

514/4351

पावती

Original/Duplicate

Saturday, April 21, 2018

नोंदणी क्र.: 39म

1:16 PM

Regn.: 39M

पावती क्र.: 4648

दिनांक: 21/04/2018

गावाचे नाव: आंबिवली

दस्तऐवजाचा अनुक्रमांक: बदर18-4351-2018

दस्तऐवजाचा प्रकार : 65-घुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: मे. वि. जि. एम. प्रोजेक्ट एल एल पी तर्फे भागीदार नरेश बजाज -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1480.00

पृष्ठांची संख्या: 74

एकूण: रु. 31480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:22 PM ह्या वेळेस मिळेल.

Join: S. R. Andheri-7

बाजार मूल्य: रु. 2000000/-

मोबदला रु. 0/-

अरलेले मुद्रांक शुल्क: रु. 100000/-

सह. दुय्यम निवृत्त, अधिरी क्र. ७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000760333201819E दिनांक: 21/04/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1480/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping
lack of adjusted feesREGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

23/4/2018

CTS NO. 146A, 147 & 165 OF VILLAGE AMBIVALI

TOTAL 10 FLATS SECURITY

67.092 X 6 X 27500 = 1,10,70,180

67.092 X 4 X 28875 = 77,49,126

TOTAL 1,88,19,306

X 0.5%

Stamp duty 94,096



बदर - १८		
४३५९	९	७०
२०१८		

सह. दुय्यम निबंधक, अंधेरी क्र. ७



CHALLAN
MTR Form Number-6

GRN	MH000751977201819P	BARCODE			Date	21/04/2018-11:11:54	Form ID	25.2
Department				Inspector General Of Registration				
Stamp Duty				Payer Details				
Type of Payment				Registration Fee				
Office Name				BDR18 __JT SUB REGISTRAR ANDHERI 7				
Location				MUMBAI				
Year				2018-2019 One Time				
Account Head Details				Amount In Rs.				
Stamp Duty				100000.00				
Flat/Block No.				CTS 146 A, 147, 186				
Premises/Building				ANDHERI				
Road/Street				MUMBAI				
Area/Locality				MUMBAI				
Town/City/District				MUMBAI				
PIN				4 0 0 0 5 8				
Remarks (If Any)				PAN2=AAAR3763J-SecondPartyName=RBI				
				BHAGYADARSHINI CO-OPERATIVE HOUSING SOCIETY LIMITED				
Amount In				One Lakh Rupees Only				
Words				1,00,000.00				
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN				
				Ref. No.				
				10000502018042100186				
Cheque-DD No.				0238562185820				
Bank Date				RBI Date				
				21/04/2018-11:13:18				
Name of Bank				Not Verified with RBI				
Bank-Branch				STATE BANK OF INDIA				
Name of Branch				Scroll No.				
				Date				
				Not Verified with Scroll				



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

नोट:- चालन केवल दस्तावेज निलंबक कार्यालयों में ही दर्ज करवाया जा सकता है। अनिलंबक कार्यालयों में यह चालन वैध नहीं है।

Mobile No. 9821070393

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CHALLAN
MTR Form Number-6

GRN	MH000760333201819E	BARCODE			Date	21/04/2018	Page No.	25.2
Department		Inspector General Of Registration						
Stamp Duty		TAX ID (If Any)						
Type of Payment		Registration Fee						
Office Name		BDR16 __JT SUB REGISTRAR ANDHERI 7			Full Name		VGM PROJECTS LLP	
Location		MUMBAI			Flat/Block No.		CTS NO. 146A, 147	
Year		2018-2019 One Time			Premises/Building			
Account Head Details		Amount In Rs.			Road/Street		VEERA DESAI ROAD, ANDHERI(WEST)	
0030063301 Registration Fee		30000.00			Area/Locality		MUMBAI	
					Town/City/District			
					PIN		4 0 0 0 5	
					Remarks (If Any)			
					SecondPartyName=RBI EMPLOYEES BHAGYADARSHINI CO 'OP			
					SOCIETY LTD-			
					Amount In			
					Thirty Thousand Rupees Only			
Total		30,000.00			Words:			
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN			Ref. No.		69103332018042111972 163258818	
Cheque/DD No.		Bank Date			RBI Date		21/04/2018-13:00:34 Not Verified with F	
Name of Bank		Bank-Branch			IDBI BANK			
Name of Branch		Scroll No., Date			Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only.
सदर चलन केवल दुर्यम निशक कार्यालयत नोदणी करवावया दस्तावेजा लागू आहे.

Mobile No.: 986926

Not valid for unregistered document.
नोदणी न करवावया दस्तावेजा सदर चलन लागू नाही.

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2018		

[Signature]



CHALLAN
MTR Form Number-6

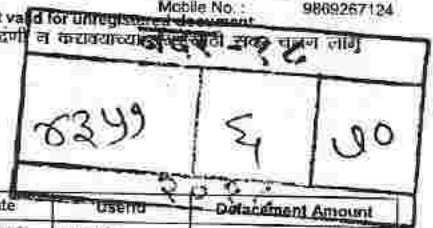


GRN MH000760333201819E		BARCODE [Barcode]		Date 21/04/2018-12:58:52	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID (If Any)		
Type of Payment Registration Fee			PAN No.(If Applicable)		
Office Name BDR18 _JT SUB REGISTRAR ANDHERI 7			Full Name VGM PROJECTS LLP		
Location MUMBAI			Flat/Block No. CTS NO. 145A, 147		
Year 2018-2019 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street VEERA DESAI ROAD, ANDHERI(WEST)		
0030063301 Registration Fee		30000.00	Area/Locality MUMBAI		
			Town/City/District		
			PIN 4 0 0 0 5 8		
			Remarks (If Any)		
			SecondPartyName=RBI EMPLOYEES BHAGYADARSHINI CO. OP. HSG		
			SOCIETY LTD--		
			Amount In Words Thirty Thousand Rupees Only		
		30,000.00			
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332018042111972 163258818
Cheque/DD No.		Bank Date	RBI Date	21/04/2018-13:00:34	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9869267124
 खदर चलेन केवल दुय्यम लिखक कार्यालयात नोंदणी करायच्या दस्तावादी लागू आहे. नोंदणी व करायच्या दस्तावादी वरून चालण लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-514-4351	0000445288201819	21/04/2018-13:12:52	30000.00
Total Defacement Amount				30,000.00



DEED OF RECTIFICATION
BETWEEN
RBI EMPLOYEES BHAGYADARSHINI
CO-OPERATIVE HOUSING SOCIETY LIMITED
OWNER
AND
VGM PROJECTS LLP
DEVELOPER



बंदर-१८		
४३५७	८	७०
२०१८		

DEED OF RECTIFICATION

This Deed of Rectification is made and entered into at Mumbai on this 24th day of April in the Christian Year Two Thousand Eighteen (2018) (the "Agreement")

BY AND BETWEEN

RBI EMPLOYEES BHAGYADARSHINI CO-OPERATIVE HOUSING SOCIETY LIMITED, a society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and having its registered office at Off Veera Desai Road, Andheri (West), Mumbai – 400 058, hereinafter referred to as the "Owner" (which expression shall unless it be repugnant to the subject context or meaning thereof be deemed to mean and include its successors and assigns of the ONE PART;

AND

VGM PROJECTS LLP, a limited liability partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at Mittal Tower, C Wing, 17th Floor, 210, Nariman Point, Mumbai – 400 021, hereinafter referred to as the "Developer" (which expression shall unless it be repugnant to the subject context or meaning thereof be deemed to mean and include the partner/s of the said LLP from time to time, the survivors of them and the heirs, executors, administrators and assigns of the last surviving partner) of the OTHER PART:

The Owner, and the Developer, parties hereto are referred to in this Agreement, wherever the context so requires, individually as the "Party" and collectively as the "Parties".

WHEREAS: -

- A. The Owner is fully seized and possessed of or otherwise well and sufficiently entitled to all that pieces and parcels of land bearing CTS No.146A admeasuring 96.40 sq. mtrs., CTS No.147 admeasuring 788.10 sq. mtrs. and CTS No.165 admeasuring 721.30 sq. mtrs. and aggregating to 1,605.80 sq. mtrs. or thereabouts of Village Ambivli, Taluka Andheri, Mumbai Suburban (hereinafter referred to as the "Land") together with the building standing thereon and known as 'Rashmi' consisting of

OWNER

DEVELOPER

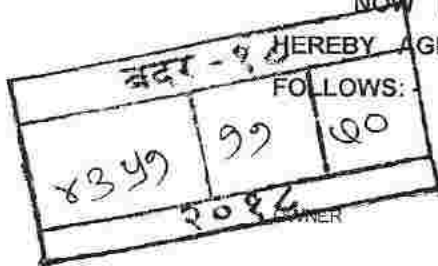


Ground plus 4 (four) Upper Floors without any lift having 3 (three) Wings namely "A", "B" and "C", together comprising in total 35 (thirty five) residential flats, situate at Off Veera Desai Road, Andheri (West), Mumbai – 400 058 (hereinafter referred to as the "Building"), which Land and Building, unless individually referred to, shall hereinafter collectively be referred to as the "Property" and is more particularly described in the Schedule hereunder written.

The Society has granted development rights of the Property to the Developer and executed the Development Agreement and Power of Attorney in favour of the Developer herein on or about 29th March 2016 and duly registered the same with the Sub-Registrar of Assurances under Serial No.BDR1-6168 and Serial No.BDR1-6169, on the terms and conditions as set out therein. Copies of the Index II of the said Development Agreement and Power of Attorney are annexed hereto as Annexure "A".

- C. Pursuant thereto, due to changes in Laws, Policies and Rules and Regulations, the Developers have now offered new premises with new areas to the Members of the Society as set out in the list annexed and marked Annexure "B" hereto.
- D. The I.O.D. is issued vide Ref. No.CHE/WS/1606/K/337(NEW) dated 3rd June 2016, a copy whereof is annexed hereto and marked as Annexure "C".
- E. The Developer shall not give any bank guarantee to the Owner and in lieu of the bank guarantee the Developer shall give Owner security in the form of premises forming part of the Developer's saleable premises.
- F. Accordingly, the Parties hereto have agreed to enter into this Deed of Rectification for amending and modifying the terms of the said Development Agreement on the terms and conditions as are hereinafter appearing.

NOW THIS DEED OF RECTIFICATION WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS



[Handwritten signatures and initials]

1. The Parties hereto declare that the foregoing recitals shall form an integral part of the operative part of this Deed of Rectification, as if the same are set out herein in verbatim and this Deed of Rectification shall be read and construed accordingly.
2. The said Development Agreement dated 29th March 2016 and duly registered with the Sub-Registrar of Assurances under Serial No. BDR1-6169/2016 shall stand amended, rectified, modified and altered to the extent, as set out herein in this Deed of Rectification
3. The Developer shall be allotting new premises with new areas to all the Members of the Society, as per the list annexed hereto as **Annexure "B"**, which change in the area is on account of the changes in the Rules, Regulations, Policies and Laws of the State of Maharashtra and Republic of India.
4. The Developer has issued cheques being Compensation for the Temporary Accommodation of the Members vide their letter dated 6th March 2018 addressed to the Advocate of the Society and handed over the same to the said Advocate of the Society, which cheques on the written consent of the Developer shall be handed over/released by the said Advocate to the Society on all the Members vacating their respective premises in the Building. A copy of the said letter dated 6th March 2018 is annexed hereto as **Annexure "D"**.
5. It is agreed that the Developer shall not provide any Bank Guarantee to the Owner under clause 5.5.1 of the said Development Agreement. The Developer shall instead provide 7 (seven) premises being Flats having carpet area of 55.91 sqmtrs each forming part of the Developer's saleable premises as security, on which the Owner shall have a first charge with a right to sell, mortgage, transfer and alienate the same in case of any breach, default, failure and/or non-performance on the part of the Developer of these presents and the said Development Agreement (there will be no such breach, default, failure and/or non-performance if Force Majeure event/s occur), provided such right shall be exercised by the Owner only after the Owner gives a written notice to the Developer to cure such breach, default, failure and/or non-performance and the Developer fails to cure the same within a period of 90 (ninety) days from the date of receipt of notice by the Developer. The details of the said Flats



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Handwritten signatures of Owner and Developer

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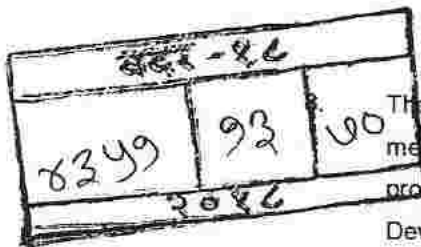
are annexed hereto and marked as Annexure "E".



6. Out of the said 7 (seven) Flats mentioned in Cause 5 hereinabove, 1 (one) flat shall be released on the expiry of 1 (one) year from the Date of Physical Possession of the new flats of the Members being handed over to the Owner with Full OC having been issued for the new building to be constructed on the Land. In the event the Developer desires to release the said 1 (one) flat at the time of Date of Physical Possession then in that event, the Developer shall provide bank guarantee to the Owner of the sum equivalent to the value of said 1 (one) flat as on date hereof and the said bank guarantee shall come to an end on the expiry of 1 (one) year from the Date of Physical Possession of the new flats of the Members being handed over to the Owner with Full OC having been issued for the new building to be constructed on the Land. Further, out of the said 7 (seven) Flats mentioned in Cause 5 hereinabove, 6 (six) flats shall stand released at the time the Developer provides proof to the Owner of purchase of full requirement of TDR for the new building. The charge on the said 7 (seven) flats are created in lieu of the obligations of the Developer under Clause 5.5.1 of the said Development Agreement.

7. In Clause 5.6.1 of the said Development Agreement, the 3 (three) flats of 2 Bedroom Hall Kitchen having carpet area of 55.91 sqmtrs each which shall be on either the 1st, 2nd or 3rd floors of the new building and shall be kept as a charge by the Developer in favour of the Owner to secure the performance of the said Development Agreement by the Developer. The said charge of the said 3 (three) flats shall be released on reducing basis as per the progress of redevelopment of the Property as under:

- 1 (one) 2 BHK flat shall stand released on completion of the plinth of the new building;
- 1 (one) 2 BHK flat shall stand released on completion of the Full RCC work of the entire new building;
- 1 (one) 2 BHK flat shall stand released on completion of the interiors of the new building."



The Owner shall have a first charge on the said 10 (ten) flats as mentioned in this Deed of Rectification till the same are released as provided in clauses 6 and 7 herein in this deed of rectification. The Developer shall always have a right to create a second and further charge

OWNER

DEVELOPER

Shree
S. Chaudhary

My

authorised by resolution of [•]

dated 19th March 2018

in the presence of:

Signature:

Name: Mr. Mangesh Sanzgiri

Signature:

Name: Mr. Sachin Khair



SIGNED SEALED AND DELIVERED

by the withinnamed DEVELOPER,
VGM PROJECTS LLP

through its Designated Partner,

Mr. Naresh Bajaj

in the presence of:

Signature:

Name: Mr. Ashok S. Singh

Signature:

Name:



Ashok Singh

बदल - २८		
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OWNER

DEVELOPER

with respect to the said 10 (ten) flats mentioned in this Deed of Rectification in favour of any person/s which will be intimated to the Owner. The Owner shall not object to such creation of second and further charge of the said 10 (ten) flats by the Developer in favour of any person/s.

9. It is specifically agreed, declared and confirmed by and between the Parties hereto that all the terms under the Development Agreement are binding between the Parties hereto save as modified or amended herein in this Deed of Rectification.
10. The Parties hereto shall attend the office of the registering authority and admit execution of this Deed of Rectification.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective signatures and hands to this Deed of Rectification on the day, month and year and at the place first hereinabove mentioned.

THE SCHEDULE HEREINABOVE REFERRED TO:
(Description of the Property)

ALL THAT pieces or parcels of lands or ground hereditaments bearing CTS No.146A admeasuring 96.40 sq. mtrs., CTS No.147 admeasuring 98.10 sq. mtrs. and CTS No.165 admeasuring 721.30 sq. mtrs. and aggregating to 1605.80 sq. mtrs. of Village Ambivli, Taluka Andheri, Mumbai Suburban with the building standing thereon and known as 'Rashmi' consisting of Ground plus 4 (four) Upper Floors without any lift having 3 (three) Wings namely "A", "B" and "C", together comprising in total 35 (thirty five) residential flats, situate at Off Veera Desai Road, Andheri (West), Mumbai - 400 058 and which land bearing CTS Nos.146A, 147 and 165 is bounded as under:

On or towards the East:

On or towards the West:

On or towards the North:

On or towards the South:

SIGNED SEALED AND DELIVERED

by the withinnamed Owner,

RBI EMPLOYEES BHAGYADARSHINI

CO-OPERATIVE HOUSING SOCIETY LIMITED

by [•], Secretary : Mr. Vaman Kadrekar

[•], Treasurer : Mr. Praful Savla

[•], Hon Member : Mr. Lalitkumar Sasihiithlu

OWNER



[Signature]




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Shad