacant possession of minimum 70% of total Tenements i.e. 28 nos of Tenements in the building of the Society along with

फॉर, नेहरू नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

A Rashid
Officer

For SANEET BUILDERS
Power of Attorney holder
of Mr. Pratik S. Patil

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the entire plot within 45 days from the date of notice by the DEVELOPERS as aforesaid then the Society shall be fully responsible for the same and also liable to make good the losses, the DEVELOPER may suffer due to such non-compliance on the part of the Society, without prejudice to other legal remedies available for the DEVELOPERS.

However if the Society succeeds in handing over unto the DEVELOPERS complete vacant possession of part building not less than minimum 70% of total Tenements i.e. 28 nos of Tenements in the building of the Society along with the plot within 45 days from the date of notice by the DEVELOPERS aforesaid then the concerned non co-operative members shall be personally be fully responsible for the same and the said non cooperative members will be liable to make good the losses, the DEVELOPERS may suffer due to such non-compliance on the part of the Society as explained in the clause no.6(a) hereunder. The developer will be free to take suitable legal action against the said non-cooperative members for vacating the said building for further reconstruction activities. The society hereby agrees to extend their full co operation to the Developers in the said regards.

7) That it is particularly agreed and understood by and between the parties hereto that this Agreement is an agreement only for the development of the said land and/or construction of new building on the said land, and the Developer shall not have any right, title and / or interest in the said property and/or in any part thereof save and except as specified herein.

8) The Developer shall bear and pay all the expenses right from obtaining N.O.C. from MHADA, sanctioning expenses of MCGM, scrutiny fees, deposits, LUC/BLBC for construction of new building till giving back the possession of newly constructed tenements, including fees of consultant/s, architect, stamp duty and registration charges of this development agreement and the Society shall not be responsible for any charges except Stamp duty & registration fee of individual agreement of 40 members of society, routine lease rent to be paid to MHADA, other routine charges of MHADA and applicable routine taxes of MCGM.

9) That the Society hereby assures the Developer of clear and marketable title of the land as well building of the Society and agrees to save harmless the Developer from and against any charge / encumbrance / claim / objection. Furthermore if the development work is obstructed / hindered / stopped by any objection and / or any legal impediment by any member and / or any person claiming through any member/s of the Society, after the execution of present agreement, then in such case the cost to clear the said obstruction / hindrance / legal impediment shall be recovered from such member/s by the Developer with the help of society. The said amounts shall be payable by such member/s to the Developers on or before the handing over the possession of his/their (i.e. only the person who has caused obstruction) respective flat/s in the

नेहरू नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

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For PRAGATI BUILDERS

Power of Attorney Holder
Mr. Pratik S. Patil PARTNER

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proposed building. Further it is agreed between the parties that if the concerned member/s fails to make the said payment alongwith interest of 24% annum to the Developers within 30 days from the date of giving possession of new tenements to other members of the society or from the date of issue of the occupation certificate by MGMC, whichever is earlier, then for the recovery of the said amounts, the Developers with the help of the Society will be free to deal with such flat/s as they deem fit and proper. The society hereby agrees to extend it's full and utmost co-operation to the developer in the said regard.

10) It is specifically agreed between the parties that the developer shall not be responsible for any payments /reimbursements of any other expenses of the society except as stated herein above.

11) That the Developers shall execute the said work under the guidance and supervision of the Architect of the Society **M/s Subhash Patil & Associates** or any Architect appointed by the Developer (which will be intimated to the society in a reasonable period), whose professional fees shall be born by the Developers. The Architect shall decide the elevation colour scheme, RCC drawings etc, technical details in consultation with RCC consultant and the Developer. The Developer has to construct the building as per the plans sanctioned by MHADA & MCGM and as per the specifications mentioned in the offer.

12) In consideration of the Developers agreeing to carry out the development of the said property and to provide 40 nos. of flats free of cost as stated in clause (4) above, the Society hereby grants to the Developers right to sell and / or dispose of the rest of area other than 40 Nos. flats of the members in the new building to the prospective new purchasers for such consideration and on the terms and conditions as the developers may deem fit and the Developers alone shall be entitled to appropriate the sale proceeds in respect of the remaining area. Neither the Society nor the Members shall have any claim in respect of the said consideration to be received by the Developers from the prospective purchasers. The Developers shall have absolute discretion as to the selection of the prospective purchasers and to the fixing of the sale price in respect of remaining area that will be at the disposal of the Developers with the prospective purchasers shall be on principal to principal basis and not as Agents of the society. It is further hereby agreed that the prospective purchasers of remaining area shall be entitled to be members of the society. The society hereby agrees to admit the said persons to the membership of the Society on receiving the necessary recommendation to that effect from the Developers. The society hereby admits the prospective purchasers as member of the society; on receipt a sum of Rs. 500/- per member towards share money and Rs. 100/- per member as entrance fee and Rs. 10,000/- per member towards premium for admission of new membership of the society on receipt of developer's written request for the same. In any case Society is not entitle to refuse membership to

For M/S SUBHASH PATIL & ASSOCIATES
Power of Attorney holder
of Mr. Pratik S. Patil
PARTNER

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new purchaser & it will be breach of condition of this present. It is hereby agreed that the said prospective purchasers of the remaining area shall be entitled to become members of the society only after they have paid the full payable amounts to the Developers and only on the Developers recommending their names in writing to the Society. The Developer shall collect share money & entrance fee from these new flat purchasers / acquirers prescribed amounts towards and hand over the same to the society. On handing over of the same the new purchasers shall become members of the said Society. The Society under no circumstances can ask for additional consideration/ donation/fee any amount except any statutory payments from new incoming members and /or the Developer for the same. The new members will be liable to pay the said society's monthly charges immediately after the issue of society's share certificates to them by the society.

13) In the matter of selling and or transferring such flats/units/tenements as mentioned herein above the Developers have absolute right to execute agreements / and or other necessary documents and to receive / usufruct consideration receivable from the same and appropriate the same for their absolute use and benefit. Without prejudice to these obligations on part the Society, the society has given a separate power of attorney in favour of nominees of the Developer for the works contemplated herein and for the work of development.

14) That notwithstanding the Power of Attorney given in favour of the Developer and/or the nominees of the Developer, the Society hereby agrees to give necessary signatures, consents for any form/s, application/s, paper/s. plans/s, documents/s as may be required by the Developer for purpose of development within 7 days from handing over the papers which are necessary for reconstruction of the new building of the Society and / or for carrying out and implementing any of the acts, deeds and things agreed to be done , executed and performed by the Society and its office bearers as per these presents.

15) The Society hereby empowers the Developer to get their plot demarcated again, if required and get the necessary corrections done in the same and also to file objection to demarcation/s or measurements/s of adjoining lands or societies if it hampers or affects the area of the plot of the Society and to give all the required statements, confirmation of area or demarcation and to appear for and represent the Society and if the area is increased to usufruct benefit thereof.

16) The Society hereby empowers the Developer to commence, continue, prosecute or file whatever suit/s and legal proceedings only in relation to the development of the plot and / or reconstruction with full knowledge of the type of litigation to be given to the Society. Also the Developer is hereby empowered to represent the society before any authority, corporation, government/ semi- government bodies including MHADA, etc. on behalf of

For नेहरू नगर विभवर्धन को. ऑप. हौ. सोसायटी लि.

For DEVELOPERS

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the Society and to sign, submit, file any statement, affidavit declaration form, plan, indemnity bond in the name of or on behalf of the society and / or its office bearers only for the purpose of development and / or reconstruction of the building and for executing, performing and implementing any of the acts, deeds and thing agreed by the Society and its office bearers under these presents not for any other purpose.

17) That the developer shall construct 40 units with amenities and specifications as per " **Annexure A** " annexed herewith. The Developer agrees to complete the flats/ rooms to be given to the members of the Society in all respects and obtain part / full occupation certificate. After obtaining completion certificate from Architect either for part or full building, members shall take possession within 7 days from the intimation from the developer. It is further agreed that the Society shall grant membership to new flat purchasers of the Developers by issuing them the share certificates before taking possession of their reconstructed tenements. The Society and its members do hereby agree that if the construction work of their flats is completed and these are in habitable condition, then they shall not refuse to take possession of these flats and the Developer shall be entitled to continue with the remaining construction work. The Developer shall take maximum care while completing the remaining work & will not disturb the members put in possession. The Society and members of the society shall not be entitled to obstruct or object to any further construction work of the Developer.

18] That the Developer shall complete the work of construction of the building within the period of 24 months from the date of commencement of construction work on site or date of issue of commencement certificate by MCGM whichever is later, by doing excellent quality of work which should confirm all required test result, as per requirement of the society's architect as per general norms & as per these presents and hand over back unto the Society the new building along with plot of the Society duly completed. The Society reserves full right to appoint a survey agency / expert who will inspect and certify the work. The above time schedule is essence to this agreement unless disturbed by natural calamities or act of God or shortage of materials in the open market or any legal impediments. The Society shall have to give extension for a period of proportionate delay depending upon the progress of the work of the building on site. But it is specifically agreed that if the construction work is complete and occupation certificate is awaited, within the prescribed time limit, no penalty shall be attracted. However the Developer agrees to obtain Occupation Certificate after completion of the building.

19) That the Society member shall get disconnected their individual electric meters, etc., also the Society shall get the water supply disconnected and / or comply with the formalities, which are pre-requisites for demolition as well as sanctioning new plans.

नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

For ARCHITECT BUILDERS

of Mr. Pratik R. Patil

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20) That the Society has assured the Developer that they have paid and shall pay all legal dues, taxes, electricity bills, water charges, repair cess, lease rent, estate duty, stamp duty, etc. till handing over vacant possession of the building and the plot unto the Developer for the purpose of re-development and that there is no charge of whatsoever nature on the land of the Society and its building which has remained to be paid by the Society. The Society shall also pay MHADA charges, taxes & lease rent which are payable by them as the lessee of the said plot during the period of construction regularly. If any of the above dues are pending then the Developer shall intimate the Society to make such payments within 15 days. If the society fails to make such payment then the Developer shall pay the same and recover from the Society along with interest @ 21% p.a. quarterly cumulative.

21) That the Developer shall bear the stamp duty, registration charges applicable to this agreement, water charges of Mhada (if any), electricity charges for construction. and shall keep the Society indemnified from these liabilities. The contractor of the Developer shall comply with the existing Labour Laws, Insurance Act, Workmen Compensation Act, etc. The contractor shall insure the workers working on site during the course of construction. In case of occurrence of any accident or mishap during the reconstruction work of the building, it will be the financial and legal responsibility of the contractor / labour contractor appointed by the Developers and not of the society or the developer herein.

22) That any defects bad workmanship or faults which shall appear during the progress of the work or within the defect liability period of 1 year from the virtual completion of the work and which are due to materials or workmanship not being in accordance with this agreement shall be specified by the architect of the society in a schedule of defects which he shall deliver to the Developer not later that 14 days before the expiration of the said defects liability period and the same shall be made good by the Developer.

23) The Developer shall give warranty of 1 year for the flat to be constructed from the date of completion of construction work against the defects in the construction work to be carried out. This warranty is not applicable for items which are damaged due to wear & tear and also not applicable for the items where the Society / developer have counter warranty such as lift. The Developer undertakes to rectify defects, if any, in this period at their own costs within one month from receiving certificate from the in charge architect of the project of such defects. The Society and the concerned member shall permit the contractor / labour / employee/ agents of the Developer to view, verify and inspect the alleged defects, if any, and to execute the required repair work. If any defect cannot be rectified then in that case the Developer shall pay unto the Society reasonable compensation as per certification of Architect of the Society. Provided further it is also agreed that the society and/or the individual

नेहरू नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

For LATEST BUILDERS

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member/s shall not carry out any alterations of whatsoever nature in the said flat or any fittings therein. It is also agreed that they shall not tamper with or make any alteration in any of the fitting, pipes, water, supply connection or any of the erections in the bathroom as this may result in seepage of water and/or affect the strength of the structure. If any of such work are carried out without the written consent of the Developer, the society shall not be entitle the warranty regarding the defect liability and the alleged defect liability of the Developer shall automatically stand extinguished. It is further agreed that the member shall not be allowed to carry out any work, in their flats on the day before taking possession of the flat without express written consent of the Developer to do so and with prior permission of the Society.

24] It is expressly agreed that the Developer is free to mortgage and or to offer as collateral security, the flats/offices/shops coming to the share of the Developer to be constructed, to raise finance for the work of construction with any financial institution, for which no separate consent or signature of the Party of the first part is required. But in such case the Developer only shall be liable for paying off such loan and under no circumstances the society and / or property of the Society shall be held liable for repayment of the loan of the Developer.

25] That the Society has hereby given permission, unto the Developer, to put their board, hoarding, advertisement, neon sing etc., on execution of these presents, in/on the premises of the Society till the project is completed or last flat of the developer is sold out in the open market.

26) It is agreed that in the following events:

a. If the Developer, without any reasonable cause, shall not commence the work of construction of the building within three month from the date of demolition of the existing building of the Society after getting I.O.D.& C.C.

b. At any stage of the construction of the building, if the work of construction of the building has stopped for a period of three continuous month (90 days) without any reasonable cause or excuse such as natural calamities, acts of god shortage of construction materials/s, any act/rule/change of policy of authority regarding re-development, any court order, stay, etc. all beyond the control of the Developers.

The Society should be entitled to issue show cause notice to the Developer giving 30 days notice as to why penalty should not be imposed on the Developer for such delay. The developer shall within the said period of notice, explain their position to Society in writing. The Society shall consider the explanation so given by the Developers & the explanation if found satisfactory, the Society shall withdraw the notice. However, if the society feels that the explanation

सर्फ नेहरु नगर प्रिमायसेस को. ऑप. हौ. सोसायटी लि.

For SHREE BUILDERS
Power of Attorney holder 11

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given by the Developers is not to their satisfaction then in such eventuality, with the consent or consensus of both the parties, Arbitrator will be appointed to finalize the penalty. The penalty finalized or decided by the said Arbitrator will be binding up on both the parties and the Developers shall be liable to pay the same to the society. If any circumstances the Developers fails or refuse to pay the said penalty amount, imposed by the Arbitrator, then the society shall be free for termination of the agreement. However after receiving the notice of termination from society, the developer should arrange and appoint another developer, with mutual consent of society, who will honor the commitment of the Developer herein for completion of this said project. The developer shall decide his terms & conditions with the new developer and shall recover the amounts, out of pocket expenses spent/incurred by the along with the interest, which will be mutually decided between them and assign the responsibility of all the new purchasers, if any, to whom the Developer has agreed to sell units in the proposed new construction. On fulfillment of all above the Developer shall issue a NOC to the society for completion of the balance work and shall remove their tools and plants and handover back the physical possession of the plot to the society/new in writing and then the society shall be Developers free to move ahead to complete the works left out by the Developers.

27] In case any dispute or difference shall arise between the parties herein touching or relating either to the said development or any other matter or thing arising under this Agreement, the same shall be referred to the Arbitrator appointed by both the Parties whose award shall be final and binding upon both the Parties.

In case of disagreement between the Parties for appointment of single Arbitrator, then in such case the parties hereto shall be referred to the arbitration of the three arbitrators, one to be appointed by the Society and the Second to be appointed by the Developers and third an Umpire to be appointed by the first two arbitrators. Such arbitration shall be held in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force except that such Arbitrator. The award given by the Arbitrators and the umpire shall be final and binding on the parties hereto. The Members have no objection in Society nominating the Arbitrator on their behalf. Such arbitration shall be take place in Thane . Such reference shall be deemed to be arbitration pursuant to the Arbitration & Conciliation Act 1996.

28] All the annexure, annexed hereto shall form the part & partial of this agreement.

वर्ष नेहरु नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

सचिव

For SHREE BUILDERS
Power of Attorney holder
of Mr. Pratik S. Patil
PARTNER

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SCHEDULE

All that piece and parcel of land or ground of plot situated and lying underneath and appurtenant to building No. 37 at Survey No. 229 & 267 and City Survey No. 11 (P) & 12 (P) of Village - Kurla situated at Nehru Nagar, Kurla (E), Mumbai -400 024 and District of Mumbai City admeasuring 800.05 square meters along with additional tit bit land of 50 sq. meters and R. G. plot hang area of 288 sq. mtrs. or more as per the actual demarcation on site by MHADA as per demarcation and building thereon admeasuring 905.20 square meters as per conveyance and bounded as follows that is to say:

On or towards the North by	:	90' Wide D.P. Road
On or toward the South by	;	40' Wide Road
On or towards the West by	:	Bldg. No. 39
On or towards the East by	:	Slum Area

Together with all the easements, privileges, rights, liberties appurtenant thereto

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT AT MUMBAI ON THE DATE AND THE YEAR FIRST HEREIN ABOVE WRITTEN

SIGNED SEALED AND DELIVERED)

BY THE WITHINNAMED SOCIETY)

THROUGH ITS OFFICE BEARERS)

Shri. A. P. TAPASE

Chairman

Shri. N. N. NENE

Secretary

Shri. ABDUL RASHID

Treasurer

in the presence of

Signed Sealed and Delivered

By the Withinnamed "Developers"

M/S PUNEET BUILDERS)

represented by its Partner

Mr. Pratik Subhash Patil

in the presence of _____

Signed Sealed and Delivered

M/s. Puneet Builders
41, Shrirang Shopping Centre,
Shrirang Soc., above UCO Bank,
Thane.(West) Pin-400 601.

For PUNEET BUILDERS

Power of Attorney holder
of Mr. Pratik S. Patil

ANNEXURE 'A'

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SPECIFICATIONS

PROPOSED RECONSTRUCTION SCHEME OF BLDG. NO. 37 OF NEHRU NAGAR, KURLA (EAST), MUMBAI – 400 024

SR. NO.	MATERIAL	MAKE / DETAILS
01	Cement OPC 43 Gr. / 53 Gr.	L& T, Ambuja, ACC , Narmada, Birla.
02	Steel	Tested Certified Fe 415 HYSD.
03	Ceramic Tiles 18" x 18" or 12" x 12" in size	Kajaria, Sonora, Somani or Equivalent
04	Vetrified / Porcelleno tiles2'x 2'	Kajaria/ Somaney or Equivalent
05	White or green marble	One side Polished Marble
06	Granites Slab 20mm thick	Polished Granite
07	Sand	River Origin.
08	Metal 1 & 2	Black Angular
09	Waterproofing Compound	Roff hyproof, Roff plaster master.
10	Block Board	35 mm thick .
11	Wood	Seasoned
12	Locks, Night Latch	Goderj / Sorbit or equivalent .
13	Copper wire	Bonton / Power plaster /or equivalent.
14	Switches	Piano type Moduller switches
15	PVC conduit 20 mm thick	Circle Arc Diamond or Equivalent.
16	Light fittings	Anchor, or Equivalent
17	CI Pipes	Neco make
18	PVC pipes	Prince, Supreme
19	GI Pipes	QST, Zenith or equivalent
20	GI gun pit valves	ISI Make.
21	Aluminum sections	Geeta or Equivalent
22	Glass	Modi or equivalent.
23	CP Fittings	Sieko, Sieko Deluxe or Equivalent.
24	Cement paint	Snowcem or Equivalent.
25	Acrylic Based Paint	Sandtext matt or Equivalent.
26	Passenger Lift	Hallmark / Olympus / Royal./ Eros / Escon or Equivalent.

फॉ नेहरु नगर प्रियदर्शन को. ऑप. हौ. सोसायटी लि.

अध्यक्ष सचिव सदस्य

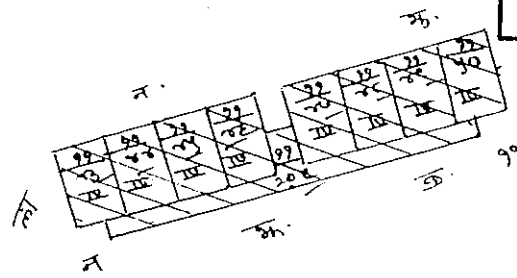
For SWEET BUILDERS

Power of Attorney holder of Mr. Pratik S. Patil PARTNER

अर्जदार – ~~नियाज सिद्दीकी~~ यांचे दि. १९/१/१० चे अर्जावरून मौजे कुर्ला भाग-७ ता. कुर्ला जि. मुंबई उपनगर येथील पुनर्विलोकन आलेख क्र. ८१ वरून न.भू.क्र. ११/७ ते५०, ११/२०९ ची कारणापुरतीची दिलेली नकाशाची नक्कल.

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बदर-१३
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प्रमाण १:५००

१) सदरची नक्कल ही पुनर्विलोकन आलेखा बरहुकूम देण्यात आली आहे.

२) सदर नकाशा पुनर्विलोकनाचे वेळी जागेवर आढळून आलेली स्थिती दर्शविणे. (जेथे शक्य आहे, त्या ठिकाणी मूळ नगर भूमापनाचे वर्ग अथवा पुनर्विलोकन करण्याचा कालखंडातील कायम आले. आद्यावन नसतील तर ते असावे.)

३) सदरची नकाशा जसेवरीता अद्यावत स्थिती दर्शविण्यात आली आहे. आणखी अद्यावत स्थिती दर्शविण्याचा प्रयत्न करावयाची झाल्यास नवीन मोजणी करून घेणे आवश्यक आहे. मेणे.

टिप- पुनर्विलोकन आलेख क्र. ८१ चे न.भू.क्र. ११/७ ते५० मध्ये दर्शविलेल्या मजल्याकामाचे क्षेत्रफळ अनधिकृतपणाची स्वाक्षरी येणेवर लिलक आहे.

टिप- पुनर्विलोकन आलेखामाणे न.भू.क्र. ११/७ ते५०, २०९ मध्ये अनुक्रमांक नसलेले काळ्या अक्षर लालशाईचे एकही बांधकाम नाही.

अर्ज क्रमांक ९५०९ अर्जदाराचे नांव नियाज सिद्दीकी
अर्ज केल्याचा तारीख ११/१/१०
नकाशा तयार तारीख २०/१/१०
तिकिटाची तारीख २१/१/१०
तयार करणार [illegible]
तपासणी करणार [illegible]
खरी नकल पु. सी. जाधव प. भू. क्र. ७

एकूण शुल्क। ९
नकलचे शुल्क। ५०-०
अधिभार शुल्क
तपासणी शुल्क।
कागद शुल्क। ५-०
रक्कम ५५-०

नगर भूमापन अधिकारी
कुर्ला.

तिकिटाचे शुल्क।
एकूण रक्कम ५५-०

मालमत्ता पत्रक

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/मौजे -- कुर्ला भाग -३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

भूमापन क्रमांक / प.ह.नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी	धारणाधिकार	सारसनाला दिलेल्या अकारणी/ना भाड्याची तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
११/४३	१४/४३		२७.३	H-I	

सुविधाधिकार -

हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ

पट्टेदार -

इतर भार -

इतर शेरे -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन

बदर-१३

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तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

अर्ज क्रमांक 9506 अर्जदाराचे नांव विजया सिंदीकी

अर्ज केल्याची तारीख 1/9/2010 एकूण शुल्क। 9

नक्कल तयार तारीख 29/9/2010 नकलचे शुल्क। 20-0

दिल्याची तारीख 29/9/2010 अधिभार शुल्क।

तयार करणार [illegible] तपासणी शुल्क। 2

तपासणी करणार [illegible] दाखल शुल्क। 2-0

खरी नक्कल तु.सो. जाधव प.भू.क्र.७ रक्कम। 220

नगा भूमापन अधिकारी कुर्ला.

तिकिटाचे शुल्क।
एकूण रक्कम 220

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मालमत्ता पत्रक

गाव -- कुर्ला भाग -३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

सर्वे नं./ फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा झाड्याचा तपशील आणि त्याचा फेर तपासणीचा नियत वेळ)
११/४४	११/४४		२६.३	H-I	

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ

पट्टेदार

इतर भार

इतर शेरे

बदर-१३

१००८८	२०
२०१०	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

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अर्ज क्रमांक ३५०९ अर्जदाराचे नांव रियाज सिद्दीकी
अर्ज केल्याची तारीख ..... एकूण शुल्क। - १
नक्कल तयार तारीख १९/१८/१० नकलचे शुल्क। - २०
दिल्याची तारीख २१/१२/२०१० अधिभार शुल्क।
तयार करणार ..... तपासणी शुल्क।
तपासणी करणार ..... जोड शुल्क। - २
खरी नक्कल तु. सी. जाधव रक्कम। २२
प. भू. क्र.९

नगर भूमापन अधिकारी
कुर्ला.

तिकिटाचे शुल्क।
एकूण रक्कम

मालमत्ता पत्रक

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गाव -- कुर्ला भाग -३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

सिटी स. नं. / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा तपशील आणि त्याच्या पैकी तपशील (भाड्याचा नियतकाळ)
११/४५	११/४६		२६.३	H-I	

सुविधाधिकार -

हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ

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पट्टेदार -

इतर भार -

इतर शेरे -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

अर्ज क्रमांक ३५०६ अर्जदाराचे नांव श्याम शिंदे
अर्ज केल्याची तारीख 13/8/19 नकला - १
नकल तयार असल्याची तारीख 27/7/2020 कलम - २०
दिल्याची तारीख 27/7/2020
तयार करणार
तपासणी
कलम - २
२२

मालमत्ता पत्रक

19

जे -- कुर्ला भाग -३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

भाग	शिट नंबर	प्लाट नंबर	क्षेत्र चो.मी.	धारणाधिकार
फा. प्लॉ. ५०				शासनाला दिलेल्या आकारणीचा भाड्याचा तपशील आणि त्याच्या पूर्व तपासणीचा नियत फळ)
११/४६	११/४६			
८		२७.३	H-I	

सुविधाधिकार -

हक्काचा मूळ धारक महाराष्ट्र गृहनिर्माण मंडळ
वर्ष १९६६

पट्टेदार -

इतर भार -

इतर शेरे -

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)

बदर-१३
१००८२ | २२
२०१०

THE SEAL OF THE SUB-REGISTRAR KURLA
सह दुय्यम निबंधक कुर्ला
मुंबई उपनगर जिल्हा (मांडवा)
MUMBAI SUBURBAN DIST. (MANDVA)

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा
TRUE COPY

अर्ज क्रमांक ९५०६ अर्जदाराचे नांव रियाज सिद्दीकी
अर्ज केल्याची तारीख १९/४/१० फक्त शुल्क। - १
नक्कल तयार झाल्याची तारीख २१/४/१० नक्कल शुल्क। - २०
दिल्याची तारीख २१/४/२०१० शुल्क।
तयार करणार क्र १०क्र शुल्क।
तपासणारे तु. सी. जाधव शुल्क। - २
खरी नक्कल प. भू. क्र. ५ एकूण। २२

नगर भूमापन अधिकारी
कुर्ला.

शुल्क।
रोकड क्रम

मालमत्ता पत्रक

20

जे -- कुर्ला भाग -३ | तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला | जिल्हा मुंबई उपनगर जिल्हा

मापन	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेरविलोकनीची नियत वेळ)
फा. प्लॉ. नं. ७					
११/४७	११/४७				
			२७.३	H-I	

सुविधाधिकार

बदर-१३	
9002	28
२०१०	

हक्काचा मूळ धारक महाराष्ट्र गृहनिर्माण मंडळ
वर्ष १९६६

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)

तपासणी करणारा

खरी नक्कल -

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

TRUE COPY

अर्ज क्रमांक ७५७८ अर्जदाराचे नांव रियाज सिद्दीकी
अर्ज केल्याची तारीख ..... एकूण शुल्क। - ९
नक्कल तयार झाल्याची तारीख ५/१/१०... शेरे शुल्क। - २०
दिल्याची तारीख २१/१/२०१० भार शुल्क।
तयार करणार अ/०/क दस्त शुल्क।
तपासणी करणार तु.सी. जोंधळे प. भू. क्र.९ नकाशा शुल्क। - २
खरी नक्कल रक्कम। २२

नगर भूमापन अधिकारी
कुर्ला.

रजिस्टरचे शुल्क।
एकूण रक्कम

मालमत्ता पत्रक

जि -- कुर्ला भाग -३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

मापन प.ह. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चो.मी.	धारणाधिकार	शासनाला दिलेला आकारणी किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
११/४८	११/४८		२६.३	H-I	

सुविधाधिकार -

हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ

पट्टेदार -

इतर भार -

इतर शेरे -

बदर-१३	
9002	२०
२०१०	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

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अर्ज क्रमांक 9405 अर्जदाराचे नांव रियाज शेख

अर्ज केल्याची तारीख 1/2/2010 एकूण शुल्क। 9

नक्कल तयार तारीख ..... नकलचे शुल्क। 20-0

दिल्याची तारीख 29/4/10 अधिभार शुल्क।

तयार करणार ..... तपासणी शुल्क।

तपासणी करणार तु.सी. जाधव आगाऊ शुल्क। 2-0

खरी नक्कल प. भू. क्र. ९ रक्कम। 220

नगर भूमापन अधिकारी
कुर्ला.

तिकिटाचे शुल्क।
एकूण रक्कम 220

मालमत्ता पत्रक

गाव/शहर/पेठ -- कुर्ला भाग -३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

मिळकत नं./ स.नं./ प्र.क्र./ प्लॉट नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा तपशील आणि त्याच्या फेरतपासणीनंतर केलेला फेरबदल
११/४९		११/४९	२६.३	H-I	

सुविधाधिकार -

हक्काचा मूळ धारक महाराष्ट्र गृहनिर्माण मंडळ
वर्ष १९६६

पट्टेदार -

इतर भार -

इतर शेरे -

बदर-१३
१०४८ २५
२०१०

दस्तांक	व्यवहार	खंड क्रमांक	नोंदविणारा धारक (धा) पट्टेदार (प) किंवा भार (भ)

तपासणी करणार -

खरी नक्कल -

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

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अर्ज क्रमांक ९५०६ अर्जदाराचे नांव रियाज खिचकी
अर्ज केल्याची तारीख ६/१२/२०१० एकूण शुल्क। ९
नक्कल तयार तारीख ६/१२/२०१० नकलचे शुल्क। २०-०
दिल्याची तारीख २९/१२/२०१० अधिभार शुल्क।
तयार करणार ए.एस.ओ.(क) कायदेशीर शुल्क।
तपासणी करणार तु.सी. जाधव प.भू.क्र.३ कागद शुल्क। २-०
खरी नकल रक्कम। २२-०

नगर भूमापन अधिकारी
कुर्ला.

तिकिटाचे शुल्क।
एकूण रक्कम २२-०

मालमत्ता पत्रक

गाव -- कुर्ला भाग -३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

मालमत्ता पत्रक क्रमांक	सिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
११/५०	११/५०		२७.३	H-I

शासनाला दिलेल्या आकारणीचा भरणा केल्याचा तपशील आणि त्याच्या पावतीचा तपशील (नियत वेळ)

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृहनिर्माण मंडळ

बदर-१३	
१७०८८	२६
२०१०	

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)

तपासणी करणार

खरी नक्कल

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा
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अर्ज क्रमांक ९५०६ अर्जदाराचे नांव रियाज सिद्दीकी
अर्ज केल्याची तारीख ७/१२/२०१० एकूण शुल्क। १
नक्कल तयार तारीख ७/१२/२०१० नकलचे शुल्क। २०-०
दिल्याची तारीख २१/१२/१० अधिभार शुल्क। २
तयार करणार ९५७१०१५ शुल्क।
तपासणी क. अधिक्षक शुल्क। २-०
खरी नक्कल प. भू. क्र. ९ रक्कम। २२-०

नगर भूमापन अधिकारी
कुर्ला.

दिलेल्याचे शुल्क।
एकूण रक्कम २२-०

24

नोंदणी क्रमांक : एमयुएम / एमएचएडीबी / ~~एचसमजी~~ / (टिओ) / (टिसी) / ११३२७ / ~~सन १९९९-२०००~~ 2000-2002

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* नोंदणीचे प्रमाणपत्र *

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की. नेहरूनगर-१३

प्रियदर्शिनी को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

इमारत क्रमांक ३७, नेहरूनगर, कुर्ला (पूर्व)

मुंबई-४०० ०२४

	१७
२००८२	
२०१०	

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्था नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था अशा उपवर्गीकरण ~~भाडेकरू-मालकी संस्था~~ / भाडेकरू सहभागीदारी संस्था

(संदिप देशमुख)
उपनिबंधक सहकारी संस्था
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई

मुंबई :

दिनांक : ११/१०/२००९

नेहरू नगर नं. ३७ नेहरू नगर कुर्ला पूर्व

नेहरू नगर नं. ३७ नेहरू नगर कुर्ला पूर्व

25

नेहरु नगर

प्रिया दर्शिनी

को-ऑप. हौसिंग सोसायटी लि.

(रजि. नं. : एमयुएम/एमएचएडीबी/एचएसजी/(टि. सी)/११३६७/२००१-२००२ दि. ११-१०-०१)

नेहरु नगर वि. नं. ३७,
सी. एस. टी. रोड,
कुर्ला(पूर्व),
मुंबई-४०००२४.

जा. नं.

दिनांक

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OF

SOCIETY'S SP. GENERAL BODY'S RESOLUTION

बदर-१३	
9002	२८
2010	

Sp. General Body Meeting held on _____, it was unanimously resolved as under :-

Resolution No. _____

It is unanimously resolved that **M/s. Puneet Builders** are appointed as Developers for the Proposed reconstruction scheme of **building no.37** Nehru Nagar, Kurla (East), Mumbai – 24., of ***Nehru Nagar Priydarshan Co-op. Hsg. Soc. Ltd.***, which is in dangerous & dilapidate condition.

In lieu of the development rights given to **M/s. Puneet Builders** the developer shall give 40 tenements of 45 sq.mt. carpet area totally free of cost to society which will be constructed strictly as per the specifications as finalize in the said meeting. The allotment of said tenements to the society members shall be decided & done by the society . The entire construction cost, consultants' fees, Scrutiny Fees & other charges payable to Mhada & BMC etc. all will be born by the developers .

Proposed by : Mr. Kamat

Seconded by : Mr. Suryvanshi.

Resolved unanimously:

नेहरु नगर

प्रिया दर्शिनी

को-ऑप. हौसिंग सोसायटी लि.

नेहरु नगर वि. नं. ३
सी. एस. टी. रोड,
कुर्ला(पूर्व),
मुंबई-४०००२४.

(रजि. नं. : एमयुएम/एमएचएडीबी/एचएसजी/(टि. सी)/११३६७/२००१-२००२ दि. ११-१०-०१)

जा. नं. दिनांक

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ठराव

सदर-१३	
१००८२	२१

प्रत सोसायटीच्या दिनांक ०३.१०.२००९ रोजी घेतलेल्या विशेष सर्वसाधारण सभेतील

ठराव कमांक २ (व) ची सत्यप्रत

सर्वानुमते ठराव करण्यात येत आहे की, सोसायटीची नेहरू नगर कुर्ला (पूर्व) मुंबई येथील इमारत कमांक ३७ ही अतिशय मोडकळीस आल्यामुळे ती पाडुन तीची पुनर्वाधणी करण्यात यावी. सदर जास्तीत जास्त मिळत असलेले चटईक्षेत्र (additional F.S.I.) अथवा म्हाडाने नियोजनापासुनचे त्यांच्याकडुन उपलब्ध होणा-या टी. डी. आर चा वापर करून सदर इमारतीची पुनर्वाधणी करावी असे सर्वानुमते ठरविण्यात आले. त्यानंतर असाही ठराव करण्यात येतो की मा. चेअरमन, व / किंवा सेक्रेटरी यांना सदर कामी आवश्यक ते नकाशे, ॲफीडेव्हीटस, अंडरटेकिंग व आवश्यक त्या कागदपत्रांवर सहया करण्याचे अधिकार ही सभा देत आहे.

सूचक : श्री. कामत.

अनुमोदक : श्री. सुर्यवंशी.

ठराव सर्वानुमते मंजूर

नेहरु नगर प्रियदर्शिनी को. ऑप. हौ. सोसायटी लि.

अध्यक्ष सचिव खजिनदार

नेहरु नगर

प्रिया दर्शिनी

को-ऑप. हौसिंग सोसायटी लि.

नेहरु नगर बि. नं. ३(
सी. एस. टी. रोड,
कुर्ला(पूर्व),
मुंबई-४०००२४.

(रजि. नं. : एमयुएम/एमएचएडीबी/एचएसजी/(टि. सी)/११३६७/२००१-२००२ दि. ११-१०-०१)

जा. नं.

दिनांक

बदर-१३	
9002	30
२०१०	

TRUE COPY

ठराव

प्रत सोसायटीच्या दिनांक ०३.१०.२००९ रोजी घेतलेल्या विशेष सर्वसाधारण सभेतील

ठराव कमांक २ (क) ची सत्यप्रत

सर्वानमुते ठराव करण्यात येत आहे की, नेहरू नगर कुर्ला (पुर्व) येथिल सोसायटीच्या [illegible] कमांक ३७ या इमारतीची पुनर्वाधणी करण्यासाठी म्हाडाकडुन उपलब्ध होणारे जास्तीत जास्त [illegible] लेआऊटच्या २.५) चटईक्षेत्र (additional F.S.I.) आणि/अथवा वाजारातील टी.डी.आर. विकत घ्यावा व वाढीव वांधकाम क्षेत्र आणि/किंवा अधिक सदनिका विक्रीसाठी वाजारात विक्रीसाठी प्रस्तावित करावयात.

सदरकामी चेअरमन/सेकटरी यांना आवश्यक ते कागदपत्रांवर/नकाशांवर सहया करण्याचे अधिकार ठरावा द्वारे देण्यात येत आहेत.

सुचक : श्री. पाऊलकार

अनुमोदक : श्रीमती. पतंगे

ठराव सर्वानुमते मंजूर

फॉर नेहरु नगर प्रियदर्शनी को. ऑप. हौ. सोसायटी लि.

अध्यक्ष सचिव कार्यालय