

514/3944

Friday, March 03, 2023

12:20 PM

पावती

Original/Duplicate

नोंदणी क्र. 399

Regn: 399M

पावती क्र.: 4263 दिनांक: 03/03/2023

गावाचे नाव: विलेपार्ले

दस्तावेजाचा अनुक्रमिक- वंदर 18-3944-2023

दस्तावेजाचा प्रकार विकसनकारनामा

सादर करणाऱ्याचे नाव. सैसर्स निवारा इन्फ्रा डेव्हलपर्स प्वा.एल.पी. तर्फे भागीदार प्रसाद शांताराम पाटील

नोंदणी फी

रु. 30000.00

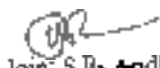
दस्त हाताळणी फी

रु. 10000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00


 John: S. R. Adhary
 मुंबई उपनगर जिल्हा

बजार मूल्य: रु. 580600000/-

भोवदला रु. 521430000/-

भरतेले मुद्रांक शुल्क : रु. 29815000/-

1) देयकाचा प्रकार: DMC रक्कम: रु. 10000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0303202302829 दिनांक: 03/03/2023

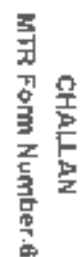
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: Challan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016223547202223P दिनांक: 03/03/2023

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
 DELIVERED ON 6/3/2023



MTR Form Number 8

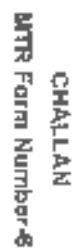


GRN MH0162235472022&AP		BARCODE										Date 02/03/2023-20:52:11	Form ID		
Department Inspector General Of Registration											Payer Details				
Registration Fee											TAX ID / TAN (If Any)				
Type of Payment Ordinary Collectors IGR											PAN No. (If Applicable)				
Office Name BDR18 _JT SUB REGISTRAR ANDHRA /											Full Name				
Location MLMBIA											W/S NIVARA INFRADEVELOPERS LLP				
Year 2022-2023 Cite Title		Flat/Block No.									F P 106 OF TPS II QTS NO 1042,VILEPARA F				
Account Head Details		Amount In Rs.		Premises/Building		TRIMBAK SADANCHS LTD									
003UJ0300* Amount of Tax		30000.00		Road/Street		VILLAGE VILE PARLE EAST 5,AJMAL ROAD									
				Area/Locality		VII T PARLE EAST ,MUMBAI									
				Town/City/District											
				PIN		4		0		0		5		7	
				Remarks (If Any)		SecondPartyName-VILEPARA,LE TRIMBAK SADANCHS LTD-									
Total		30,000.00		Amount In Words		Thirty Thousand Rupees Only									
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK													
Cheque/DD Details		Bank CIN		Ref. No.		100000302023013020IBB73		4883344289827							
Cheque/DD no.		Bank Date		REL Date		02/03/2023-20:52:32		Not Verified with RBI							
Name of Bank		Bank Branch		STATE BANK OF INDIA											
Name of Branch		Serial No. Date		Not Verified with Serial											



आर - १८		
3000	9	900
2023		

Department ID : MCHN No : 00000000
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर दस्तावेज १५००३७ क्रमांकित नॉटिफिकेशन कार्यालयीन एलडी मातः ग्रीडपुर्त न प्रमाणित होइ तत्कारणान्तरै सदर चाला पत्रिका संख्या २४६९८



CHALLAN
MTR Form Number-8



GRN	MH016223547202223P	BARCODE			Date	02/03/2023-20:52:11	Form ID	
Department	Inspector General Of Registration	Payer Details						
Type of Payment	Registration Fee Ordinary Collector's Office	TAX ID / TAN (If Any)						
Office Name	BDR 18 _JT SUB REGISTRAR ANDRIER 7	Full Name	M/S NIVARA INFRADEVELOPERS LLP					
Location	MUMBAI	PAN No.(if Applicable)						
Year	2022/23 And Time	Folio & K No.	F P 106 OF TPS II CTS NO.1042,VILEPARLE TRIMBAK SADAN C-8 LTD					
Account Head Details	Amtol In Ta. One Sixes/Eu Idir g	Road/Street	VILLAGE VILE PARLE EAST,E,MJAL ROAD					
Amount of Tax	30000.00	Area/Locality	VILE PARLE EAST,MUMBAI					
		Town/City/District						
CIN			4	0	0	0	5	7
Remark (If Any)								
Sendor/partyName=VILEPARLE TRIMBAK SADAN CHS LTD-								
Amount in Thirty Thousand Rupees Only								
Payee Name	STATE BANK OF INDIA	USE IN RECEIVING BANK						
Cheque/DD Dt	Bank Code	No.	11000602023090203873 458594+286827					
Cheque/DD Date	Branch Code	State Bank Of India	Not Verified with RBI					
Name of Branch								
Name of Branch								

Mobile No. : 9000000000

Chaitin Defaced Details

Bt. No.	Remarks	Disbursement No.	Disbursement Date	Usrtd	Disbursement Amount
1	(S)-514-8944	0008031651202223	02/03/2023-12:05:04	100000	30000.00
Total Disbursement Amount					30,000.00

शहर - १८	
३८२२	१२०
२०२३	

Print Date 03-03-2023 02:38:18



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

Receipt of Document Handling Charges

PRN 0303202302829 Receipt Date 03/03/2023

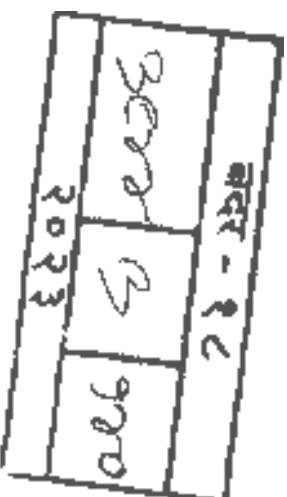
Received from dhc. Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 3944 dated 03/03/2023 at the Sub Registrar office Joint S.R. Atheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIIN	Payment Date	03/03/2023
Bank CIN	10004152023030302575	REF No.	306211296090
Deface No	0303202302829D	Deface Date	03/03/2023

This is computer generated receipt hence no signature is required.





मुद्रांक-जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांद्रे-कुर्नासकुल, वांद्रे-पूर, मुंबई - 400 051.

दुरध्वनी : 022 26591894

ई मेल : cos.andheri@lgmaharashtra.gov.in

सा.क्र./अभि./अंतिम आदेश १०७/२३

दिनांक - 02 MAR 2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31-खालील कार्यवाही)

उपरोक्त अभिनिर्णय-प्रकरण-क्रमांक ADJ/1100900/137/2023 अन्वये प्रकटार Nivara Infra Developers LLP चांगी दिनांक 27/02/2023-रोजी Development Agreement चा संलेख अभिनिर्णयकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of Execution	Unexecuted
Type of Document	Development Agreement
The Society	Vile Parle Trimbak Sadan Co-Operative Housing Society Limited
The Developer	Nivara Infra Developers LLP
The Members	Mr. Dattaprasad Kamat & Others
Detail of the Property	
Society Registration No.	BOM/W-KE/HSG/TC/4036/1988-89 Dated - 31/12/1988
Members	12
Village	Vile Parle (East)
C.T.S No	CTS No. 1042, Final Plot no.106, TPS No.II
Area	486.62 Sq.mtrs (As per TP Scheme) 501.70 Sq.mtrs (As per Property Card)
Zone 2022-23	36/183 Village - Vile Parle (East)
Rate per sq.mtr	
Land Rate	Rs. 1,08,770/-
Flat Rate	Rs. 2,15,850/-
Const. Cost	Rs. 30,250/-
Completion period	24 Months + 06 Months Grace Period
D.P Remark	Ch.E./DP34202111111360653 K/E/2021/111360664 Dated - 09/12/2021 (Wide Road = 9.00 mtr)



अभिनिर्णयकरीता सादर केलेला दस्त हा Development Agreement चा प्रकरणा अखल दस्तात नमूद केल्यानुसार-मिळकतीचे मालक (Society) हे विकासकाने-(Developers)

सदर - १८		
3000	✓	900
२०२३		

सदरच्या दस्तानव्हे विकसन-हक्क-प्रदान-करीत-आहे. सदर केलेल्या दस्तात 486.62 चौ.मी. क्षेत्र Schedule मध्ये व भागमत्ता-पत्रका-नुसार 501.70 चौ.मी. क्षेत्र इतके नमूद केले आहे. सदरचा दस्त हा सोसायटी, समासद व विकासक या तीन पक्षकार-यांचे मध्ये झालेला आहे.

सदर दस्तार्थ अवलोकन-केले असता, असे दिसून येते की, सोसायटीच्या इमारतीमध्ये 12 समासद असलेली "Vile Parle Trimbak Sandan Co-Operative Housing Society Limited" (G+4) नावाची इमारत मोडकळीस-आल्याने तसेच सदर मिळकतीमधील एकूण 12 समासद व सोसायटीने विकासकाबरोबर इमारतीच्या पुर्नबांधणीच्या अनुषंगाने करावयाच्या विकसना-संबंधी विकसन-करारनामा (Development Agreement) केल्याचे दिसून येते. सदनिकाधारक समासदांना मवीन क्षेत्र जुम्या-क्षेत्रावर 25% वाढवून देण्यात येत आहे.

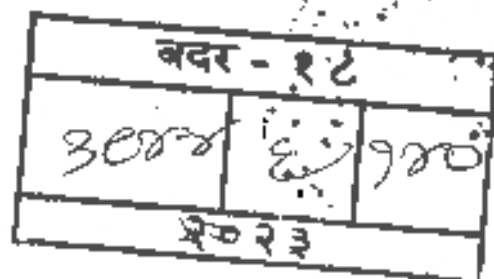
प्रस्तुत विकसन-करारनाम्यानुसार एकूण 12 समासदांच्या ताब्यातील क्षेत्र हे Annexure-G मध्ये नमूद केव्याप्रमाणे मूळ क्षेत्र 5376.94 चौ.फुट कारपेट म्हणजेच 589.68 चौ.मी. विल्टअप असून या क्षेत्राच्या-बदल्यात विकासक रहीवासी-समासदांना मूळ कारपेट-क्षेत्रावर 25% वाढीव-बांधकाम-रहिवासी-वापराच्या समासदांना मवीन इमारतीमध्ये देत आहेत. 6721.19 चौ.फुट रेंरा कारपेट म्हणजेच 687.11 चौ.मी. विल्टअप नवीन इमारतीमध्ये देणेत येत आहे. या-शिवाय दस्तात नमूद केव्यानुसार Rent, Hardship, Compensation, Brokerage, Charges, Shifting Charges, Additional Society Consideration व Car. Parking इ. विकसन-समासदांस देणार आहे. सदरचा खर्च मोबदला म्हणून परिमणित करण्यात आलेला आहे. प्रकरणात मूळ सोसायटी रहिवासी-समासदांना त्यांचे ताब्यातील मूळ कारपेट-क्षेत्रावर वाढीव देण्यात येणारे क्षेत्र हे 35 टक्के वाढीव देण्यात येणारे क्षेत्र हे वाढीव क्षेत्र 35 टक्के देय फंजिबल क्षेत्रावर दे असल्याने देय फंजिबल रहिवासी-समासदांच्या ताब्यातील वाढीव क्षेत्रावर मार्गदर्शक सुचना क्रं 21 मधील अट क्र (अ) (X) लागू होत आहे. सदर मिळकतीस दस्तात नमूद केव्यानुसार 9.00 मी. रुंदीचा विकास-रस्ता उपलब्ध होत असल्याने सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहीत 2.70 घटई निर्देशांक अनुमेय होत आहे. मार्गदर्शक सुचना क्रं 21-(ब)(X)-नुसार फंजिबल प्रिमियम 0.60 टक्के विचारात घेण्यात येत आहे. त्यानुसार प्रकरणात प्रिमियम निश्चित करण्यात येत आहे. सदर मिळकतीचा विकास RERA-निवमानुसार होणार असल्याने विल्टअप क्षेत्र भा. नोंदणी-महानिरिक्षक यांचेकडील परिपत्रक क्र. आ.क्र.का-15/परिपत्रकरिण/कारपेट एरिया/3 दि. 02/01/2018 नुसार घेण्यात येत आहे.

दस्तात नमूद केव्याप्रमाणे बांधून द्यावयाचे क्षेत्र विचार करून सदर केलेल्या दस्तात 486.62 चौ.मी. क्षेत्र Schedule मध्ये व भागमत्ता-पत्रका-नुसार 501.70 चौ.मी. इतके क्षेत्र विचारात घेऊन प्रकरणी मुल्यांकन सन 2022-23 चे बाजारमुल्यदर नुसार मुलीनप्रमाणे निश्चित करण्यात येत आहे.

बदर - १८		
3000	4	900
२०२३		



Development Agreement (Completion Period 24 Months + 06 Grace Period)					
ADJ-137-2023	Land	Flat	Office	Shop	Const. Cost
2022-23	1,08,770	2,15,850			10,250
Zone :- Villa Paris (East)	36/183				
Net Plot area	501.70	sq.mtrs			
		Existing Coverage :- 7.50 %			
Existing area (Annexure - G)					
No. of Members	12	5376.94	500.00		
		250.85 sq.mtrs	100.00		
		250.85 sq.mtrs	100.00		
New Area Additional 25% (RERA) (Annexure - G)		6721.19	687.11		
Permissible Area	501.70	x	2.70	=	1354.59
Permissible / Potential Type of PSI	Area in Sq. mtr	Flat Rate	X Total Area		Total Value of Rs
Existing Basic 1	501.70	1,08,770	1.00		5,45,69,909
Additional PSI on Payment of Premium (50%)	250.85	1,08,770	0.50		1,36,42,477
Admissible TDR (50%)	250.85	1,08,770	0.70		1,90,99,468
Fungible PSI (501.70 - 250.85 + 250.85 = 1003.40 sq.mtrs) (1003.40 x 0.35 = 351.19 sq.mtrs.)					
	1,003.40	351.19			
Free Fungible (on existing area, 1003.40 x 0.35 = 351.19)	209.88	1,08,770	1.00		2,28,28,708
Shifting Premium (351.19 - 209.88 = 141.31)	141.31	1,08,770	0.50		76,85,114
Total		1,354.59			11,78,25,677
Average Rate	Total Value / Total area		86982.54		
Market Value I	Balance Area * Average Rate				
	(Balance Area = Total permissible area - New area given to Society Members)				
	1,354.59	687.11	-	667.48	
	Balance Area * Average Rate				
	667.48	86982.54			
	Value of Developers area is Market value is i.				5,90,60,000
Consideration					Amount in Rs.
1. New area given to Society members	687.11	30250	1.05		21821347
2. Temporary Alternate Accommodation/Rent (Page No.13, Para No.8.4)					
For 1st 12 Months	5376.94	00	12		58,07,095.70
For 2nd 12 Months	5376.94	100	12		64,52,328.110
For 3rd 06 Months	5376.94	120	6		3,48,780.40
3. Hardship Compensation (Page No.14, Para No.8.4.e)	5376.94	1200			6,452,110
4. Shifting Charges (Page No.14, Para No.8.4.c)	20000	12	1		240000
5. Brokerage Charges (Page No.14, Para No.8.4.d)					
For 12 Months	25,00,000	20	1		25
6. Additional Society Consideration					250000
7. Car Parking (Page No.16, Para No.11.1)	13.75	30250	12	0.25	12,47,813
8. Common Facilities (Society office, toilet, W. cabin) (22.30+3-4.64=29.95)	29.95	30250			9,05,988
9. Development Charges (2%)	687.11	1,08,770	0.02		14,94,740
10. Infrastructure Charges	687.11	5000			34,35,553



Consideration		Total	5,21,42,896
		Le.Rs.	5,21,43,000
STAMP DUTY PAYABLE ON ACT VALUE OR MARKET VALUE WHICHEVER IS HIGHER			
	Amount	Article	Stamp Duty Amount
Market Value	5,80,60,000	5(g-a) @ 5%	29,03,000
Security 1122.00 Sq.ft RERA Carpet (1122.00 x 1.1 + 10.76 = 114.70 i.e 115.00 Sq.Mtrs) 115.00 x 215850 x 1.05 = Rs.2,60,63,887.5/- i.e (Page No.31, Para No.33.1)	2,60,64,000	54 @ 3% or Max 20 lac	78,192
Total Stamp Duty Payable			29,81,192

वरील प्रमाणे-दस्तावीन-मिळवलीये मोबदनामुल्य रक्कम रु. 5,21,43,000/- हे बाजारमुल्य रक्कम रु. 5,80,60,000/- पेक्षा कमी असल्याने जास्तीच्या बाजारमुल्य-रक्कम रु. 5,80,60,000/- वर मुद्रांक-शुल्काचा भरणा केला आहे.

बाजारमुल्य रक्कम (रु.)	अनुच्छेद	देय मु.शु (रु.)
5,80,60,000/-	5 (g-a)(5%)	29,03,000/-
Security 1122.00 Sq.ft RERA Carpet (1122.00 x 1.1 + 10.76 = 114.70 i.e 115.00 Sq.Mtrs) 115.00 x 215850 x 1.05 = Rs.2,60,63,887.5/- i.e Rs.2,60,64,000/- (Page No.31, Para No.33.1)	54 @ 3% or Max 20 lac	78,192/-
एकूण		29,81,192/-

अंतिम आदेश

अभिनिर्णयकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम-1958 च्या सुसुची-1 मधील अनुच्छेद 5(g-a)(5%) नुसार मुद्रांक शुल्क रु. 29,81,192/- देय असल्याबाबत जा.क्र./अभि/आदेश/890/2023 दिनांक. 02/03/2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 02/03/2023 रोजी विरूपित केलेल्या चलन क्र. MH016182577202223M वरून दिसून येत असल्याने दिनांक. 02/03/2023 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी की जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही

सदर - २६

3000 0 900

२०२३

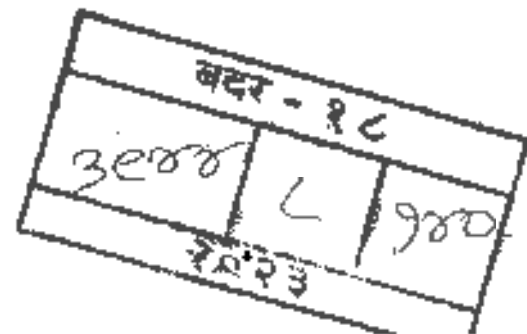
हयावाप्तची सर्व जबाबदारी संबंधीत पक्षकारांची राईस त्यास महाराष्ट्र शासन अथवा मुद्रांक विभागाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.

3. एकूण पाने 1 ते 89 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग समविण्यात येत आहे.


(श्री. अरुणो कटारे)

मुद्रांक विभागाधिकारी, अंधेरी

प्रति	Nivara Infra Developers LLP
पत्ता	Q2, Jalmeena CHS Ltd, Junction of Shankar Road and Bajiprabhu Deshpande Marg, Vile Parle (East), Mumbai - 400057.
प्रत	सह दुय्यम लिबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7





बदर - १८		
अ	८	अ
२०२३		

17/11/23



CHALLAN
MTR Form Number-6



GRN	MHD16162577202223M	BARCODE	[Barcode]		Date	02/03/2023-13:04:57		Form ID	
Department			Inspector General Of Registration		Payer Details				
Non-Judicial Stamps			Type of Payment		Duty on Doc Voluntarily brought for adjudication Sec 5		TAX ID / TAN (If Any)		
Office Name			CSA_COLLECTOR OF STAMPS ANDHERI		Full Name		NIYARA INFRADEVELOPERS LLP		
Location			MUMBAI		Flat/Block No.		FINAL PLOT NO 106 TPS II CTS NO 1042		
Year			2022-2023 One Time		Premises/Building		VILLAGE VILEPARLE S AJMAL ROAD OFF PRATHANA SAMAJ		
Account Head Details			Amount in Rs.		Road/Street		ROAD VILEPARLE EAST		
0030050901 Amount of Tax			2981500.00		Area/Locality		TOWN/CITY/DISTRICT		
					PIN		4 0 0 0 6 7		
					Remarks (If Any)				
					AGM/1100900/137/2023 DEVELOPMENT AGREEMENT				
					Amount in Words				
			29,81,500.00		Twenty Nine Lakh Eighty One Thousand Five Hundred Rupees Only				
Payment Details			PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN		Ref. No.		03008172023030200577		020323M1100084
Cheque/DD No.			Bank Date		RBI Date		02/03/2023-15:02:00		Not Verified with RBI
Name of Bank			Bank Branch		PUNJAB NATIONAL BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :

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

Mobile No. : 8879708117

रजिस्ट्रार कार्यालय केवल दस्तावेजों के पंजीकरण के लिए ही वैध है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चालन लागू नहीं है।

Defaced by me

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0206084877202223	02/03/2023-17:00 19	GR240	2981500.00
Total Defacement Amount					29,81,500.00

बदल - १८

3000 90 900

2023



बदर - १८		
3000	99	980
२०२३		



Office of the
Collector of Stamps
Case No. A/S/1100900/137/2023
Date 22/04/2023

Received from Sri. Nishant N. N. Developers LLP
residing at, Mumbai.

Stamp duty of Rs. 82,91,81,500/-
(Twenty Nine Lakhs eighty one thousand
eighty one thousand five hundred
only)
Certified under Section 32(1) of the
Bombay Stamp Act, 1958 that the said duty
of Rs. 82,91,81,500/- (Twenty nine lakh eighty one thousand
eighty one thousand five hundred only)
has been paid with the instrument in respect of the
document.



This certificate is submitted in the provision
of section 32(1) of the Bombay Stamp Act, 1958.
Place: Mumbai.

DEVELOPMENT AGREEMENT

22 MAR 2023

THIS DEVELOPMENT AGREEMENT is made and entered into at Mumbai on this
3rd day of March, in the Christian Year Two Thousand Twenty Three
("Effective Date"),

between
GENT M H 016182577202223 M
DEPT 000906467202223 P.F.
BETWEEN 04/03/23

N.S.P.S.

अट - २२		
327	92	92
327	92	92

VILE PARLE TRIMBAK SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a

society registered under the provisions of the Maharashtra Co-operative Societies
Act, 1960 under Registration No. BOW/W-KE/HSQ/TC/4036/1988-89 dated 31

December 1988 having its registered address at 5, Ajmal Road off Prarthana Saraj

on the Vile Parle East Mumbai - 400057, hereinafter referred to as "the Society"

(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 **FIRST PART;**

AND

(1) MR. DATAPRASAD KAMAT (Flat No. 101); (2) MR. DATAPRASAD KAMAT

(Flat No. 102); (3) MRS. VIBHA GANTONDE (Flat No. 103); (4) MR. JAYANT

DESHPANDE (Flat No. 201); (5) MRS. DEEPA DESHPANDE (Flat No. 201-A); (6)

MRS. VEELAM VARADKAR (Flat No. 202); (7) MR. RAMDASHBHAGWAT (Flat No.

203); (8) MR. GAUTAM PRABHUKELUSKAR AND MRS. PRAMODA

PRABHUKELUSKAR (Flat No. 301); (9) MR. RAHUL TELANG (Flat No. 302); (10)

MR. NAGESH TELANG (Flat No. 303); (11) DR. MILIND PATWARDHAN (Flat No.

401); (12) MR. OMPRAKASH JAKHOTIA (Flat No. 402) of VILEPARLE TRIMBAK

SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED, having its registered office

address at 5, Ajmal Road off Prarthana Saraj Road, Vile Parle (East), Mumbai 400

057, hereinafter referred to as "the Members" (which expression shall, unless it be

repugnant to the context or meaning thereof, be deemed to mean and include their

[Handwritten signatures and initials]

(D) The Society is seized and possessed of land or otherwise well sufficiently entitled to the Property.

(E) As per the Development Control and Promotion Regulation, 2034 in force, it is possible to construct a new building on the Land by demolishing the Building and utilizing the floor space index (FSI) of the Land (hereinafter referred to as "primary FSI") and by availing transferable development right (TDR) (hereinafter referred to as "TDR-FSI").



(F) The Building has been constructed prior to 35 (thirty-five) years old and repairs are required to be carried out at regular intervals by incurring huge costs. The Society, with the consent and concurrence of the Members is therefore desirous of carrying out redevelopment on the Property by demolishing the Building and constructing a new building on the Land. The Society however does not have the financial resources, expertise or the infrastructure for undertaking the redevelopment and construction work and is therefore desirous of carrying out the redevelopment and construction work in respect of the Property through a reputed developer of immovable properties having the requisite financial resources, expertise and infrastructure for undertaking the redevelopment and construction work in respect of the Property.

(G) The Society has undertaken a structural audit of the Building through Shardul Deshpande & Associates and vide its report dated 1 December 2022, Shardul Deshpande & Associates has suggested various repairs required to be carried out to the Building. The aforesaid repairs, if carried out, will be costlier than demolishing the Building and reconstructing a new building on the Land by utilizing the FSI and TDR.



(H) The Society being desirous of redeveloping the Property as aforesaid invited offers from reputed developers/ builders for construction of a multi-storied building with modern amenities and facilities on the Land.

The Society received 3 (three) proposals from 3 (three) developers and the Society, its redevelopment committee members and the members of the Society, have offers received from the 3 (three) developers.



(I) The General Body of the Society scrutinized each offer, out of which offer dated 28 May 2022, revised offer dated 18 August 2022 and final offer 10 September 2022 received from the Developer was found to be suitable to all the Members. Hereto annexed and marked as **Annexure B** (colly) are the

[Handwritten signatures and initials]
[Signature] *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]*

copies of aforesaid offers of the Developer hereinafter collectively referred to as "the Offer"). The General Body of the Society accordingly held extensive meetings with the Developer and on the basis of representations made by the Developer to the General Body of the Society concluded that the Developer has sufficient financial means and expertise in construction and came to the conclusion that the Developer shall be appointed to undertake the redevelopment work in respect of the Property.

(K) The Society issued an appointment letter in favour of the Developer for redevelopment of the Property on 25th September 2022. Copy of the aforesaid appointment letter is annexed hereto and marked as **Annexure C**

(L) The Offer was finally accepted by the Society in the Special General Body Meeting held on 23 October 2022 in presence of authorized Officer appointed by Deputy Registrar Co-operative Society, K (East) Ward and the Developer was selected as the developer for redevelopment of the Property. The Society has complied with the procedure laid down by the Government of Maharashtra under section 79A of the Maharashtra Co-operative Societies Act, 1960 vide circular dated 3 January 2009 published through its Department of Co-operative Society. The Hon'ble Deputy Registrar Co-operative Society "K" (East) ward has issued Order dated 31 October 2022 for selection of the Developer for the redevelopment of the Property. Copy of aforesaid Order dated 31 October 2022 issued by the Hon'ble Deputy Registrar, Co-operative Society, "K" (East) Ward is marked and attached hereto as **Annexure D**. The Society has represented to the Developer that at the said Special General Body Meeting held on 23 October 2022, resolutions have been passed unanimously by the Members of the Society (present) at the meeting and that these resolutions bind not only those members who remained present at the meeting but also those members who remained present at the said Special General Body Meeting. The resolution passed in the Special General Body Meeting held on 23 October 2022 is annexed hereto as **Annexure E**.



वार्ड - १८
30/10/22

The Developer approached the Society and represented to the Society that it has the necessary financial resources, expertise and infrastructure for carrying out the proposed redevelopment and construction on the Property and that it is desirous of carrying out redevelopment and construction on the Property at its own costs, risks, expenses, account and responsibility inter alia by demolishing the Building standing on the land, getting the plans, designs and specifications of the new building/s to be constructed on the land sanctioned from the Municipal Corporation of Greater Mumbai ["MCGM"] and other governmental / statutory authorities such as Airport

for the development of the Property.

Authority of India, Fire Safety Department etc. and any other authority from which approvals are required but have not been listed herein.

- (N) Pursuant to the negotiations between the Society and the Developer, the Society has agreed to grant to the Developer, the development rights to develop the Project (as defined hereinafter) on the land by consuming the Development Potential (as defined hereinafter) in the manner as set out herein. The Developer has agreed to accept the development rights and the parties are desirous of recording their understanding in writing being these presents.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed, declared and confirmed by and between the parties hereto as follows: -

1. DEFINITIONS

For the purpose of this Agreement, the following terms shall have the meanings set forth below unless otherwise specified:

- 1.1. **"Additional FSI"** shall mean any FSI (by whatever name called) becoming available for utilisation on the land over and above the present estimated Development Potential, due to any change / re-enactment / fresh enactment of any Applicable Law, only up to the date of obtaining the occupation certificate in respect of the Project.



"Agreement" shall mean this development agreement including all Schedules and Annexures attached hereto or incorporated herein by reference, including any amendment, supplemental and/or addendum to be made and executed by the Parties from time to time in writing.



"Applicable Laws" shall mean any statute, law, regulation, ordinance, rule, judgment, order, decree, bye-law or approval, directive, guideline, policy, requirement, or other governmental notice / notification or any similar form of decision of, or determination by, or any interpretation or adjudication having the force of law of any of the foregoing, by any competent authority having jurisdiction over the matter in question, having effect as of the Effective Date (defined hereunder) or at any time thereafter.

- 1.4. **"Approvals"** shall mean and refer to all such, permits, approvals, certificates, permits, sanctions, exemptions, consents, licenses and approvals as may be required for the construction, development, marketing and sales of the Project (defined hereunder) including but not limited to fire approval,

अनुसूची - १	अनुसूची - २	अनुसूची - ३	अनुसूची - ४
अनुसूची - १	अनुसूची - २	अनुसूची - ३	अनुसूची - ४

Prof. Dr. P. N. Rao, IAS, M.A. of Bangalore
P. N. S. Rao

clearance from Airport Authority of India, approval from electrical / sewerage / water connection authority for construction and occupation (if applicable), approval from the MCGM, Collector and shall include all approvals relating to or pursuant to sanction of building plans, intimation of disapproval, commencement certificates, occupation certificate, completion certificate (by whatever name called), any amendments to the aforesaid permissions, etc. that may be obtained / required.

1.5. "Development Potential" shall mean the primary FSI and the primary TDR available in respect of the Land i.e., up to 2.7 (including jungle FSI) as per the Development Control and Promotion Regulation, 2034 and that will be available only up to the date on which the Developer obtains an occupation certificate in respect of the Project.

1.6. "Existing Carpet Area" shall mean the existing carpet area of the flats owned by the Members in the Building which has been more particularly set out in **Annexure A**.

1.7. "Members Premises" shall mean and include all the flats / apartments / premises comprised in the Project to be handed over to the Members and as more particularly:

1.8. "Project" shall mean the development of the Land by demolishing the existing building and constructing thereon 1 (one) building comprising of the Premises and the Purchaser Premises (as defined hereinafter) only for residential use by utilizing the primary FSI and the primary TDR and comprising of local basement silt plus 7 (seven) upper floors plus terrace and also include the common areas and amenities to be handed over in this Development Agreement.



1.9. "Project Cost" shall mean and include but shall not be limited to the total cost for (i) undertaking the construction, development and execution of the Project; and (ii) design, marketing, advertisement, sales of the Project and all other ancillary costs involved.

बंदर - ३८		
30	Purchasers	shall mean and include individuals, partnership firm/s, Hindu undivided families, a limited company/ies, body corporate/s, a private
3	and for public trust/s and/or any other person/s to whom the Purchaser	

Premises are marketed and sold / disposed of and/or agreed to be marketed and sold / disposed of in accordance with this Agreement.

15/04/2022
 NSPDC

1.11. "Purchaser Premises" shall mean and include all premises comprised in the Project save and except the Members Premises.

1.12. "RERA" shall mean and include The Real Estate (Regulation and Development) Act, 2016, the rules as applicable to Maharashtra and such Circulars, Notifications, Office Orders, Orders, Clarification or such explanations that may be issued by the Maharashtra Real Estate Regulatory Authority.

DECLARATIONS BY THE SOCIETY

The Society declares that:

- (a) The Society is the owner of the Land more particularly described in the Schedule hereunder written and the name of the Society appears on the property register card in respect of the Land which is annexed hereto and marked **Annexure F**. The tenure of the Land is freehold and the Land is free from all encumbrances.
- (b) The Society has not entered into any agreement or arrangement for the redevelopment or otherwise of the Property with any person or persons.
- (c) Each of the Members, whose names appear in **Annexure A** and who have signed this Development Agreement, is a member of the Society. The members who have mortgaged their flat they shall alone be responsible for taking NOC for redevelopment from respective financial institutions.

- (d) To the best of the knowledge of the Society, the Property is not the subject matter of any pending suit or litigation and there is no injunction or prohibitory orders against the Society restraining the Society from appointing the Developer for the redevelopment of the Property.

- (e) The Society has not received any notice for acquisition, requisition or reservation in respect of the Property.

- (f) The Society is absolutely entitled to enter into this Development Agreement and till obtaining occupation certificate shall not do any

वर्ग - २८		
300796	300796	300796
300796	300796	300796



[Handwritten signatures and initials]
[Signature] N.S. Patil

act, whereby the right of the Developer created herein may prejudicially be affected;

(g) The Society has not in any way made any commitment to anyone for allowing the right to use primary FSI and/or primary TDR for constructing a new building on the Land.

(h) The Society has a clear and marketable title to the Property free from all encumbrances, claims, charges, tenancy or demands of any nature whatsoever.

(i) Society has maintained proper audited accounts.

(j) Except the Members, whose names appear in Annexure A, there are no other Members having any interest in the Flats comprised in the Building and the shares or any part thereof.

3. REPRESENTATIONS BY MEMBERS

The Members do and each of them do hereby declare in respect of their respective Flats/shares in the Society that:



The Members are the absolute legal and beneficial owners of the flat and shares and have a clear and marketable title thereto.

The Member's Flats and the shares are free from encumbrances of any nature whatsoever and the same are not attached either by mortgage or by judgment or at the instance of any court or taxation authority or by any other statutory authorities and the Member has not given or undertaken to any taxation authorities so as to not deal with or dispose of his/her right, title and interest in the flat and that the Member has full and absolute power to deal with his/her share.

वर्ग - (A) C	No other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, sub-
3C228	license, mortgage, (equitable or otherwise), gift, trust, inheritance, tenancy, license, lien, or otherwise howsoever in the
२०२३	Member's Flat or the shares;

(d) On obtaining the written confirmation from the Society, the Developer shall enter upon the Property and then the Developer shall be entitled to demolish the Building for the purpose of redevelopment in accordance with the rules and regulations of MCGM without any

Dr. N.S. Patil

hindrance or denial by the Members or any persons or person claiming through under or in trust for the Members;

(c) To the best of the knowledge of the Members, there are no proceedings pending in any Court as on date concerning, touching, and affecting the Member's flat/share.

(f) There is no prohibitory order issued by any statutory authority or court prohibiting the Member from dealing with the Member's flat/share or from executing these presents.

(g) No notice has been issued for acquisition or requisition of the Member's flat, shares or any part thereof.

(h) The Members have not entered into any agreement or arrangement with any other person or persons for sale, transfer or assignment of the Member's flat and has not accepted any token deposit, earnest money or any other consideration from any person or persons.

(i) All twelve members shall not do any act, whereby the right of the Developer created for development of society's building herein may prejudicially be affected.

4. GRANT OF DEVELOPMENT RIGHTS



4.1. The Society hereby grants in favour of the Developer and the Developer hereby accepts from the Society, exclusive development rights in respect of the Land to redevelop the Property as more particularly described in the **Schedule** hereunder written by utilizing the Development Potential and construct the Project thereon, for the consideration and on the terms and conditions contained herein. The Developer shall be entitled to utilize the Development Potential in respect of the Land as may be available up to the

of obtaining the occupation certificate in respect of the Project. The Society hereby grants a license to the Developer to enter upon the Land and undertake construction and development of the Project and to carry out perform its roles responsibilities and obligations in this agreement.



5. TITLE

3023		
3023	20	900

Joint Sub Registrar, Bangalore
 3. N.S. Patel
 3023

5.1. The Developer has investigated and search the title of the Society and the Members to the Property, and after being completely satisfied with the same, the Developer has entered in to this Agreement and the Developer shall not raise any claims in this regard. The Developer has submitted its Offer considering that the Land admeasures 486.62 square meters and has computed the Development Potential basis the aforesaid area.

5.2. The Developer has agreed if there is any reduction in the area of the Land after the Effective Date and as a consequence, there is any reduction in the Development Potential, the loss of area if any, shall be borne entirely by the Developer and the Offer shall remain unchanged till the Project is completed and occupation certificate and building completion certificate is obtained.

6. MODALITIES FOR APPROVAL OF PLANS

5.1. Prior to the execution of this Agreement, the Developer has appointed professional consultants / architect to prepare plans for construction of the Project which have been signed by the professional consultants / architect appointed on record and has submitted the same to the Society. The Society has approved the aforesaid plans for construction of the Project and the same have been signed by the representatives of the Society.



Developer shall, within a period of 30 (thirty) days from the Effective Date, submit the building plans approved by the Society to MCGM or any other governmental authority (as the case may be) for obtaining all Approvals permissions / Approvals / sanctions in accordance with Applicable Law.

6.4 The Developer shall be at liberty to make minor modifications in such building plans for obtaining Approval/ sanction from MCGM with prior intimation to the Society. Provided however that the modifications shall not affect the area, layout or the location of the Members Premises.

कवर	3000	29	3000
DEVELOPMENT OF THE PROJECT			

7.1. The Developer shall obtain approval of the plans along with (i) Intimation of Disapproval ("IOD") from the concerned authorities; (ii) permission from Civil Aviation Authority and other concerned authorities for the required height of



29/5/18
M. W. B. (M.D.)
P. N. S. (M.D.)

the Project from stilt to 7 (seven) upper floors and terrace including the water storage tanks, within a period of 3 (three) months from the Effective Date.

- 7.2. Prior to the Members vacating their existing premises, the Developer shall enter into permanent alternate accommodation agreements with the Members in respect of the Members Premises and shall register the same with the Office of the Sub-Registrar of Assurances.

- 7.3. Upon receipt of the IOD and permission from Civil Aviation Authority and other concerned Authorities for the required height of the Project from stilt to seven floors and terrace above including the water storage tanks, the Developer shall issue a written intimation to the Society and the Members to vacate their respective existing premises ["**Vacation Notice**"]. The Members shall vacate the Property within a period of 30 (thirty) days from the date of receipt of the Vacation Notice. The Members have agreed not to remove any permanent fixtures from their existing premises. However, Members shall remove all their belongings from the existing premises such that the Building is vacant for being demolished by the Developer.



- 7.4. On the date on which the Members vacate their existing premises, the Parties shall take the following steps:

- (a) The Society shall permit the Developer to enter upon the Property, under a license, for the purpose of immediate demolition of the Building and for carrying out redevelopment work only after obtaining IOD.

- (b) The Developer shall comply with all the terms and conditions of IOD for demolition of the Building. Subsequently, the Developer will ensure to purchase the TDR in the name of the Society for the entire Project including the fungible area.

Thereafter, the Developer shall duly obtain commencement certificate ["CC"] from the concerned authorities and shall commence construction of the Project on the Property within a maximum period of 2 (two) months from the date on which the Members vacate the Building.



- (c) **Registration of the Project under RERA**
- (i) Within a period of 1 (one) month from the date of obtaining the CC, the Developer shall register the Project with the Maharashtra Real Estate Regulatory Authority ("Maha RERA")

संदर्भ - १८		
30-08-2022	22-08-2022	30-08-2022

[Handwritten signatures and initials]
[Signature] *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]*

under the provisions of RERA and the Developer shall forthwith handover to the Society a copy of the certificate of registration of the Project issued by Maha RERA.

- (ii) The Developer will open all necessary accounts for all the transactions related to the development of the Project including payments received on account of sale of the Purchaser Premises in accordance with the provisions of RERA.

- (iii) The name of the Project shall be ' Vileparle Thimblek Sadari CHS'.

- (iv) The Developers shall, within a period of 30 (thirty) days, handover originals of the approved plans, LOD and CC up to plinth level and subsequent CC for the entire Project along with other required Approvals to the secretary of the Society as and when received by the Developer during the course of redevelopment of the Property.



The Developer shall comply with all Applicable Law in respect of the development of the Project on the Property.

The Developer shall construct the Project i.e., a building comprising of 12 (twelve) floors including ground floor, 7 (seven) upper floors plus terrace, 1 (one) basement, lift, plot (seven) upper floors plus terrace and storage water tank by utilizing the entire Development Potential.

7.5. The Developer shall not comprise of any commercial premises in the Project.	23	23
SOCIETY AND MEMBERS' ENTITLEMENT		
7.6. The Society shall not comprise of any commercial premises in the Project.	23	23

including the right to use the Development Potential, the Developer shall inter alia construct and handover to the Society and its members [12] premises in the Project having 25% (twenty five percent) additional legal carpet area over and above the Existing Carpet Area, details of which are mentioned in **Annexure A** annexed hereto.

- b. Flat No. 201 member will surrender/transfer his 35.94 sq. ft carpet area to Flat no. 201A. Both the members have no objection for transferring their fungible area to each other as per annexed hereto and marked as **Annexure "G"**.

- 8.1. The Developer has provided the Members floor plans in respect of the Members Premises and the same are annexed hereto and marked as

Annexure A-1.

[Handwritten signatures and initials]
[Signature] *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]*

- 8.2. In addition to the above, the Developer shall provide 1 (one) car parking space to each of the Members [which may be stack / pit parking] in the Project, free of cost provided however that where any Member is entitled to more than 1 (one) car parking space in accordance with the Development Control and Promotion Regulation, 2034, the Developer shall provide additional car parking space(s) to such Member free of cost.
- 8.3. In case any of the Members intend to purchase any additional area in the Project over and above the New Carpet Area, the Developer shall be under an obligation to sell such additional areas to the Members at a discounted price, as may be mutually agreed between the Members and the Developer.

8.4. **Displacement Allowance, Brokerage, Hardship Compensation**

- (a) In order to enable the existing members to shift to temporary alternate accommodation to be arranged by the Members on their own till the Developer obtains occupation certificate in respect of the Project, the Developer shall, pay displacement compensation to each Member at the rate of **INR 90/- (Indian Rupees Ninety Only)** per square feet on the Existing Carpet Area per month ("Displacement Allowance"). The Displacement Allowance for the initial period of 6 (six) months from the date on which the Members vacate their respective premises, shall be paid by the Developer in advance simultaneously with the execution and registration of the permanent alternate accommodation agreement through online transfer of funds by NEFT / RTGS or by way of cheque. For the remaining period of 6 (six) months (during the first year in which the Members vacate their respective premises), the Developer shall pay the Displacement Compensation by furnishing post-dated cheques or online transfer of funds by NEFT / RTGS before the 5th day of every month.

The aforesaid Displacement Allowance shall be recalculated after a period of 12 (twelve) months from the date on which the Members vacate their existing premises and the Developer agrees to pay the Displacement Allowance at the rate of **INR 100/- (Indian Rupees One Hundred Only)** per square feet on the Existing Carpet Area per month, for the 2nd (second) year by way of post-dated cheques or online transfer of funds by NEFT / RTGS, on or before 5th day of every month. Thereafter, if the Developer does not obtain the occupation



By NEFT / RTGS	
₹ 90/-	per sq ft
₹ 90/-	per sq ft

By *[Signature]* *[Signature]* *[Signature]*
 P. N. S. A. B. *[Signature]*

certificate in respect of the Project, the Developer shall pay the Displacement Allowance at the rate of **INR 110/- (Indian Rupees One Hundred and Ten Only)** per square feet per month by way of post-dated cheque or online transfer of funds by NEFT / RTGS till the time the Developer obtains occupation certificate in respect of the Project and hands over the Members Premises to the Members.

- (c) The Developer shall pay a sum of INR 20,000/- (Indian Rupees Twenty Thousand Only) as one time compensation to each Member, on the date on which the Members vacate their existing premises, towards shifting charges of their belongings.

- (d) In addition to the above, the Developer shall, simultaneously with the execution and registration of the permanent alternate accommodation agreement, pay an amount equivalent to 1 (one) month's Displacement Allowance as and by way of brokerage to each Member for finding the temporary accommodation.

- (e) To enable the Members to mitigate the increased tax and outgoings

which they may have to pay in respect of the Members Premises and to compensate them for the risk taken by them and the hardship they will undergo during the period of construction, the Developer shall pay hardship compensation to the Members at the rate of INR 1,200/- (Indian Rupees One Thousand and Two Hundred Only) per square feet on the Existing Carpet Area in the following manner ("Hardship Compensation"):

- (i) 50% (fifty percent) of the Hardship Compensation shall be paid by the Developer simultaneously with the execution and registration of this Development Agreement.

(ii) Balance 50% (fifty percent) of the Hardship Compensation shall be paid by the Developer simultaneously with the Members handing over vacant possession of their existing flats to the

Developer for demolition.

बका - ₹८		
3000	25	7500
3023		

- (f) In addition to the above, at the time of vacate possession of property the Developer shall pay to the Society an amount of INR 2,50,000 (Indian Rupees Two Lakh and Fifty Thousand Only) towards fees to be paid to the structural engineer. The aforesaid amount shall be paid by the Developer by way of cheque / Online transfer by way of NEFT / RTGS.

for Mr. R. D. Sharma & Co. Advocates
for N.S. Adv.

9. APPENDICES AND SPECIFICATIONS

- 9.1. The amenities and facilities to be provided in the Members Premises in the Project are more particularly set out in **Annexure H** annexed hereto.
- 9.2. The Project will contain the specifications, amenities and facilities as more particularly set out in **Annexure I** annexed hereto.

- 9.3. The Developer shall ensure that the Members get the same amenities and facilities in respect of the Members Premises as provided by it in the Purchaser Premises

PROJECT COST

1. All costs, charges and expenses in relation to demolition of the Building shall be solely borne and paid by the Developer. The debris and all materials of the demolished Building will belong to the Developer

- 10.2. The entire costs, charges and expenses for the construction of the Project, including cost of TDR, premium, or any other amounts payable to the governmental authorities by whatever name called for the construction and completion of the Project shall be solely borne and paid by the Developer.

- 10.3. The Developer shall, at its own costs and expenses, get the plans duly approved and sanctioned in respect of the Project from MCGM and all other concerned authorities. All deposits payable to MCGM including scrutiny fees, deficiency premium, if any, and all other incidental expenses for getting the plans approved and sanctioned from MCGM and/or any other authority shall be borne and paid by the Developer alone. The Developer shall also pay fees of the Architect/ Structural Engineer or other personnel including the other professional consultants engaged by him as may be required for the construction of the Project.

बदल - १८	car and pay all costs, charges insured, telephone and other expenses.
----------	---

10.4. The Developer shall be solely responsible to bear and pay all costs, charges and expenses for (i) undertaking the construction, development and execution of the Project; and (ii) design, marketing, advertising, sales of the Project and all other ancillary costs involved.

10.5. The Developer shall at its own cost be responsible for disconnecting all services such as electrical, water, Mahanagar gas, drainage lines etc., and any other items which might not have been listed herein, before demolishing the Building.

10.6. The Developer will reconnect at its own Cost, all the utility services listed above and which might have been missed through oversight for the Members to live in the Members Premises before handing over peaceful and vacant possession of the Members Premises to the Members after obtaining occupation certificate in respect of the Project.

10.7. The developer shall, at its own costs, build proper storage water tank/s with adequate capacity as per MCGM norms on the ground floor of the Project. The Developer shall provide water pumps along with the pump room and automatic control devise for the entire Project. The Developer shall further build the overhead water tanks on the terrace of the Project so as to ensure that the Members get 24 (twenty-four) hour water supply as they used to get it earlier.

11. CAR PARKING SPACES

The Developer shall provide 1 (one) car parking space to each of the Members. The Developer may be stack / pit parking] in the Project, free of cost provided that where any Member is entitled to more than 1 (one) car parking space in accordance with the Development Control and Planning Regulation, 2034, the Developer shall provide additional car parking spaces] to such Member free of cost in accordance with Development Control and Promotion Regulation, 2034. After the Members have been allotted the parking spaces as per MCGM guidelines. It is further agreed that the car parking space allotted by the Developer will be used only for the purpose of parking cars and not for any other purpose.



अप्र - २८	
3248	2023

The Developer shall not sell and/or allot any car parking spaces to any person or entity who are not members of the Society.

11.3. The Developer shall provide parking spaces in the Project for the purpose of parking 2 (two) wheeler vehicles. The location of the 2 (two) wheeler parking spaces shall be mutually decided between the Society, the Developer and the Members.

12. OFFICE AND GYMNASIUM

अप्र २८, २०२३
 N.S. Adar
 २८/११/२३
 २८/११/२३

14.3. The Society shall pay costs, taxes plus surcharges if any, and outgoings in respect of the Property till the date on which the Members vacate their existing Premises for demolishing and reconstruction. Thereafter, the Developer shall pay all taxes, outgoings, costs, surcharges etc., in respect of the Property till the date on which the Developer obtains occupation certificate in respect of the Project and hands over possession of the Members Premises to the Members.

14.4. In case any Member transfers by sale, gift, exchange, lease, mortgage otherwise his/her flat, then such transfer shall be subject to the terms of Development Agreement and the new transferee shall undertake to abide by this Development Agreement and shall sign and execute a no-objection certificate in favour of the Developer and the Society before completing the transaction.

15. REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE DEVELOPER

15.1. Representations and Warranties



There are no prohibitions against the Developer from entering into this Development Agreement as recorded herein under any Applicable Laws.

is duly organized, validly existing and in good standing, and has all necessary corporate power and authority, and all authorizations, approvals, and permits, and has full power and authority to execute and deliver this Development Agreement and to consummate development of the Project as contemplated by this Development

बंदर - २८ Agreement.

3272	10	26
2023	2023	2023

The execution and performance of this Development Agreement will not violate, conflict with, or result in a breach of or default under the Applicable Law or its constitutional documents.

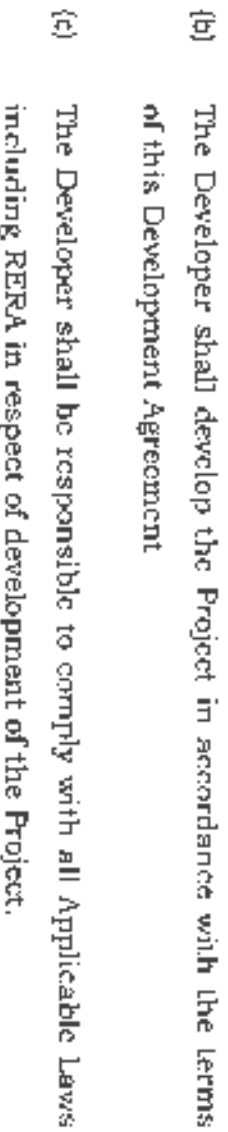
(d) It has the standing, financial and technical expertise and capacity to execute the Project in accordance with the terms hereof and Applicable Laws.

3272 10 26 2023 2023 2023

MSR

MSR

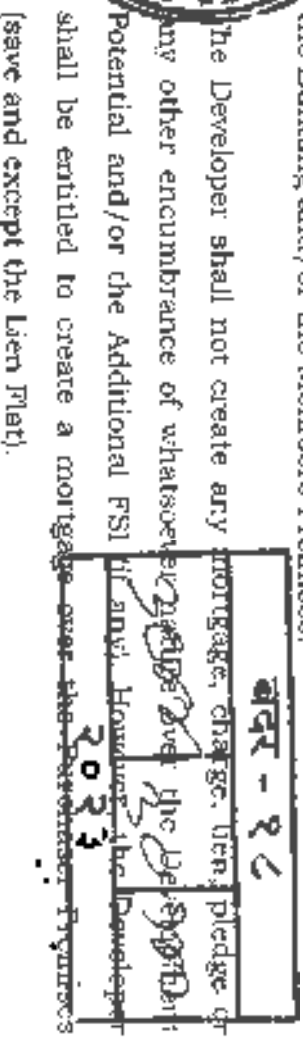
(a) The Developer shall prepare building plans and detailed structural and architectural designs, drawings and specifications in respect of the development of the Project.



- (d) The Developer shall obtain all Approvals including the occupation certificate in respect of the Project.
- (e) The Developer shall co-ordinate / liaise with the construction team and plan and mobilize all the resources for the effective development of the Project and shall be responsible for the day-to-day affairs of the Project.

- (f) The Developer shall be solely responsible for its workmen / labour and employees and shall at all times be the principal employer.

- (b) The Developer shall not create any mortgage, charge, lien, pledge or any other encumbrance of whatsoever nature over the Land and/or the Building and/or the Members Premises.



- 4) The Developer shall not amend its constitution or change its partners till the time the Developer obtains occupation certificate in respect of the Project.

$\frac{d}{dt} \ln \left(\frac{\rho_k}{\rho_0} \right) = -\frac{P_k}{T} - 1$

- (k) The Developer shall be solely liable to bear and pay the entire Project Cost.
- (l) The Developer shall ensure for the adequacy, stability and safety of all on-site operations and methods of construction, transportation, installation, commissioning, etc.
- (m) The Developer shall appoint security guards to safeguard the Property from any trespassers and encroachments.
- (n) The Developer shall immediately communicate, in writing, to the Society and the Members, any information which may come to its knowledge or which may, or is likely to affect, the Property, the scheme of development, the Project, and/or prejudice, affect or restrict, in any manner the rights, benefits and interests of the Society and the Members herein.

- (o) The Developer shall forthwith (upon receipt of the same) furnish to the Society and the Members, any order, circular, notice, notification, directive, etc. which is / are issued by any Government, Semi-Government, local or public body or authority, or by any Court, Tribunal or quasi-judicial body or authority, or by any other person in respect of, or relating to the Property, and/or the scheme of development and/or the Project, if received at site of the Project.

The Developer shall be responsible to comply with all the terms and conditions of the Approvals whilst carrying out the development of the Project. In the event the Developer violates any of the terms and conditions of the Approvals, then the Developer alone shall be liable to rectify such defects which may occur due to its violation and shall

further be responsible for any liability / action that may be initiated, including but not limited to any monetary liability against the Society and/or the Members and/or the Developer due to such violation by the Developer.

अक्षर - १८ and/or the Developer.		
3022	39	200
3023	The Developer shall comply with all the terms, conditions and its obligations contained herein in a time bound manner without any	

delay or default.

- (r) The Developer shall be solely responsible for the repayment of the money borrowed by it without recourse to the Society and/or the Members and/or the Property and/or the Members Premises.



Signature *Signature* *Signature*
for N.S. Patil *for N.S. Patil* *for N.S. Patil*

(s) The Developer shall not constitute and/or incorporate any organization and/or society and/or company and/or condominium in respect of the Project.

(t) The Developer shall not commit or omit to do any act or deed which may prejudicially affect the rights / interests of the Members and/or the Society.

16. **TIMELINES FOR COMPLETION OF THE PROJECT**

16.1. The Developer shall complete the construction of the Project and obtain a full occupation certificate in respect thereof within a period of 24 (twenty-four) months from the vacate the plot

16.2. It is agreed between the Parties that in the event the Developer fails to complete the construction of the Project and obtain a full occupation certificate in respect thereof within the aforesaid period of 24 (twenty-four) months, the Developer shall be entitled to an extension of 6 (six) months from the expiry of the aforesaid period of 24 (twenty-four) months to comply with its aforesaid obligations.

16.3. Upon receipt of the full occupation certificate in respect of the Project from the concerned authorities, the Developer shall intimate the Members in writing about the same (along with a copy of such occupation certificate) and call upon the Members to take peaceful possession of the Members' Premises within a period of 30 (thirty) days from the date of such intimation:

The Developer shall adhere to the aforesaid timelines provided that it is not prevented from carrying out any construction activity on the land for the following reasons:

War, civil commotion, pandemic or act of God affecting the Property.
Any rule, notification of the Government or other public, judicial or competent authority affecting the development of the Property.



DEFECT LIABILITY PERIOD AND OBLIGATIONS UNDER RERA

17.1. If within a period of 5 (five) years from the date of handing over the Members Premises to the Members or 5 (five) monsoon seasons, whichever is later, any of the Members brings to the notice of the Developer any structural defect in the Members Premises or the Project or any defects on account of workmanship, quality or provision of service, or any leakage in the Members

DEFECTS		
2022	32	2020

Handwritten signatures and initials at the bottom of the page, including a signature that appears to be "N.S. Ashu" and another that appears to be "N.S. Ashu".

Premises and/or the Project, then such defects shall be rectified / re-done by the Developer at its own cost at actual provided that such defect is not on account of any acts or omission on the part of the Society or the Members. The member will not make any changes till the period of defect & liability period. The Developer shall transfer warranties given by the service providers, to the Society and the Members.

17.2. The Developer shall be responsible to rectify and re-do any water-proofing related defects that may give rise to leakage in terrace, for a period of 10 (ten) years from the date on which it receives the occupation certificate, provided that the aforesaid defect is not on account of any acts or omission on the part of the Society or the Members. Developer will transfer warranties given by the service providers, to the Society and the Members.

17.3. The deposits paid by the Developer to various regulatory authorities shall be returned to the Developer at the time of handing over the occupation certificate to the Society.

17.4. The Developer undertakes to give receipts to the Members or the Society for all the payments received by him.



DEVELOPMENT RESTRICTED TO PERMISSIBLE TDR AS PER THE DEVELOPMENT CONTROL RULES

It is agreed by and between the Parties that the development work envisaged in this Agreement is restricted to the extent of the Development Potential (FSI and primary TDR up to 2.7 (including fungible FSI) as per the present Development Control and Promotion Regulations, 2034

वर्तमान - 2034	अवधि - 2034
2034	2034

18.2. In the event there is any change in the existing Development Control and Regulations, 2034 or any other Applicable Law whereby any additional FSI is available i.e., there is an increase in the existing primary FSI and/or additional TDR such that the development potential emanating from the site exceeds 2.7 FSI (including fungible FSI) or if any additional FSI is possible exceeding the permissible TDR as on the date of this Agreement, the Developer shall avail such Additional FSI at its own costs and expenses including payment of any premium in this regard.

18.3. In the event the Developer constructs additional premises / floors in the Project by utilizing such Additional FSI, then the revenue emanating from the sale of such additional premises / floors shall be distributed between the

For M/s. D. N. S. Pvt. Ltd. By J. K. Sharma
For N. S. Pvt. By N. S. Pvt.

Developer and the Society in the following manner ("Gross Additional Revenue"):

- (a) The Developer shall be entitled to deduct the premium, professional fees, miscellaneous expenses, stamp duty and registration charges paid by the Developer for availing such Additional FSI and the cost of construction incurred by the Developer for constructing such additional premises / floors by utilizing the Additional FSI ["Additional FSI Cost"] from the Gross Additional Revenue. The balance amount remaining after deduction of the Additional FSI Cost from the Gross Additional Revenue shall hereinafter be referred to as "the Additional Revenue".

- (b) The Additional Revenue shall be distributed between the Society and the Developer in the ratio of 50% : 50%.

18.4. It is clarified that in the event any Additional FSI is available, the Parties shall execute and register a supplementary agreement and the Developer shall be entitled to avail such Additional FSI only upon execution and registration of the supplementary agreement and on the terms and conditions as set out therein.

18.5. It is further clarified that the Developer shall be entitled to avail the Additional FSI only up to the date on which the Developer obtains the occupation certificate in respect of the Project. In the event any Additional FSI becomes available after the date on which the Developer obtains the occupation certificate in respect of the Project, the same shall exclusively belong to the Society and the Developer shall not be entitled to claim any benefit in relation to such Additional FSI.



The Developer shall be designated as the "Promoter - Developer" and the Society shall be designated as the "Co-Promoter / Promoter" on the website of MahaRERA. Notwithstanding what is stated above, it is clarified that, the Developer shall be solely liable to comply with the provisions of RERA. The Developer shall be solely responsible for (i) handing over possession of Members Premises and Purchaser Premises in accordance with the timelines submitted on the website of MahaRERA; and (ii) any defect in the construction of the Project.

30.08.2023	30.08.2023	30.08.2023
------------	------------	------------

18.6. The Developer undertakes that in the event any claims are raised against the Society or in the event the Society is directed to pay any amounts to any of

[Handwritten signatures and initials]
[Signature] N.S. Nair
[Signature]

the Members and/or the Purchasers by any authority, or in the event any loss / damage is caused to the Society or penalty is levied on the Society on account of it being a "Co-Promoter / Promoter" under RERA, such amounts shall be solely borne and paid by the Developer on behalf of the Society and/or the Members and the Society and/or the Members shall not be liable to pay the same.

19. INDEMNIFICATION:

The Developer shall throughout hereafter and always save harmless and keep indemnified the Society, its estates and effects and the Members from and against all actions, suits, costs, charges, expenses, damages, losses, fines, penalties etc., resulting on account of:

- (a) any act or omission on part of the Developer; and/or
- (b) breach of any terms and conditions of this Development Agreement (the Developer; and/or



14. Non-compliance by the Developer of any Approved and/or Applicable law including RERA, and/or

breach, delay or default on part of the Developer in developing the Project, any and/or the Project; and/or
proceedings / action taken against the Society and/or its members due to the conduct of the Developer; and/or

- (f) Any false representations or misrepresentation on part of the Developer.

बंदर - १८	20. NEW MEMBERS
3007 35 900	20.1 The prospective purchasers shall be enrolled as member/s of the Society without any premium, transfer charges or donation but subject to what is stated herein and on payment of share money, entrance fees and membership fees subject to the prospective Purchasers agreeing to abide by the rules, regulations and bye-laws of the Society; as per Maharashtra Co-operative Societies Act, 1960.

20.1 The prospective purchasers shall be enrolled as member/s of the Society without any premium, transfer charges or donation but subject to what is stated herein and on payment of share money, entrance fees and membership fees subject to the prospective Purchasers agreeing to abide by the rules, regulations and bye-laws of the Society; as per Maharashtra Co-operative Societies Act, 1960.

20.2. The prospective Purchasers of the Purchaser Premises in the Project shall be free to borrow/avail of housing loan by mortgaging the Purchaser Premises allotted to them. The repayment of the loans installment, interest and other

for the purchase of the project. The prospective purchaser shall be free to borrow/avail of housing loan by mortgaging the Purchaser Premises allotted to them. The repayment of the loans installment, interest and other

may be in the Project and to appropriate the same in such manner as the Developer may deem fit and proper. All the consideration which shall be received by the Developer from such persons shall belong to the Developer alone and will be received by it on its own account.

- 21.2. Any refundable deposit which the Developer shall have to pay to MCGM or any concerned authorities in relation to the development of the Property whether in the name of the Developer or in the name of the Society, the Society will instruct the concerned authority to transfer such deposit in the name of the Developer wherever it is possible and handover the receipts to the Developer after such transfer.

22. TERMINATION

- 22.1. The society can, without prejudice to any other rights or remedies, terminate this Development Agreement after giving a 30 (thirty) days' written notice to the Developer (provided that such notice shall not be given unreasonably) on account of any of the following conditions:

- (a) Suspension of work of construction of the Project by the Developer before completion of the Project without any justified reasonable cause.
- (b) Failure on part of the Developer to maintain schedule of the work or regularly proceed with the work for a certain fixed period and adhere to the timelines mentioned in this Development Agreement.



- (c) Failure on part of the Developer to replace defective materials and work after giving due notice by the Members.

- (d) Failure on part of the Developer to adhere to specification and technology mentioned in the contract.

- (e) If any bankruptcy proceedings are initiated against the Developer under any Applicable Laws including the Insolvency and Bankruptcy Code, 2016.

- (f) Failure on part of the Developer to commence construction of the Project within a stipulated time period if in the opinion of the

22/11/2023
 Mr. N.S. Patil
 N.S. Patil
 N.S. Patil

consultant of the Society and the Managing Committee of the Society, the Developer is not exercising due diligence and proceeding in a manner such that the Project will not be completed within the timeline as specified in Clause 16 above.

- (g) Assigning / licensing its obligations under this Development Agreement by the Developer to any third party.
- (h) Failure on part of the Developer to adhere to the provisions of safety and insurance contained in this Development Agreement.
- (i) If the Developer commits any default of the terms and conditions of this Development Agreement.
- (j) In the event the Developer leaves the work of construction of the Project unfinished.
- (k) In the event the Developer renounces material from site or fails to maintain the works.
- (l) In the event the Developer fails to maintain its solvency as desired.
- (m) In the event the Developer provides any incorrect information.

(n) In the event the Developer fails to pay the displacement allowance, partnership compensation or any other amounts payable by the Developer to the Society and the Members.



On termination of this Development Agreement, the license granted in favour of the Developer to enter upon the Property shall be cancelled and the Developer shall enter upon the Land with all temporary building, plants, machinery, appliance, goods and the material that were intended for completion of construction of the Project. Thereafter, the Society may finish the work by whatever method it may deem expedient. In such cases, the Developer shall not be entitled to receive any money from the sale of the Purchaser Premises. All costs and expenses incurred by the Society for completion of the Project shall be reimbursed by the Developer to the Society

immediately upon the Society demanding such amounts as per arbitration clause no. 29. The Parties agree that the aforesaid amounts shall be paid by the Developer by way of liquidated damages and are a genuine pre-estimate of the loss that will be caused to the Society and are not in the nature of penalty.

अक्षर - 1	शे
3227	3
2022	2022

For [Signature] N.S. Patel

22.3. Upon termination, the Society shall be at liberty to appoint any third party to complete construction of the Project and the Developer shall not raise any claims or demands in this regard. The Developer further undertakes to execute and register all agreements, documents and writings as may be required by the Society in relation to the appointment of such third party.

22.4. It is clarified that the Developer shall not terminate this Development Agreement in any event / circumstances whatsoever.

23. POWER OF ATTORNEY

Along with this Development Agreement, the Society shall execute an irrevocable but limited to the redevelopment power of attorney in favour of the Developer through its Partners (a) SHRI PRASAD SHANTARAM PATIL; and (ii) SHRI NILESH SHANTARAM PATIL *interalia* authorizing them to do and execute all such acts, deeds and things required for commencing and completing construction of the Project in terms of this Development Agreement and also to deal with MCGM and other authorities for obtaining sanction and sanction of the plans for construction of the Project.



It is hereby agreed by the Developer that the terrace above top floor of the Project with a boundary of brick wall having a height of 3.6 feet shall exclusively belong to the Society. The Developer shall not have any right, title or interest in such terrace above the top floor of the Project, for any purpose whatsoever.

3-25.1	IF any Member fails to vacate his / her existing premises in terms of this Development Agreement, then and in such event such respective Member shall be liable to pay a sum calculated at the rate of INR 5,000/- (Indian Rupees Five Thousand Only) per day for the period of the first 10 (ten) days commencing from the date on which the Member was required to vacate his / her existing premises, and thereafter at the rate of INR 50,000/- (Indian Rupees Fifty Thousand Only) per day beyond the expiry of the aforesaid period of 10 (ten) days, till the time such respective Member actually vacates the premises owned and occupied by him/her.
--------	---

25.2. If any litigation arises on account of default on part of the Member to vacate the existing premises, all cost in respect of such litigation shall be recovered from that Member and the Developer shall not pay hardship compensation

25/5/18 *[Signature]* *[Signature]* *[Signature]*
N/S/18/18

and displacement allowance to such Member. If any member fail to execute the Development Agreement in that case the stamp duty and Registration of individual Agreement shall be borne by that member only.

26. NO PARTNERSHIP

This Agreement shall not be treated as a partnership or a joint venture between the Society and the Developer and this Agreement contemplates only the development rights to be granted by the Society in favour of the Developer as provided herein.



27. NO ASSIGNMENT

The Developer agrees and undertakes that it shall not assign, encumber and/or transfer its benefits and obligations under this Development Agreement to any person or persons without the express written consent of the Society. Further, the Developer shall also not appoint any third party as its development and management agency without the express written consent of the Society.

28. AMENDMENT OF THIS AGREEMENT

This Development Agreement shall not be altered, modified or except with prior written approval of all the Parties hereto.



29. ARBITRATION

29.1. This Development Agreement shall be governed accordance with laws of India.

मदर - १८		
by and approved in	20	920
	3033	

29.2. In case of any dispute, controversy or claim arising out of or in connection with this Agreement (whether during its subsistence or thereafter), including any question regarding its existence, validity, interpretation, breach or termination, between any of the Parties, then such dispute shall be settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996, as in force on the date hereof or any subsequent amendment thereof.

29.3. The seat and venue of arbitration shall be at Mumbai and the language of the arbitration proceedings shall be English.

Handwritten signatures and initials:
 [Signature] [Signature] [Signature] [Signature]
 [Signature] N.S. Patel [Signature]

- 29.4. The arbitration shall be conducted by a sole arbitrator who shall be mutually appointed by the Parties. In the event, the Parties fail to appoint the sole arbitrator within a period of 90 (Ninety) days of existence of any dispute, controversy or claim, then such sole arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
- 29.5. Each disputing Party shall co-operate in good faith to expedite the conduct of any arbitral proceedings commenced under this Development Agreement.
- 29.6. The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal.
- 29.7. The Parties agree and undertake that during the pendency of the arbitration proceedings, the Developer will duly perform its roles and responsibilities under this Development Agreement so that the implementation of the Project is not adversely affected.

29.8. Any decision of the arbitral tribunal shall be final and binding on the Parties.

30. JURISDICTION

The Arbitration shall always be held in Mumbai and the Courts of Mumbai shall alone have jurisdiction in the matter. The fees of Arbitrator's shall be borne equally by the Society and the Developer.

NAME OF THE NEW BUILDING

The Project to be constructed by the Developer shall be named as **Villeparle Trimabak Sadan CHS LTD** and will be registered as **Villeparle Trimabak Sadan CHS LTD** by the Developer

30.8	NAME OF THE NEW BUILDING
30.8	NAME OF THE NEW BUILDING
30.8	NAME OF THE NEW BUILDING

~~Developer shall not~~ expressly provided in this Agreement, no exercise, or failure to exercise, or delay in exercising any right, power, or remedy vested in any Party under or pursuant to this Development Agreement shall constitute a waiver by that Party of that or any other right, power, or remedy under this Development Agreement.

33. SECURED AREA

[Handwritten signatures and initials are present in this section, including "PK" and "MSR"]

33.3. In the event the Developer fails to comply with any of its obligations under this Development Agreement or in the event the Society terminates this Development Agreement in accordance with Clause 22 above or in the event the Developer fails to (i) complete the Project; or (ii) obtain occupation certificate in respect of the Project; or (iii) hand over possession of the Premises to the Members in accordance with the timelines as set out in Clause 16 hereof, the Society shall be entitled to sell, transfer or dispose of or deal with the Flat (including granting a license thereof or granting leasehold rights therein) in such manner as it deems fit and appropriate all amounts due from the same towards any losses, damages or costs incurred by the Society on account of the failure of the Developer to comply with the terms of this Development Agreements aforesaid.

This Agreement, together with all schedules, annexures and documents executed contemporaneously with it or referred to in it, constitutes the entire Agreement between the Parties in relation to its subject matter and

signed by or on behalf of a duly authorized representative of each of the Parties.

This Agreement will not be amended, altered or modified except by a written instrument signed by each of the Parties and duly registered.

बैर - १८		
३८२२	४२	१२०
Un-mediated except by a written		
daily report - ३४१३		

[illegible]

ANNEXURES	PARTICULARS
ANNEXURE -A	Details of Existing Twelve flats
ANNEXURE - A1	Plans identifying the Members Premises
ANNEXURE -B	Offer received from Developer
ANNEXURE-C	The Society issued an appointment letter
ANNEXURE -D	Order dated 31/10/2022 issued by the Deputy Registrar, Co operative Society, "K" (East) Ward
ANNEXURE - E	Resolutions passed in the Special General Body Meeting held on July October 23, 2022
ANNEXURE -F	Property Card
ANNEXURE -G	List of members with Transferred area
ANNEXURE -H	Details of amenities in the new flat
ANNEXURE -I	Details of Common amenities

बदल - १८
१८०४ २१/१२०२३

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Final Plot No 106 of Town Planning Scheme I, bearing C.T.S. No 1042 of Revenue Village Vile Parle (East), admeasuring 486.62 square meters (as per property card area 501.70 square meters) plot bearing situate, lying and being at Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situated at 5, Ajmal Road off Prahrana Samaj Road, Vile Parle (East), Mumbai - 400 057 Taluka Andheri, Mumbai Suburban District together with the structures then standing thereon known as **VILEPARLE TRIMBAK SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, and bounded as follows:

On or towards the East : SAHAKAR NIWAS (DABHOLKAR WADI)
On or towards the West : RUGVEDI APARTMENT
On or towards the North : PRATIYANA SAMAJ CROSS ROAD & VAIKUNTH APARTMENT

On or towards the South : AJMAL ROAD
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinafore written.

The Common Seal of
the within named "The Society"
VILEPARLE TRIMBAK SADAN CO-
OPERATIVE HOUSING SOCIETY LTD.
Has hereunto been affixed pursuant to
the resolution passed at its Special
General Body Meeting held on 23/8/22



At M. B. Co. N. S. 1821



(CHAIRMAN)

MRS. DEEPA DESHPANDE

(2) MR. OMPRAKASH JAKHOTIA

(HON. SECRETARY)

(3) MR. RAMDAS BHAGWAT

(TREASURER)

who, in token thereof, have hereunto set
and subscribed their respective hands in
the presence of.....

WITNESSES:

FOR VILE PARLE TRIMBAK SADAN CO-OP. HSG. SOCIETY LTD.

1.

Hon. Chairman

Hon. Secretary

Hon. Treasurer

2.

And signed by members

1. MR. DATTAPRASAD KAMAT
MRS. NEHA DESHPANDE
FLAT NO. 101



2. MR. DATTAPRASAD KAMAT
MRS. NEHA DESHPANDE
FLAT NO. 102



3. MRS. VIBHA GAITONDE
FLAT NO. 103

through P/O/A



4. MR. JAYANT DESHPANDE
FLAT NO. 201



5. MRS. DEEPA DESHPANDE



2022	2023
2022	2023



FLAT NO. 201-A

6. MRS. NEELAM VARADKAR

FLAT NO. 202



7. MR. RAMDAS BHAGWAT

FLAT NO. 203



8. MR. GAUTAM PRABHUKEUSKAR

MRS PRAMODA PRABHUKEUSKAR

FLAT NO.301



MR. RAHUL TELANG

FLAT NO.302



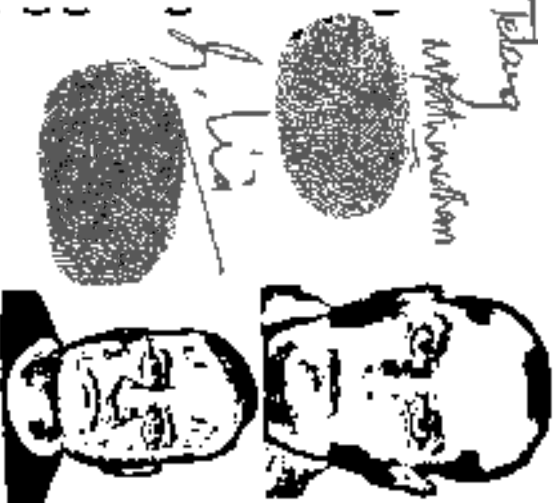
10. MR. NAGESH TELANG

FLAT NO. 303

through P/01A Rahul Nagesh Telang

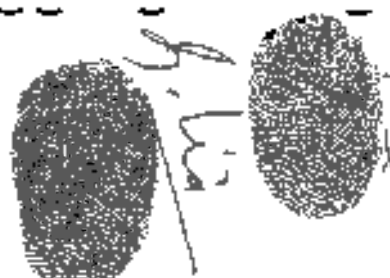
11. DR. MILIND PATWARDHAN

FLAT NO.401



12. MR. OMPRAKASH JAKHOTIA

FLAT NO. 402



RECEIVED AND DELIVERED
by the withinnamed "the Developer"

M/S. Nivara Infra Developers LLP
Through its Partners

MR. PRASAD SHANTARAM PATIL

वर्ष - १८		
२००८	१८	१२
२०२३		

FOR NIVARA INFRADEVELOPERS LLP



PARTNER





MR. NILESH SHANTARAM PATIL

For NIVARA INFRADEVELOPERS LLP

N. S. Patil
PARTNER



in the presence of..

1. Name. Rohit Kumbha

Aadhar Number:

Signature:

2. Name: Sandesh Jadhav

Aadhar Number:

Signature:



वर्ग - १८		
१८२४	१८	१२०
२०२३		

ANNEXURE A

Existing Carpet Area Flatwise (MOFA)

Sr. No.	Flat No.	Carpet area in Sq. ft
1	101	579.41
2	102	429
3	103	407.15
4	201	420.9
5	201-A	262.91
6	202	304.33
7	203	407.15
8	301	697.23
9	302	7104.13
10	303	407.15
11	401	530.59
12	402	626.79
	Total	5376.94



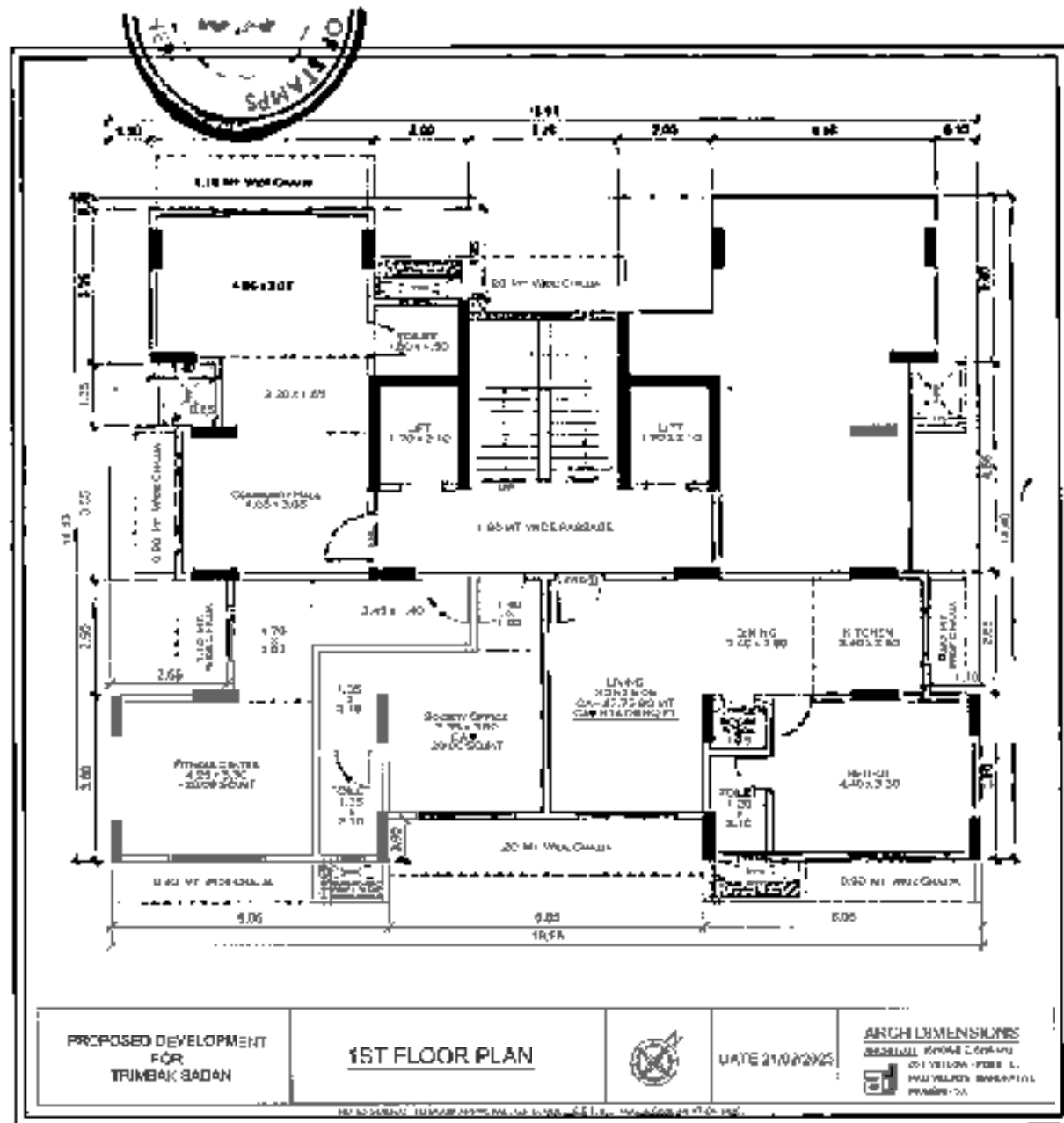
NSR

बदल - ₹ ८		
3000	४८	१००
२०२३		

2023		
006	72	2024
72 - 2024		



Handwritten: N.S. 125



Amesbury - A-3

बदर - २८		
२६४	७५	१००
२०२३		



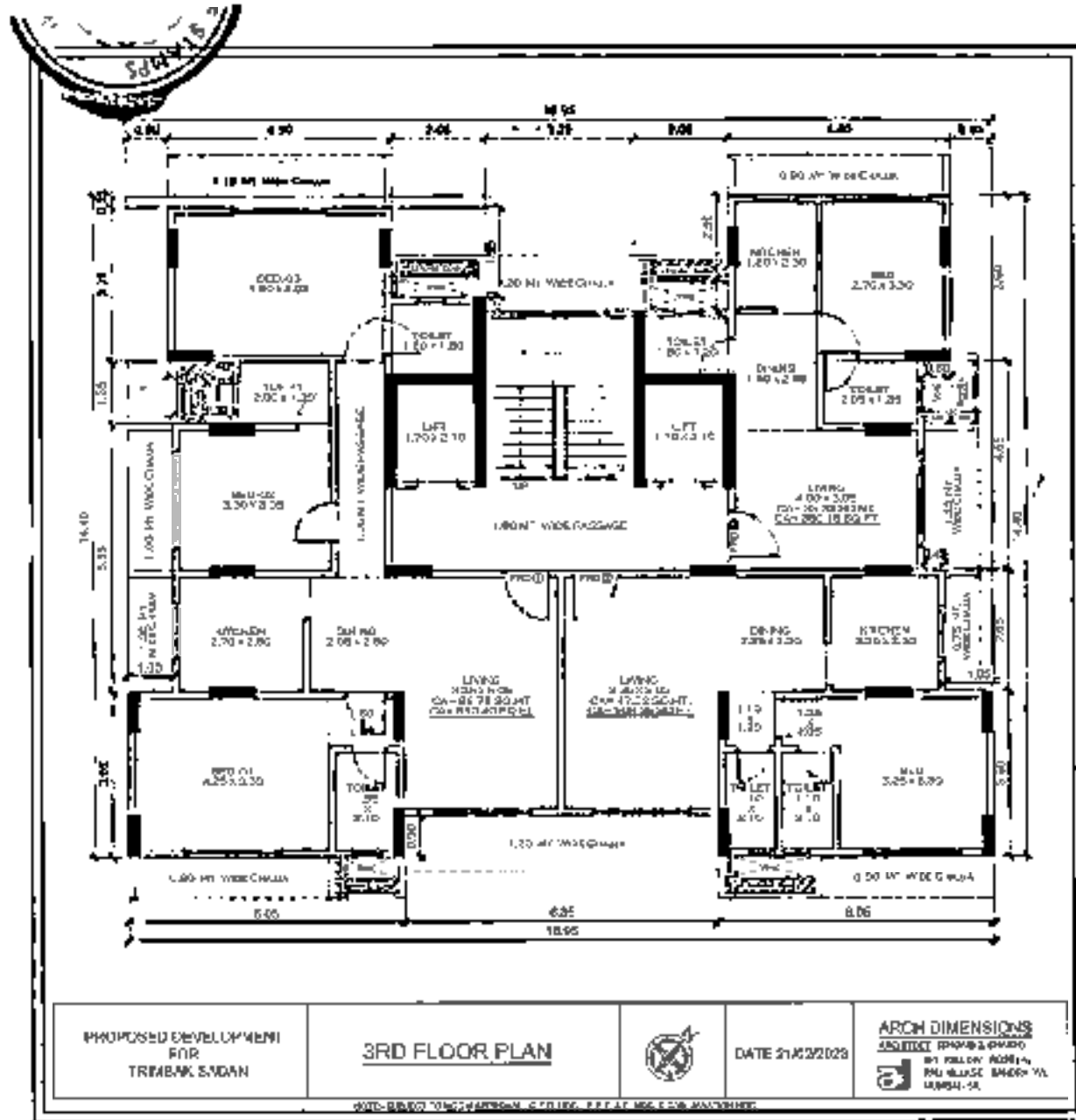
बंद - १८		
१९८६	१५	०६००
२०२३		



2023
all 26 226
72-24



Handwritten notes:
N.S. 1001
for



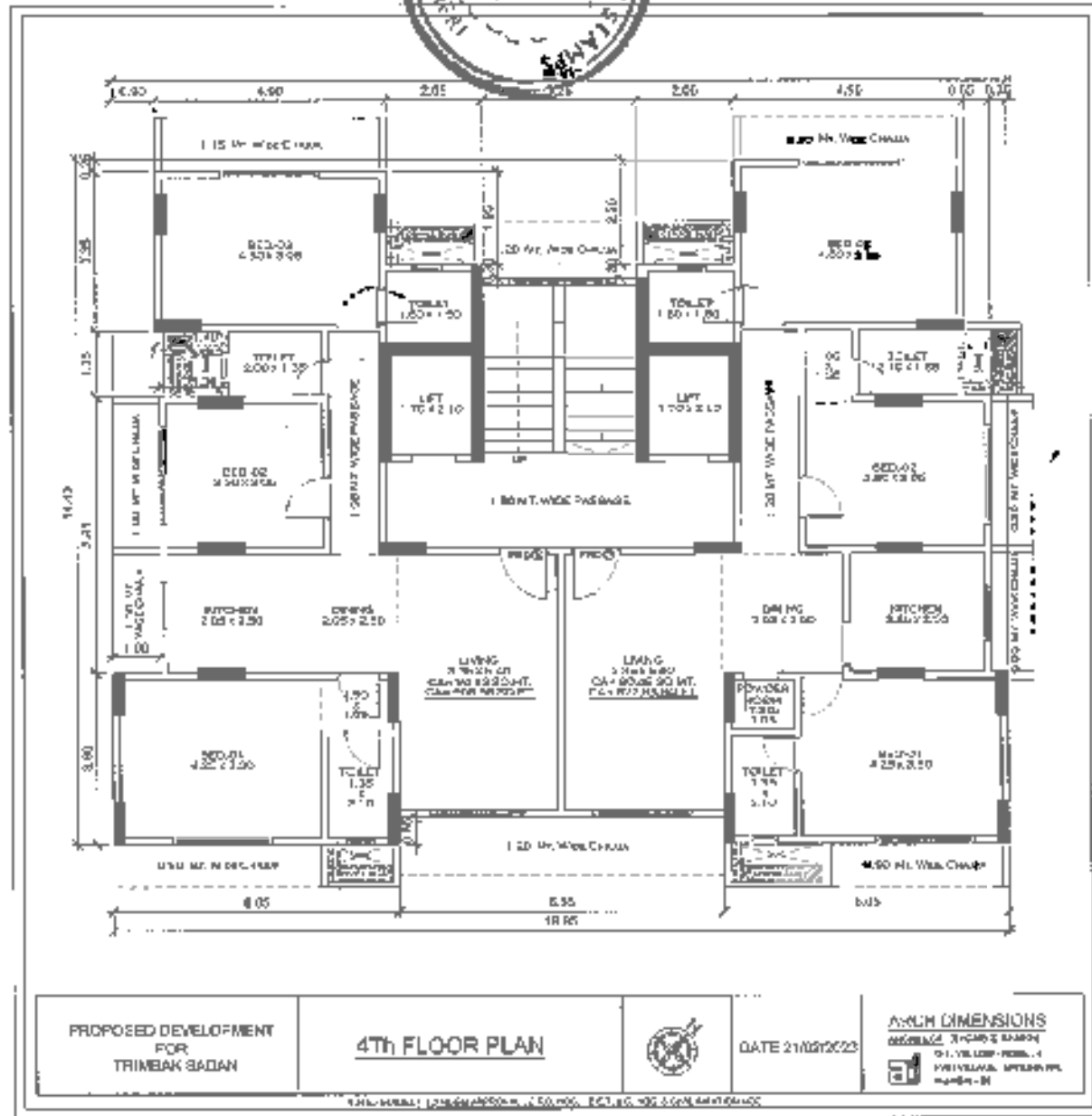
बिंदू - १८		
१०००	५५	१०००
२०२३		



3002	3002	3002
3002	3002	3002



Handwritten signature and initials, including "N.S. Patel".



१४-२४		
०६६	१४	१४
१०२३		



बदल - १८		
३६२४	५६	१०
२०२३		



MAY 26, 2022

To,
The Chairman / Secretary
Vile Parle Trimbak Sadan CHS Ltd.
5, Ajmal Road, Vile Parle (East)
Mumbai 400057

Dear Sir,

Sub :- **PROPOSAL FOR REDEVELOPMENT OF YOUR SOCIETY.**

Thank you for giving us the opportunity to submit our proposal for the redevelopment of your property situated at Vile Parle (East), Mumbai 400 057. Details of offer is as under:

We offer for the residential flats owners' additional area of 22% on the existing carpet area as per list given by society.

2. We will be provide 1/3rd additional area on existing carpet area for garage / office, Terrace etc.

3. **Alternative accommodation:-**

Mode of payment for rent: 24 months post dated cheques.
We offer rent on the existing carpet area as follows;

- Rs.90 per sq ft for the first 12 months
- Rs.100/- for the next 12 month
- Rs.110/- after 24 months

4 We shall pay one month's Displacement Compensation to the members as charges towards brokerage

5. Lump sum one time compensation of Rs.20,000/- for existing member.

6. The corpus will be given to Members @ Rs. 1200/- (Rupees One Thousand Two Hundred only) per sq. ft. in the following manner :

- 50% at the time of Development Agreement
- 50% at the time of vacate & peaceful possession.

अक्षर - २८		
३६२०	६०	१००
	२०२३	

Handwritten signature



बेदार - १८		
२०२३	६३	१००



7. Rate per sq ft of carpet area that we wish to offer to existing members for purchasing additional residential carpet area -
On existing carpet area upto 10% will be Rs.39,600/- per sq. ft. and above 10% it will be Rs.44,000/- per sq. ft.

8. We will not provide Bank Guarantee. Instead of Bank Guarantee, we will keep 800 sq.ft. carpet area as security, which we will not sell before OC.

9. **Amenities:-**

Details of the amenities to be provided in each flat - Annexure-I
Common Amenities - Annexure II.

However, should you need any clarification, you may without any hesitation, approach us.

Thanking you in anticipation.

Yours faithfully,
For Nivara Infra Developers LLP

Partner



बदल - १६		
१६००	३२५०	
२०२३		

कदर - २८		
१९८४	६३	१४०
२०२३		



Dear Sir,

This last reference to your mail dated 3rd August 2022, please find below our answers for your points:-

1. Expected minimum 25% additional area on existing carpet, instead of 22%.

~~15a~~ will keep our earlier offer of 22%

2. The rate expected at minimum Rs.1500 per sq ft instead of Rs. 1200 as offered

We will keep our earlier offer of Rs. 1200/-

3) Expecting Additional Carpet area for purchase be 20% instead of 10%, at rate of Rs 36k instead of offered Rs 39.6k

We offer upto 10% on existing carpet area will be Rs. 37500/- + GST per sq. ft and above
10% on existing carpet area will be Rs. 42500/- + GST per sq. ft

b) Need to mention the rate at which a member will get compensated in case the member doesn't get the offered area because of the design/plan

We will compensate @ of Rs. 37500/- per sq.ft.

e) Can the member get compensated if it wants to surrender or not take the extra free area offered?

We will not provide any compensation.

d) We agree with your proposal to keep 800 sq ft carpet area. Site agrees with society which will not be said till the O.C. is obtained - noted



1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2

संदर्भ - १८		
१८	१८	१८
२०२३		

बकर - १८		
388	63	980
2023		



4. Please mention Parking arrangements in your fresh proposal (including charging points)

We will provide one car parking to each member and car parking will be stack/pit parking. (If anyone buys Electric vehicle, the charger is being provided by that company to the car purchaser.)

5. Please mention Nos. of elevators and elevator brand in your fresh proposal

We will provide one lift of Schindler make.

6. Please mention building Security arrangements in your fresh proposal

We will provide one watchman cabin.

7. Presumed Reimbursement to society for (to be mentioned in DA)

a) Legal advisor's fees

b) PMC fees

Society will bear the expenses.

8. Presumed that GST and Stamp Duty on Original area and additional free area will be borne by Nivara and be expressly mentioned in DA.

On GST, Stamp Duty & Registration Charges in respect of individual agreement executed with individual members for existing and free area will be paid by the Developers. But the stamp duty & Registration charges, GST for purchase of additional area shall be borne by member only.

Also, Security Electronic Surveillance System / Intercom with video system/Place for security in lobby

We will provide CCTV with Video Door Phone facility.

9. Building's facade- Contemporary and attractive with Double Heighted Lobby

It's depend on the planning of proposed building

11. Plot level - Anti-flooding measures (important)

Ground level will be raised by 150mm above road level and building level will be raised by 150 mm above ground level.



For Nivara Infra Developers LLP
Authorized Signatory: [Signature]
Name: [Name]
Designation: [Designation]
Date: [Date]

3008	3009
3010	3011

2023		
all	for	2023
78-92		



2023	23	23	23
2023	23	23	23



D) Doors and Windows;

1. As mentioned in your offer letter with addition of Safety Door outside the main door. We will provide
2. As mentioned in offer letter
 - a. If sliding windows with mosquito net panel - We will provide.
 - b. Safety and security options for each sliding window and other doors like balcony or others, Safety grill will not possible as per the fire norms.
 - c. Sl. Shaped windows for all corner windows - we will not provide
 - d. Sliding windows for Kitchen as well. - We will provide open able windows

Thanking You.

Yours Faithfully

N.S.P. Sr

Nivara Infra developers LLP



ಇದೇ ದಿನಾಂಕದಲ್ಲಿ ನವರಾ ಇನ್ಫ್ರಾ ಡೆವಲಪರ್ಸ್ ಲಿಮಿಟೆಡ್, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ ರಾಜ್ಯದ ಸರ್ಕಾರಿ ದಾಖಲಾತಿ ಇಲಾಖೆಯಲ್ಲಿ ದಾಖಲಾಗಿದೆ. ದಾಖಲಾತಿ ಸಂಖ್ಯೆ: 17/05/2023. ದಾಖಲಾತಿ ಸಂಖ್ಯೆ: 17/05/2023.

ಸಂಖ್ಯೆ - ೧೬		
322840	700	
2023		

2023	26	26	26
72-258			



10.09.2022

To,
The Chairman / Secretary
Vile Parle Trimbaik Saden CHS Ltd.
5, Ajmal Road, Vile Parle(East)
Mumbai 400057

SUB: FINAL PROPOSAL FOR REDEVELOPMENT OF YOUR SOCIETY

Dear Sir,

This has reference to your area statement dated 02.09.2022, we would like to offer our final proposal as follows:-

1. We offer for the residential flats owners' additional area of 25% on the existing carpet area of 5204.42 sq. ft as per list given by society.
2. We will provide 215.71 sq. ft carpet area for garage/office terrace as per list given by society.
3. **Alternative accommodation:-**
Mode of payment for rent: 24 months post dated cheques.
We offer rent on the existing carpet area of 5204.42 sq. ft as follows;
a. Rs. 90/- per sq ft for the first 12 months
b. Rs.100/- for the next 12 month
c. Rs.110/- after 24 months till OC
4. We shall pay **one month's Displacement Compensation** to the members as charges towards brokerage.
5. Lumpsum one time compensation of Rs.20,000/- for existing member.
6. The corpus will be given to Members @ **Rs. 1200/-** (Rupees One thousand Two Hundred only) per sq. ft on the existing carpet area of 5204.42 sq. ft as per list given by society in the following manner :
(i) 50 % at the time of Development Agreement
(ii) 50 % at the time of vacate & peaceful possession.

We will pay Rs. 2,50,000/- (Rupees Two lakhs Fifty Thousand only) to society towards structure engineers professional fees.



बदल - २८		
१८७७	७२	७२
२०२३		

निवारा इन्फ्रा डेवेलपर्स लि.
प्लॉट नं. १७, मुंबई-४०००५७, विले पार्ले (पूर्व), महाराष्ट्र, भारत.
www.nivara.com

72		कॉप - १८
026	03	020
2023		





7. Rate per sq ft of carpet area that we wishes to offer to existing members for purchasing additional residential carpet area -
On existing carpet area upto 10% will be Rs. 37500/- + GST per sq. ft. and above 10% it will be Rs. 42500/- + GST per sq. ft.
8. We will compensate @Rs. 37500/- per sq ft to member in case the member doesn't get the offered area because of the design/plan.
9. We will not provide compensation if member wants to surrender or not take the extra free area offered.
10. We will provide one car parking to each member and car parking will be stack/pt parking. (If anyone buys Electric vehicle, the charger is being provided by that company to the car purchaser.)
11. We will not provide Bank Guarantee. Instead of Bank Guarantee, we will keep 800 sq.ft. carpet area as security, which we will not sell before OC.
12. The GST, Stamp duty & Registration charges in respect of individual agreement executed with individual members for existing and free area will be paid by the Developers. But the stamp duty & Registration charges, GST for purchase of additional area shall be borne by member only.

13. Amenities:-

Details of the amenities to be provided in each flat - Annexure-I
Common Amenities - Annexure II.

However, should you need any clarification, you may without any hesitation, approach us.

Thanking you in anticipation.

Yours faithfully,

For Nivara Infra developers LLP

1. S.P.K.L
Partner



www.nivarainfra.com

For more information, please contact us at 020-26111111 or 020-26111112. We are happy to assist you in any way possible.

नगर - २८		
२८२८	२८२८	२८२८
२०२३		

बदर - १८		
३००१	२०१	१००
२०२३		



Vile Parle Trimbak Sadan Co. Op. Housing Society Ltd.

(Regn No : BQM / WKE / HSG / TC / 4036 / 1988 - 89)

5, Ajmal Road, Vile Parle (East), Mumbai - 400 057.

September 25, 2022

To,
Mr. Prasad S Patil / Mr. Nitesh-S Paul
Nivara Infadevelopers LLP
02, Ground Floor, Jalneena CHS Ltd,
Jn. of Bajirabhu Deshpande Marg & Sahakar Road
Vile Parle (East) Mumbai 400 057

Dear Sir,

Sub : Your qualification as the most preferred Developer for the Redevelopment.

Ref : Your proposal letter dated 28.05.2022 & revised proposal letter dated 10/09/2022 and the joint meeting held with the General Body of the members of the Society dated 18/08/2022

Our Society is in receipt of your proposal letter dated 28.05.2022 and your revised proposal letter dated 10/09/2022. We would like to bring your attention to various points discussed and confirmed with you during our joint meeting on 18/08/2022.

Please note that the details of your offer, as discussed with you, the society members in its Special General Body Meeting held on 23/09/2022 and all the Members of the Society have found your said offer as the most suitable offer and has accordingly agreed to qualify M/s. Nivara Infadevelopers LLP as the most preferred developer to undertake redevelopment of our society premises.

However, please note that your qualification as the most preferred developer for the redevelopment project of the society is made on the broad terms of your proposal and revised proposal (referred above) submitted to the society.

You are also requested to proceed and assist the Society with undertaking the necessary requirements to comply with Section 79A of the Maharashtra Co-operative Housing Societies Act, 1960 towards confirmation of your appointment.

Kindly acknowledge the receipt of this letter.

Thanking you,



मात - १८		
3000	1000	2000
2023		

२०२३		
०६	१०	१०
७४ - १८		



Vile Parle Trimbak Sadan Co. Op. Housing Society Ltd.

(Regn. No.: EOM / W-XE / HSG / TC / 4036 / 1989 - 89)

5, Ajmal Road, Vile Parle (East), Mumbai - 400 057.

Yours Sincerely

For TrimbakSadan Co. Op. HSG. SOC. LTD.

Managing Committee Members comprising the following:



Hon. Chairman



Hon. Secretary



Hon. Treasurer

Encl.: Resolution dated 23.09.2022



2023		
016	920	9000
72-222		



उपनिबंधक, सहकारी संस्था, के-पूर्व विभाग, मुंबई यांचे कार्यालय

बि.नं.अं२९, रूमनं.३१५, निसरा मजला, बडोळा टंक टर्मिनल, आर.टी.ओ.आर्कसमजवळ, बडोळा (पुर्व), मुंबई ४०००३७.

जा.क्र.मुंबईउपनि/के-पूर्व/प्रशा३/पुनर्विकास/३५५३९
दिनांक : ३१/१०/२०२२ सन२०२२

प्रति,
चेअरमन/सेक्रेटरी,
विलेपार्ले व्हिक्टर सदन को ऑफ हौसिंग सोसायटी लि,
५, अजमल रोड, विलेपार्ले (पूर्व), मुंबई - ४०० ०५७

विषय :- संस्थेच्या पुनर्विकासाबाबत

- संदर्भ : १. शासन निर्णय क्र. सणुयो २०१८/प्र.क्र.८५/१४-स. सहकार पणन व वस्तीद्वीग
विभाग, यांचेकडील दिनांक ०४, जुलै २०१९ रोजीचे परिपत्रक.
२. संस्थेकडील दि. ११.१०.२०२२ रोजीचे पत्र व न्यासोपलया प्रस्ताव.
३. या कार्यालयाचे दिनांक १८.१०.२०२२ रोजीचे पत्र.
४. संस्थेचे दि. २८.१०.२०२२ रोजी सादर केलेले इतिवृत्त व सीडी
५. प्राधिकृत अधिकारी यांचा दिनांक ३१.१०.२०२२ रोजीचा अहवाल.

उपरोक्त संदर्भित विषयाकडे आपले लक्ष घेण्यात येत आहे.

२/- संस्थेने दि. ११.१०.२०२२ रोजी सादर केलेल्या प्रस्तावानुसार दि. २३.१०.२०२२ रोजी पुनर्विकासाचा विशेष सर्वसाधारण सभा घेण्यासाठी या कार्यालयाकडील दि.१८.१०.२०२२ रोजीच्या भवान्वये या कार्यालयातील श्री. विरयवल जाधव, सहकारी अधिकारी श्रेणी -२ यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आली होती त्यानुसार त्यांनी सभेस ठपविल्या राहून सभेमध्ये मंजूर झालेल्या ठरावाच्या अनुषंगाने अहवाल या कार्यालयास सादर केला आहे. संस्थेत एकूण १२ सदस्यिका असून त्यापैकी एका सभासदाच्या नावे दोन सदस्यिका असल्याने विधवाकीत सभासद संख्या ११ विचारात घेण्यात आलेली आहे. सदर सभेस ११ सभासद हजर होते व उपस्थित असणा-या सभासदांनी एकमताने " मे. निवारा इन्फ्रा डेव्हलपर्स एलएलपी " (M/S NIVARA INFRA DEVELOPERS LLP) या विकसकाची निवड केलेली असून तसा ठराव केल्याचे दिसून येते. प्राधिकृत अधिकारी यांच्या अहवालातून संस्थेने पुनर्विकासाबाबत सर्वानुमते ठराव मंजूर केलेला असून मंजूर ठरावानुसार यांचा अहवालानुसार संस्थेने पुनर्विकासाबाबत शासन निर्णय दि.०४.०७.२०१९ चे तरतुदेस अधिन यंदेने " मे. निवारा इन्फ्रा डेव्हलपर्स एलएलपी " (M/S NIVARA INFRA DEVELOPERS LLP) या विकासकाची निवड केलेली आहे. संस्थेच्या पुनर्विकासाबाबत शासन निर्णय दि.०४.०७.२०१९ चे तरतुदेस अधिन राहून पुढील आवश्यक कार्यवाही करणेस सरकार समी

(संभागीय निबंधक)
उपनिबंधक

सहकारी संस्था के-पूर्व विभाग, मुंबई.

प्रत माहितीसाठी रवाना :-

"मे. निवारा इन्फ्रा डेव्हलपर्स एलएलपी" (M/S NIVARA INFRA DEVELOPERS LLP)
पत्ता : ०२, तळमजला, जलीमना को ऑफ हौसिंग सोसायटी लि, जंक्शन ऑफ बालाजीप्रियु देशपांडे मार्ग & सहकार रोड, विलेपार्ले (पूर्व), मुंबई - ४०० ०५७



बंदर - १८	सहकारी संस्था के-पूर्व विभाग, मुंबई.
३०१२	१०३३

बस - ६८	२००८	२००८	२००८
---------	------	------	------





भाषाभरौ पत्रक

[illegible]

तत्सुकलन.मु.का. नगर गुभापन अधिकायी विवेकपाठ



7004637567

नगर प्रशासन क्रमांक	सिस्ट. नं.बर	कॉस्ट नं.बर	वेब सा. नं.ि.	आयताधिकार	शासकाला दिनेसमा आकाशवाणीमा किंवा माझकोषमा लक्ष्यहित आणी त्यसमा श्रेयस्वाचल्यी शिघ्रत वेब
१०६२		१०१/३३०	१०६-१		

19

I

श्रीनदी लक्ष्मीनाथ दत्तभाषा सेवापट्टे

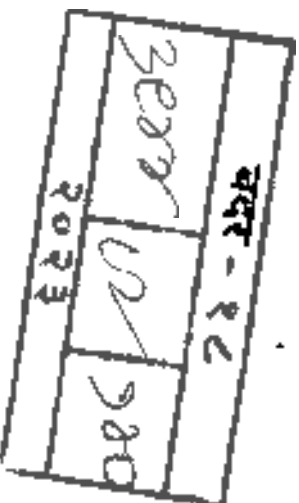
[illegible]

॥

द्वारा जोड़े हैं

[illegible]

सिद्धार्थ मदनका आकाशवाणी दिल्ली २२, २२-२२६४७



बदर - १८		
१८०४	१३	१००
२०२३		



Annexure G

93

Sr. No.	Flat No.	Existing Carpet Area		Additional 25% Area	Transfer area as per clause no. 8 a		Final Area in Sq ft
1	101	579.41		144.85	0		724.26
2	102	429		107.25	0		536.25
3	103	407.15		101.79	3		508.94
4	201	470.9		105.23	(35.94)		490.19
5	201-A	262.91		65.73	(25.94)		264.58
5	202	304.33		76.08	0		380.41
7	203	407.25		101.79	0		508.94
8	301	697.23		174.31	0		871.54
9	302	304.33		76.08	0		380.41
10	303	407.25		101.79	0		508.94
11	401	530.59		132.65	0		663.24
12	402	626.79		156.70	0		783.49
		5376.94		1344.25			6721.19



N.S. Petri



Page - 22		
3000	28	920
2023		

बदर - १८		
५८४	५	०८६
२०२३		



ANNEXURE H

Details of the amenities to be provided in each flat of the members

A) Flooring/ Tiling -

Three options will provide for flooring/bathroom/Kitchen but final selected option will apply for all building

- 1) Good quality vitrified tiles for all rooms
- 2) Toilet area- Antiskid ceramic flooring
- 3) Full height tiling in toilets / bathrooms
- 4) Kitchen- dado above platform up to beam level

B) WALL FINISH

- 1) All walls with P.O. P. finish
- 2) Plastic Paint for all walls - Matt finish / Light shed color

C) Plumbing

- 1) Concealed plumbing with hot and cold system of Jaguar fitting
- 2) Geyser in Bathroom
- 3) Washing Machine discharge water outlet and water inlet point
- 4) Water filter inlet and electric point in Kitchen

D) Doors and windows

- 1) Attractive main door with teak wood frame.
- 2) water- proof doors to toilet/bathrooms
- 3) Anodized Aluminum sliding windows.
- 4) Safety Door
- 5) Mosquito Net

E) Electric Point

- 1) Concealed wiring in all rooms
- 2) Telephone and cable connection in living room
- 3) Adequate number of light, fans in all rooms
- 4) M.C.B. and E.L.C.B.

F) Kitchen

- 1) Granite platform with S.S. sink
- 2) Exhaust Fan point



P. N. S. Reddy

3008		
3008	24	920
2023		

STAMPS

78-82		
2023	2023	2023



ANNEXURE 1

COMMON AMENITIES FOR THE SOCIETY



- 1) RCC frame structure with earth-resistant design as per ISO standard
- 2) For Anti- Flooding measures ground level will be raised by 150mm above road level and building level will be raised by 150 mm above ground level.
- 3) Glass Panels on side walls and recreational area on terrace
- 4) One lift of reputed company like Schindler, OTIS
- 5) Society office with toilet as per D.C Rules
- 6) One Watchman Cabin
- 7) CCTV with Video Door Phone facility
- 8) Elegant foyer /lobby
- 9) Tiles in open space
- 10) Bore well with Rain harvesting System
- 11) External Painting- Apex paint
- 12) Water proofing to terrace and Bathroom/Toilet
- 13) If possible Solar Panel on the terrace level chajjas
- 14) Basic washbasin on the terrace

N.S. Patel



बदल - ३८		
3000	८८	900
२०२३		

बंदर - १८		
३०४४	८८	१२०
२०२३		





गङ्गायां नावः ; विनीषाक्षः

[illegible]

(3) अन्तर्गत कृत विधायी पत्रकाराने व
विशेष विवरण) न्यायावधानी अनुसंधान विद्या
मंडळ संस्थान, दिल्लीने तय व पत्र
पत्रावली संशोधन केंद्राचा विवरण

[illegible]

78-86		
3000	09	000
2023		



112) जमागणना प्रमाण पत्रांक नमूना
 (13) जमागणना प्रमाण पत्रांक नमूना
 (14) जमागणना प्रमाण पत्रांक नमूना

अ

मुद्रांकन प्रमाण पत्रांक नमूना

मुद्रांकन प्रमाण पत्रांक नमूना

(1) with the name of any Municipal Corporation or any other authority or any other person.

मुद्रांकन प्रमाण पत्रांक नमूना
 मुद्रांकन प्रमाण पत्रांक नमूना
 मुद्रांकन प्रमाण पत्रांक नमूना

It is necessary to provide records of the Municipal Corporation or any other authority or any other person.

It is necessary to provide records of the Municipal Corporation or any other authority or any other person.



खरी प्रत

मुद्रांकन प्रमाण पत्रांक नमूना
 मुद्रांकन प्रमाण पत्रांक नमूना
 मुद्रांकन प्रमाण पत्रांक नमूना

मुद्रांकन प्रमाण पत्रांक नमूना
 मुद्रांकन प्रमाण पत्रांक नमूना
 मुद्रांकन प्रमाण पत्रांक नमूना

मुद्रांकन प्रमाण पत्रांक नमूना
 मुद्रांकन प्रमाण पत्रांक नमूना
 मुद्रांकन प्रमाण पत्रांक नमूना



वदर - १८		
३०२१	०२	१२०
२०२३		

बन्धन - १८		
२०२३	२३	११०





MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. C1.E.DP342021111136063 D.P. Rev. dt Refer Inward Number: K/E/2023/11360634 Payment Dated 08/12/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

To,
Mr./Mrs. AYMAAR HUSSAIN MOOR MOHAMMED SORATHIA
g-1 yellow rose path village bandra west, Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 108 of TPS VILE PARLE No II situated in K/E Ward, Mumbai.

Ref: Application UHO, K/E/2021/11360634 Payment Chalan No. DP342021111136063 Dated 08/12/2021 certifying payment made under
Receipt no. 1820052789 Dated 08/12/2021

Gentlemen/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by G.M in respect of subject land boundaries, shown in blue color boundary on the
accompanied plan, are as follows.

Description		Momenclature		Remarks	
FP No.		108			
TPS		TPS VILE PARLE No II			
Development Plan 2034 referred to Ward		K/E			
Zone (as shown on plan)		Residential			
Sanctioned Roads affecting the Land (as shown on plan)		Proposed Road	Nil		
		Proposed Road widening	Nil		
		Regulation affecting the Land (as shown on plan)	NO		
Existing amenities affecting the Land (as shown on plan)		NO			
Existing amenities abutting the Land (as shown on plan)		NO			
Whether a listed Heritage building site:		Yes / No			
Whether situated in a Heritage Precinct:		Yes / No			
Whether situated in the buffer zone/area of a listed heritage site:		Yes / No			
Whether a listed archaeological site (ASI):		Yes / No			
Whether situated in the buffer zone/area of a listed archaeological site (ASI):		Yes / No			

Note: The reports are offered based on the records of COACTS boundaries/COACTS records of City Survey Office shall supersede those shown on the CP Remark plan.

2023

1	2006	2006	2006
---	------	------	------



85
Notification: The Alignment of the proposed road/Road and boundaries of reservations and their area are subject to the actual demarcation on site by S.E. T&CJA, E(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Stable of the existing road, if any, shall be confirmed from the concerned Ward Office.

Since the land is under T.P. Scheme, remarks from Town Planning Section of this office should be obtained separately before any development.

The DP Returns and Plan sheet be read with notification no. T.P.B-4317629CR-1162017UD-11 dt. 8.11.2017, T.P.B-4317778CR-2032917UD-11 dt. 7.2.2018, T.P.B-4317629CR-1162017UD-11 dt. 8.5.2018 & T.P.B-4317629CR-1162017UD-11 dt. 8.5.2018 before granting any development permission on the lands. For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plans>Docs> Sanctioned DP2034 Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plans>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government
SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plans>Docs> Sanctioned DP2034> Development Plan 2034 (sanctioned part) SM sheets, 8th May 2018

Optional Information

Water Pipe Remark:

Water pipe is present near the plot (1.82 meters far has 100 mm. pipe diameter).

Boundary Remark

Survey Marking near the plot (Node No. 15247310, 0.00 meters far has street level 54.12 meters with reference to Town Hall Datum (T-HD).

Ground Level:

The plot has minimum 34.40 meters and maximum 34.03 meters ground level with reference to Town Hall Datum (T-HD).

HL Remark:

REGULAR LINE REMARKS (Traffic):
As per the Traffic department is concerned, there is no proposed or designated Regular Line/Road Line at present along the plot F.P. No. (S) 109 of Scheme IPS VILE PARLE Moulali Wf ward of M.C.C.M. as shown Bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):
As per the Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No. (S) 109 of Scheme IPS VILE PARLE Moulali Wf ward of M.C.C.M. as shown Bounded blue on accompanying plan.

Also, As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

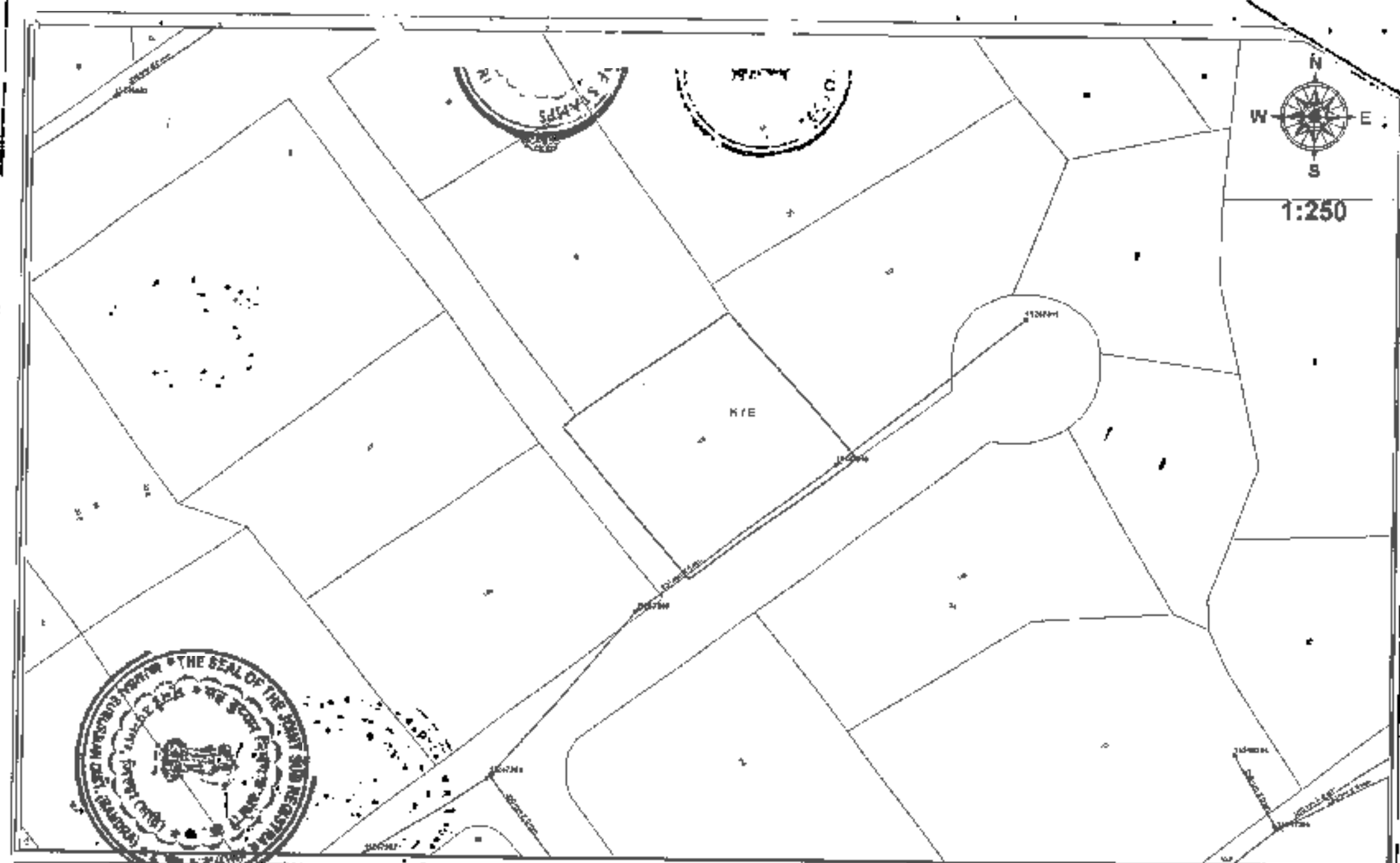


वदर - १८		
3000	04/05/2018	2023

बदर - १८		
३०००	००	१००
२०२३		



2023
 920
 920
 920



MUNICIPAL CORPORATION OF GREATER MUMBAI
 (Development Plan Department)

Land Facing TPS No(s) 106 of TPS VILE PARLE North Village in K/E Ward

This plan is to be read with additional information given in file no CHE/DP346(2/11/11380653/DP/MS/K/E

Legend

- Sewer Manholes
- BMD Markers
- Traffic Road Lines
- Survey Road Lines
- Canals
- Sewer Lines
- Storm Water Drain
- Ward Boundary

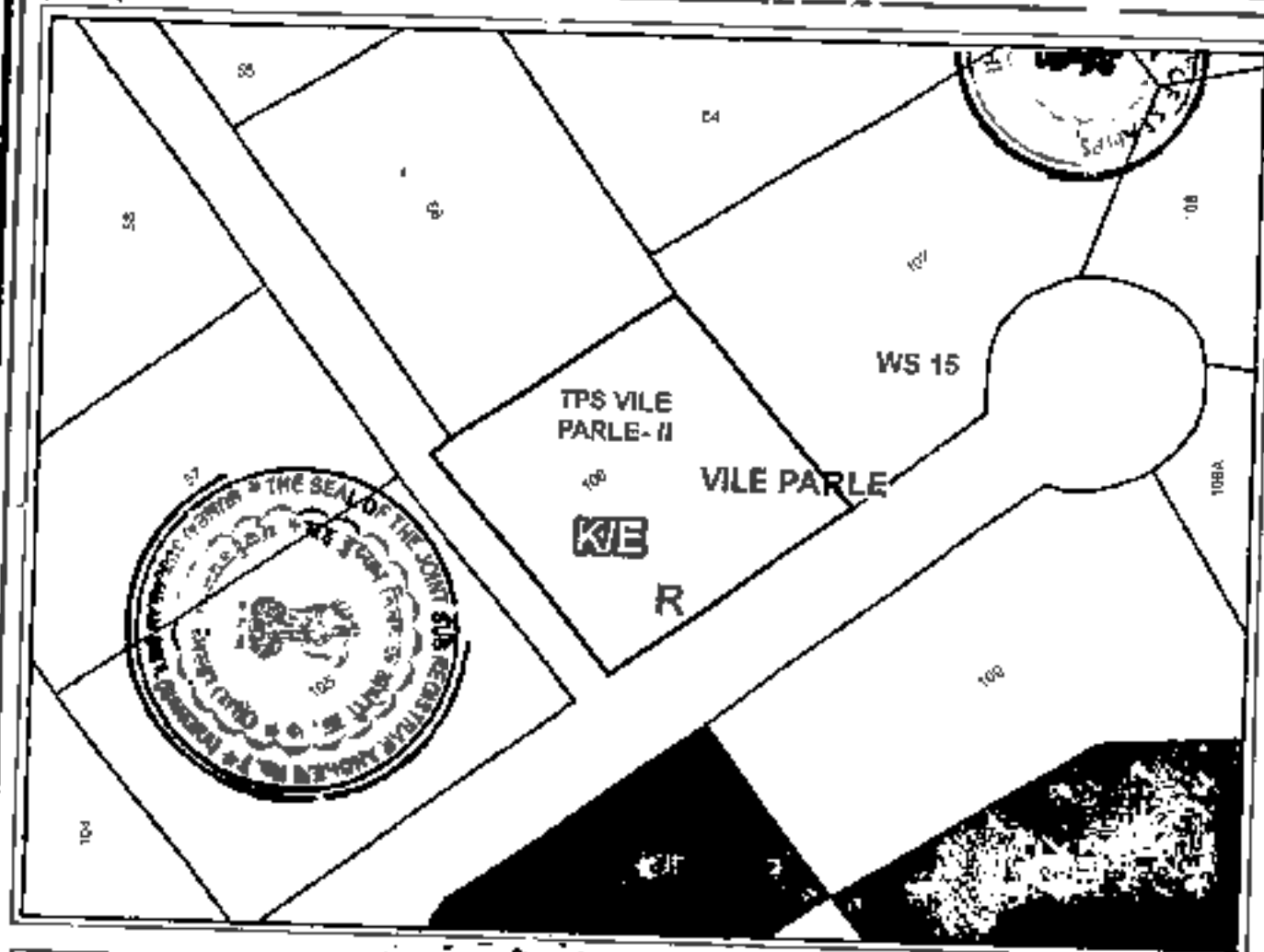
Generated On: 12/9/2021

18

बेदा - १८		
१९८८	०८	१९८८
२०२३		



2023
all od
22-24



BLOCK PLAN

Scale 1:500

Land Bearing F.P.No(s) 106 of TPS VILE PARLE No II TPS Scheme in K/E Ward



LOCATION PLAN

Scale 1:4000

Note

DP Remarks have been entered only from Zoning portal view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with other documents.

CHE/DP3420211111360863/LP/WS/K/E

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), K/E Ward. Dated: 24/11/2021



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan)

5th Floor, Annex Building,

Municipal Head Office,

Mahatma J. C. Marg, Fort, MUMBAI - 400 021

78-96		
2023	909	920.



Vile Parle Trimbak Sadan Co. Op. Housing Society Ltd.

(Regn. No. : BOM / W-KE / HSG / TC / 4036 / 1988 - 89)

5, Ajmal Road, Vile Parle (East), Mumbai - 400 057.

January 3, 2023

Resolution of the Special General Meeting held on 03.01.2023

RESOLVED THAT Chairman Mrs. Deepa J Deshpande, Secretary Mr. Omprakash D Jakhota and Treasurer Mr. Ramdas Bhagwat are hereby authorised to sign the Power of Attorney & Development Agreement on behalf of the society and appear before the Joint Sub Registrar of Assurances for registration of Power of Attorney & Development Agreement on behalf of the society.

Proposed By- Mr. Jayant Deshpande

Seconded By- Mr. Dattaprasad Kamat

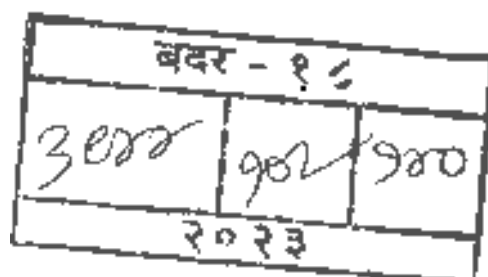
Passed by unanimously.

For Vile Parle Trimbak Sadan CHS. Ltd.

Hon. Chairman

Hon. Secretary

Hon. Treasurer





बदर - १८		
७८४५	५०३	५४०
२०२३		

Vile Parle Trimbak Sadan Co. Op. Housing Society Ltd.

(Regn. No. : BOM / W-KE / HSG / TC / 4036 / 1988 - 89)

5, Ajmal Road, Vile Parle (East), Mumbai - 400 057.

Ref. No. _____

Date: 23.10.2022

MINTUES OF THE MEETING OF THE SPECIAL GENERAL MEETING OF VILE PARLE TRIMBAK SADAN CHSL HELD ON 23.10.2022

A Special General Body Meeting of **Vile Parle Trimbak Sadan CHSL** was held on 23.10.2022 at 11.30 a.m./p.m. at flat No. 302, Vileparle Trimbak Sadan, for selection of the Builder / Developer in the presence of Authorised Officer (AO), from Dy. Registrar of Societies , K East, Andheri, Mumbai.

The following members were present at the meeting:

Flat No.	Member Name
101	Mr. Dattaprasad Patil
102	
201	Mr. Jayant Deshpande
201-A	Mrs. Deepa Deshpande
202	Mrs. Neelam Varadkar
203	Mr. Ramdas Bhagwat
301	Mr. Gautam Prahhukeluskar
302	Mr. Rahul Telang
303	MR. Nagesh Telang
401	Dr. Milind Patwardhan
402	Mr. Omprakash Jaxbedia
Total 11 members	



Proceedings of the meeting are as follows:

- 1) The AO first checked and confirmed the identity of the participating members by checking their PAN/Aadhar Cards and checked their Share Certificates (by physically checking the same of those who are physically present. After making sure that the required quorum is reached, 11 members being physically present out of the total 12 members, AO requested to commence the meeting.

बदर - १ /		
3000	900	900
२०२३		

Vile Parle Trimbak Sadan Co. Op. Housing Society Ltd.

(Regn. No. : BOM / W-KE / HSG / TC / 4036 / 1988 - 89)

5, Ajmal Road, Vile Parle (East), Mumbai - 400 057.

- 2) The Secretary opened the meeting, welcomed the Authorised Officer.
- 3) The Members had kept the consent forms ready and stated their individual response on camera with their flat nos. All the Members individually stated and selected Nivara Infradevelopers LLP as the Developer for the redevelopment of the Society.
- 4) "Resolved that Nivara Infradevelopers LLP be and is hereby selected and appointed as the Developer for the redevelopment project of the Society.
- 5) Further Resolved that the decision of the selection of the Developer at this meeting is binding on all members."
- 6) The Secretary then thanked the Authorised Officer and the members. He then called the meeting to a close.

Proposed by : Mr. Jayant Deshpande

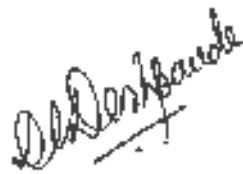
Seconded by : Mr. Rahul Telang

Carried Unanimously. '

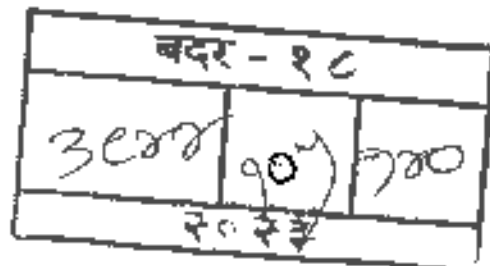
True Copy.



SECRETARY



CHAIRMAN

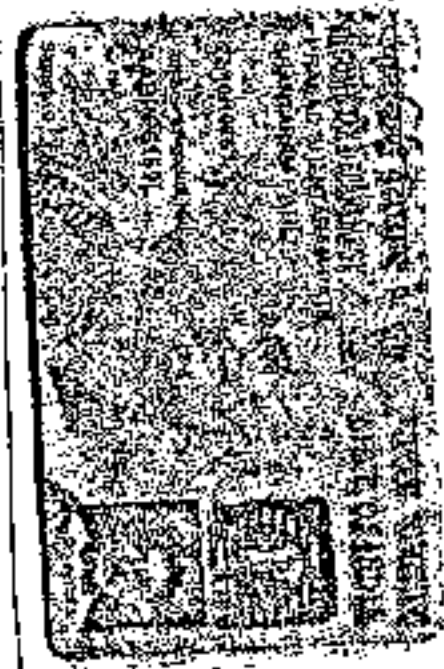




॥



बदर - १८		
3000	900	900
२०२३		



५



बयल - १८	
१८८८	१८८८
२०२३	

५



प्रसाद शंताशम पीटील

Prasad Shantasham Patalil

जन्म तारीख / DOB: 27/10/1968

पुल्ल-रमाल

Mobile No.: 8867346318

7910 9862 9149

MR: 3105 110 975 0957

Reg. No. India - 31050957



माझे आधार, माझी ओकख



भारत सरकार
GOVERNMENT OF INDIA

उत्तर:

श्री श्री राजा महाराज, ७९०९, कल्याण, बिहार
जन्म तारीख: २७/१०/१९६८, ठिकाण: रफीक नगर २९, बिहार
मोबा: ८८००५२

Address:

Shri Shri Rajaraj Maharaaj, 29091, Kalyan, Bihar
Rafiq N.H.S. L.N., Rafiq N.H.S. Road No. 29,
Vill: Rafiq N.H.S., Muzaffar, Bihar. Mobile No. - 8867346318

7910 9862 9149

MR: 3105 110 975 0957

1968 200 1967

1968 200 1967

1968 200 1967

1968 200 1967

बदल - २८	१८८५	१८८५
१८८५	१८८५	१८८५
१८८५	१८८५	१८८५



N.S.P. 10



बदल - २८		
३८००	१०८	१००
२०२३		



भारत सरकार
Government of India

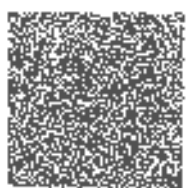
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

श्रीधरनाथ एनकर / Enrolment No.: 2821727138/00315

Mr.
Mukesh Eshwarappa Patil
विवेक शंकरराव पटील
S/O Shantaram Patil
A/601, Kedarpath, Vile Parle West U.I.S. Ltd.,
Regional Software Road No.4,
VTC, Vile Parle (W.)
District - Mumbai,
State - Maharashtra, PIN Code: 400057
Kharve' 9822456129



KF494636259F



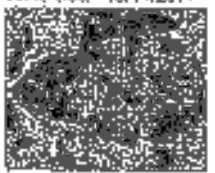
आपला आधार क्रमांक / Your Aadhaar No.:

8061 9615 6491

माझे आधार, माझी ओळख



Kaap Date: 16/11/2011



विवेक शंकरराव पटील
Mukesh Eshwarappa Patil
आधार क्र. 8061 9615 6491

आधार कार्ड



8061 9615 6491

माझे आधार, माझी ओळख

N.S.P. Office

बंदर - १८		
३०००	९९०	९९०
२०२३		



दिनेश कोणार्कर कलामंडल, ठाणे
27 FEB 2023
मुद्रांक प्रमाण दिनांक: / 12-6-



MAHARASHITRA

2022

BV 628053

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I MR. NAGESH MANGESH TELANG age 73 YEARS RESIDING AT Flat No. 303, 3rd floor, Vileparle Trimbak Sadan CHS LTD, 5 Ajmal Road, Vileparle East Mumbai 400057, SEND GREETINGS.

WHEREAS I am owner of Flat No. 303, 3rd floor, Vileparle Trimbak Sadan CHS Ltd, 5 Ajmal Road, Vileparle East Mumbai 400057 (said property)

AND WHEREAS I am member of the Vileparle Trimbak Sadan CHS Ltd due to my preoccupation I am unable to personally attend the societies

Handwritten signature: Nagesh Mangesh
Handwritten signature: Nagesh
श्री - ३८
32207497200
2023

सर्वोत्तमः

21 FEB 2003

Abstract

4

10

Chemical Industry

क्या हमें कोई सलाह मिलेगी ? :- जीय/मदारी

Background and objectives

[illegible][illegible]

संयोजक: प्रो. एम. ए. अहमद

संस्कृत भाषा - Sanskrit

॥ श्रीगणेशाय नमः ॥ श्रीगणेशाय नमः ॥ श्रीगणेशाय नमः ॥

सुदक्षिण दिशा में पत्ता - ब्लॉक नं० १५६, रंगाराम मार्ग, अहमदनगर जिला; पुणे जिला

STANDARDIZATION - 9209000

मुद्रांक सारदी केल्यापासून ५ दिवसांत जातणे टंकनामदारक देणे.

972199



७४ - १८			
२०३३	१६	१९	२०



General Body/Extra Ordinary/Special General Body Meetings with respect to the redevelopment of society.

AND WHEREAS for the aforesaid purpose I have to sign, present, lodge and admit my signature for the Development Agreement and Permanent Alternate Accommodation before the Sub-Registrar of Assurances, and to complete the formalities with regard to the same.

AND WHEREAS for the aforesaid purpose I am authorizing, empowering and appointing for and on my behalf my son **MR. RAHUL NAGESH TELANG** age 45 years, residing at Flat No. 302, 3rd floor, Vileparle Trimbak Sadan CHS Ltd, 5 Ajmal Road, Vileparle East Mumbai 400057 to sign, execute, present, lodge and admit execution of the Development Agreement and Permanent Alternate Accommodation before the Sub-Registrar of Assurances at Bandra and to take the receipt of registration.

NOW KNOW YE AND THESE PRESENTS WITNESS THAT I, **MR. NAGESH MANGESH TELANG** doth hereby nominate, constitute and appoint my son **MR. RAHUL NAGESH TELANG** (hereinafter referred to as "the said son") to be my true and lawful Attorney for the following purpose viz.



to sign, execute, admit, present and
Agreement, Development Agreement,

Accommodation Agreement, Rectification Deed or document including

any Affidavit, Indemnity, Undertaking, Declaration or any other

document that may be signed and executed by me or my attorney on

my behalf in respect of the said flats in the office of the Sub-Registrar

of Assurances at Bandra and also to admit execution of the same and

अक्ष - ३८		
Lodge	Supplementary	X
Permanent	Agreement	2023

Nagesh

R. Telang

to take the receipt of registration and to do all acts, deeds and things necessary.

(2) And to do all acts, deeds and things necessary to affect the registration of the Documents / Agreement mentioned hereinabove before the Sub-Registrar of Assurances at Bandra and to receive back the duly registered document/s and to give valid receipts therefore.

(3) To Purchase an additional area over and above the existing area and the area to be allotted free of cost and negotiate for price of the additional area with the Developer.

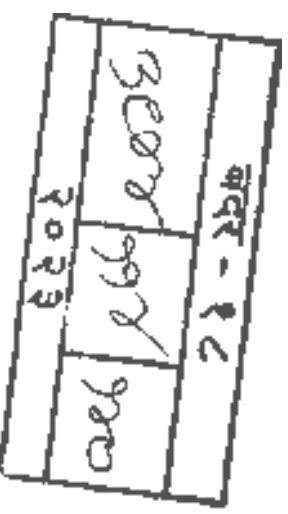
(4) To attend the societies General Body/Extra Ordinary/Special General Body Meeting concerning the redevelopment of society.

AND I DO HEREBY agree to ratify and confirm all and whatsoever my said Attorney shall do or purport to do or came to be done by virtue of these presents.

IN WITNESS WHEREOF I have set and subscribed my hand to these presents this 01 day of March 2023.



Signature





SIGNED AND DELIVERED by the

Withinnamed :

MR. NAGESH MANOESH TELANG



Signature

Hari Prasad Mishra

In the presence of

Specimen signature of Attorney

MR. RAHUL NAGESH TELANG

अक्ष - २८		
3000	994	900
2023		



Signature

Rahul Nagesh Telang



BEFORE ME

Hari Prasad Mishra
01/3/2023
HARI PRASAD MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 10441

Reg. No. 03/2023
Sr. No. 223/2023
Sign. <i>HR</i>



स्थायी खातेका संख्या /PERMANENT ACCOUNT NUMBER

AAGPT3925K



नाम /NAME

NAGESH NAGESH TELANG

पिता का नाम /FATHER'S NAME

MANGESHIKASHINATH TELANG

जन्म तिथि /DATE OF BIRTH

04-10-1949

हस्ताक्षर /SIGNATURE

[Handwritten signature]

मुख्य निदेशक (पत्रिका)
DIRECTOR OF INCOME TAX (SYSTEMS)

[Handwritten signature]



बिल - ३८		
3000	993	900
2023		



भारत सरकार

Government of India

1. What is the purpose of the study?
 2. What are the research objectives?
 3. What is the research design?
 4. What are the variables?
 5. What is the sample size?
 6. What are the data sources?
 7. What are the data collection methods?
 8. What are the data analysis methods?
 9. What are the results?
 10. What are the conclusions?
 11. What are the limitations?
 12. What are the recommendations?

2007.11.5 10:22 22

3656391725957



3738 0574 3829



ଆପଣଙ୍କ ସମସ୍ତ ଆପତ୍ତିକୁ ମୁକ୍ତି ଦେବା ପାଇଁ ମୁଁ ପ୍ରାର୍ଥନା କରୁଛି ।



3738 0574 3029

संज्ञा - राज्यास्य मायकाया अभिप्रायः

बिंदर - १८		
१०००	१११	१२०
२०३३		



आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL N. TELANG
NAGESH MANGESH TELANG
05/12/1977
Particular Account Number
ADNP16375P
Signature
भारत सरकार
GOVT. OF INDIA



बिल - २८		
१०००	११८	१२०
२०२३		



बेदा - २८	
३८४४	११८
२०२३	



भारत सरकार

Unique Identification Authority of India
Government of India

नांदविण्याचा क्रमांक / Enrollment No.: 2006/6004638413

10

ਸਾਹਿਬ. ਜਾਗੀਰ ਦੀਲਾ

Rahul Nigrah Telangana

3rd: Magesh Tchang

FBI No 303 - Jimbak Seefah Ajmal Road

OFFICIALS' Report: 11/28/94

Shiloh

Uthmaniyah (East)

Antibiotik

1-800-4-A-RENTAL

謝志偉

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

ME-173847-75FJH

आपका आंतर-समीक्षा/Your Aadhaar No.

5872 18115 6053

भाद्र भाद्रि भाद्रि भाद्र



संस्कृत-संज्ञा-संग्रहः

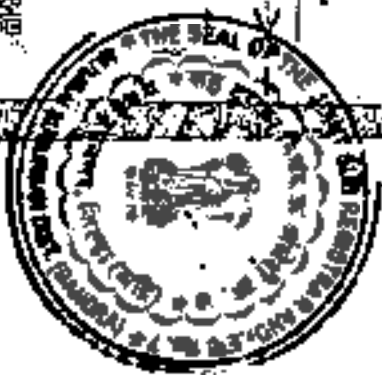
Richard M. Anderson, M.D.

1-800-4-A-RENTAL/214877

[illegible]

3

5872-8115-0053



माझे आधार^५ माडी ओलख.

संख्या - १८

all	of	the
-----	----	-----

۱۰۰

72-12E	
2023	2023



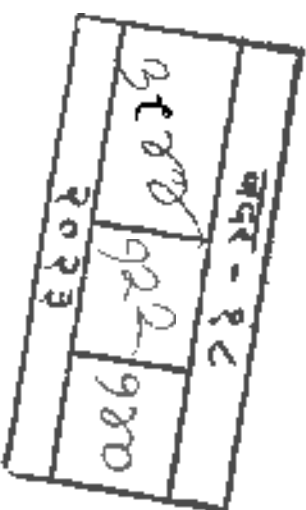
घोषणापत्र

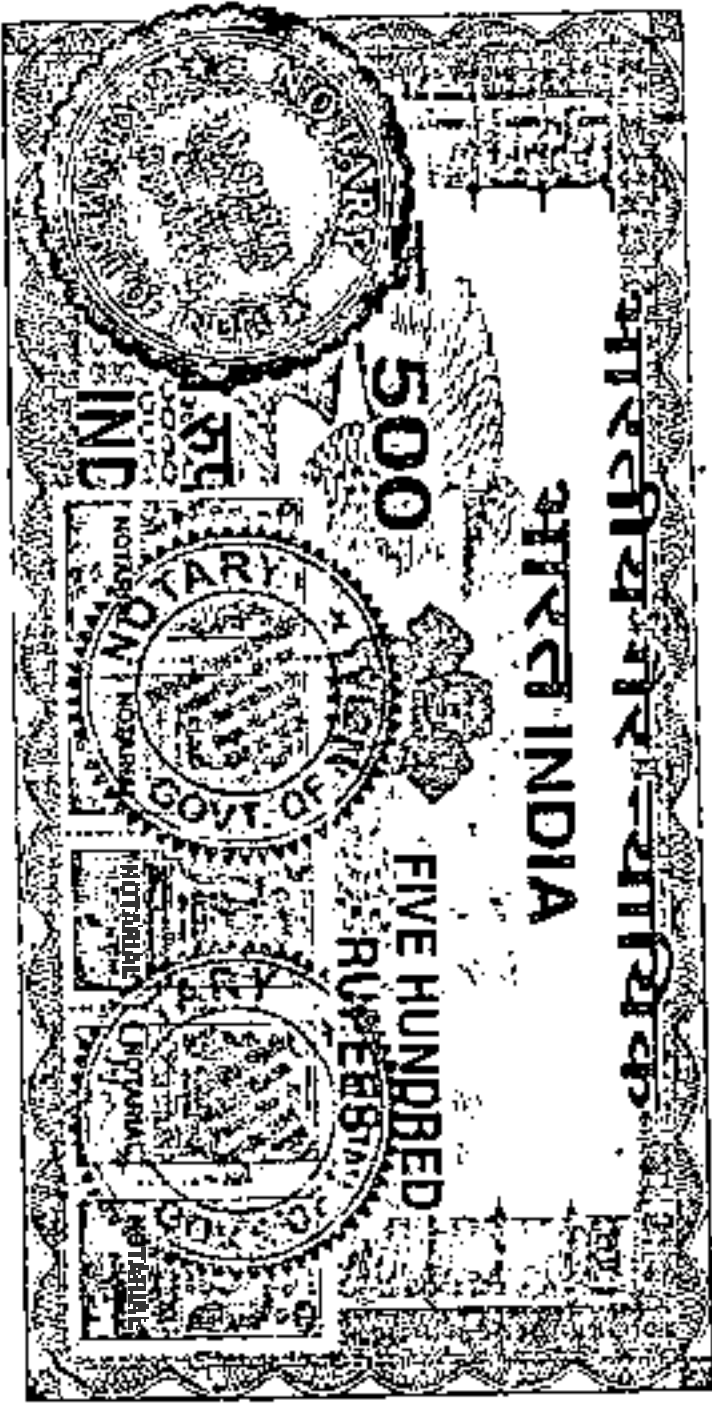
मी कुलमुखारपत्र याद्वारे घोषित करतो की, दुय्यम निबंधक-----
अश्वरि. ६ यांचे कार्यालयात विक्रित वस्तु या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
 आला आहे. श्री. अश्वरि. ६ व इ. यांनी दि. २३/२०२३ रोजी मला
 दिलेल्या कुलमुखारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. निष्पादीत
 करून कबुलीजबाब दिला आहे. सदर कुलमुखारपत्र लिहून देणार यांनी कुलमुखारपत्र
 रद्द केलेले नाही किंवा कुलमुखारपत्र लिहून देणार व्यक्तींमधील कोणीही मयत झालेले
 नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखारपत्र रद्दबातल ठरलेले नाही. सदरचे
 कुलमुखारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
 सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
 शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक ३/२०२३

कुलमुखारपत्रधारकाचे नाव
 व सही





महाराष्ट्र मालासहित्रा

© 2022 ©

BY 965509

पुणे नगरपालिका कार्यालय, पुणे
प.स.सि.नं. ८००००७५
- 2 FEB 2023
सहस्र अधिकारी



POWER OF ATTORNEY

श्रीमती उषा पाटील

TO ALL TO WHOM THESE PRESENTS SHALL COME, I MRS. VIBHA
GATONDE 62 YEARS RESIDING AT Flat No. 103, 1st Floor, Vileparle
Trimbak Sadan CHS LTD, 5 Ajmal Road, Vileparle East Mumbai
4000057, SEND GREETINGS.

WHEREAS I am owner of Flat No. 103, 1st floor, Vileparle Trimbak
Sadan CHS Ltd, 5 Ajmal Road, Vileparle East Mumbai 4000057 (said
property)

AND WHEREAS I am member of the Vileparle Trimbak Sadan CHS Ltd
due to my preoccupation I am unable to personally attend the societies



बदल - १८
२०२२/१२/३१
२०२३

1.8 FEB 2023 03:54
 OFFICE OF ATTORNEY

Case No.	100-1000000000
Case Name	100-1000000000
Case Status	100-1000000000
Case Date	100-1000000000
Case Time	100-1000000000
Case Location	100-1000000000
Case Description	100-1000000000
Case Notes	100-1000000000
Case Attachments	100-1000000000
Case History	100-1000000000
Case Comments	100-1000000000
Case Actions	100-1000000000
Case Status	100-1000000000
Case Date	100-1000000000
Case Time	100-1000000000
Case Location	100-1000000000
Case Description	100-1000000000
Case Notes	100-1000000000
Case Attachments	100-1000000000
Case History	100-1000000000
Case Comments	100-1000000000
Case Actions	100-1000000000



72-222		
3000	3000	3000

General Body/Extra Ordinary/Special General Body Meetings with respect to the redevelopment of society.

AND WHEREAS for the aforesaid purpose I have to sign, present, lodge and admit my signature for the Development Agreement and Permanent Alternate Accommodation before the Sub-Registrar of Assurances, and to complete the formalities with regard to the same.

AND WHEREAS for the aforesaid purpose I am authorizing, empowering and appointing for and on my behalf my brother **MR. Jayant Deshpande** age 71 years, residing at Flat No. 201, 2nd floor, Vileparle Trimbak Sadan CHS Ltd, 5 Ajmal Road, Vileparle East Mumbai 4000057 to sign, execute, present, lodge and admit execution of the Development Agreement and Permanent Alternate Accommodation before the Sub-Registrar of Assurances at Bandra and to take the receipt of registration.



KNOW YE AND THESE PRESENTS WITNESS THAT I, **MRS. VIBHA ONDE** doth hereby nominate, constitute and appoint my brother **JAYANT DESHPANDE** (hereinafter referred to as "the said Attorney") to be my true and lawful Attorney for the following purpose viz.

- (1) To sign, execute, admit, present and lodge Agreement, Development Agreement, Permanent Accommodation Agreement, Rectification Deed or document including any Affidavit, Indemnity, Undertaking, Declaration or any other document that may be signed and executed by me or my attorney on my behalf in respect of the said flats in the office of the Sub-Registrar of Assurances at Bandra and also to admit execution of the same and

संख्या - १८		
Development Agreement	922	920
Permanent Accommodation		

of Assurances at Bandra and also to admit execution of the same and

V.B.

to take the receipt of registration and to do all acts, deeds and things necessary.

- (2) And to do all acts, deeds and things necessary to effect the registration of the Documents / Agreement mentioned hereinabove before the Sub-Registrar of Assurances at Bandra and to receive back the duly registered document/s and to give valid receipts therefore.

- (3) To Purchase an additional area over and above the existing area and the area to be allotted free of cost and negotiate for price of the additional area with the Developer.

- (4) To attend the societies General Body/ Extra Ordinary/Special General Body Meeting concerning the redevelopment of society.

AND I DO HEREBY agree to ratify and confirm all and whatsoever my said Attorney shall do or purport to do or come to be done by virtue of these presents.

IN WITNESS WHEREOF I have set and subscribed my hand to these presents this ____ day of _____ 2023.

बंदर - १८		
3000	922	900
२०२३		





SIGNED AND DELIVERED by the

Withintamed :

MRS. VIBHA GAITONDE



Vibha Gaitonde
Signature

In the presence of

.....

Specimen signature of Attorney

MR. JAYANT DESHPANDE



संख्या - १८	३०००	१०००
	२०२३	



Signature
BEFORE ME

TRIPURVASHATH SHARMA
M.A., LL.B. (HONORARY), LL.B. (HONORARY)
ADVOCATE & NOTARY, GOVT. OF INDIA
H.No. 111, 112, 113

APRIL NO. 13.5
NO. 391
OK 13/01/23



भारत सरकार
Government of India
विश्व स्वास्थ्य संगठन
World Health Organization
कक्षा 1018/1019, 17/10/1980
नई दिल्ली, भारत



2061 3151 3850

मेरा आधार, मेरी पहचान

18



भारत सरकार
Government of India
विश्व स्वास्थ्य संगठन
World Health Organization
कक्षा 1018/1019, 17/10/1980
नई दिल्ली, भारत

2061 3151 3850

मेरा आधार, मेरी पहचान

मेरा आधार, मेरी पहचान	मेरा आधार, मेरी पहचान	मेरा आधार, मेरी पहचान
मेरा आधार, मेरी पहचान	मेरा आधार, मेरी पहचान	मेरा आधार, मेरी पहचान
मेरा आधार, मेरी पहचान	मेरा आधार, मेरी पहचान	मेरा आधार, मेरी पहचान

भारतीय विभाग
 KONTAKDERMEINERH
 GAIPODE VIGHA VINAY
 17/08/1960
 RELAKANT LAYMAN DESHPANDE
 AZDPG215M
 भारत सरकार
 GOVT. OF INDIA


VH



कवर - १८		
3000	920	200
२०२३		



संस्कृत भारती संस्कार
संस्कृत भारती संस्कार

आचार्य संस्कृत संस्कार
आचार्य संस्कृत संस्कार
आचार्य संस्कृत संस्कार



2340 8191 9298



संस्कृत - सांस्कृतिक भाषासाधना अधिकार

Handwritten signature



संस्कृत भारती संस्कार
संस्कृत भारती संस्कार

आचार्य संस्कृत संस्कार
आचार्य संस्कृत संस्कार
आचार्य संस्कृत संस्कार

2340 8191 9298



संस्कृत भारती संस्कार

संस्कृत भारती संस्कार



संस्कृत - १८	
१८२४१३०	१४०
२०२३	

REFUND NUMBER REFUND ACCOUNT NUMBER

AEP08343L

401 05/04/16

JAY D'AMICO URBAN KANT DESIGN FOUNDED

የፕሮጀክቱ ስራ ማስፈጸሚያ ሰራተኛ አካላት

UNIKANT LAXMAN PESHWADE

ਫ਼ਾ-ਬ ਮਿਸਿਟਿ ਨੰ. ੨੨.੧੮ ੧੮੮੨

24.51.9554

Edging

ආප්ත වූ දත්තයන් (Table 1)

DECLARATION OF INTEREST: The authors have nothing to disclose.



बदर - २८	
०९४४	०९३९
२०२३	

घोषणापत्र

मी डॉ. अनिल न. शिंदे याद्वारे घोषित करतो की, दुष्यम निबंधक.....
चैक नं. 10 यांचे कार्यालयात विशेषकाचा दस्त नॉटणीसाठी सादर करण्यात
आला आहे. श्री. अनिल न. शिंदे व ड. यांनी दि. 23/12/2023 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नॉटणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रद्दद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही भयत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्ददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नॉटणी अधिनियम, 1908 चे कलम 82 अन्वये
शिसेस मी पाच राहिन याची मला जाणीव आहे.

दिनांक 23/12/2023

कुलमुखत्यारपत्रधारकाचे नाव
व सही



सदर - १८		
23/12/2023	23/12/2023	23/12/2023

दस्तावेज गोप्यद्वारा भाग-1

बंदर 18
दस्ता क्रमांक: 3944/2023

514/3944
शुक्रवार, 03 मार्च 2023 12:20 न.नं.

दस्ता क्रमांक: बंदर 18 3944/2023

बाजार गुल्म: रु. 5,80,60,000/-

गोबदला: रु. 5,21,53,000/-

भरतेले मुख्यक शुल्क: रु 79,8,500/-

हु. नि. सह. ड. नि. बंदर 18 पांचे कार्यालय

अ. क्र. 3944 वर दि. 03-03-2023

रोडी: 1557 म.पू. वा रुजर केला.

पावली: A263

पावली दिनांक: 03/03/2023

सादरकरणाचे नाव: सेसर्स निवाया इन्फ्रा डेव्हलपर्स एल.एल.पी. तर्फे
भागीदार प्रसाद अंताराय पाटील

नोंदणी फी

रु. 30000.00

दरत ताताळणी फी

रु. 1000.00

पृथ्वी संख्या: 50

दस्ता रुजर करणान्या राशी:

कार्ये पडलेल्या... ६०... भागांची
दस्ता नोंदणी फी... १६००१/- रु.
र. स. नं. ७३६२... १६-१२-२३...
अन्वये वसूल.

एकूण: 31000.00

Joint: S.R. Ambekar 7

सद. मुख्य निबंधक, अंवेरी नं. ७

दस्तावा प्रकरण: विकसनकाररानना

मुद्रांक शुल्क: (एक) कोणत्याही ग्राहनासपारिते या द्दती किंवा स्थापनत असलेल्या कोणत्याही कटक क्षेत्राचा इंधित किंवा उप-खंड (दोन) मध्ये
नमूद न केलेल्या कोणत्याही नगरी क्षेत्रा

शिक्का क्र.: 33/03/2023 11:57:46 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 03/03/2023 11:59:12 AM ची वेळ: (फी)

सा. मुख्य निबंधक, अंवेरी नं. ७

सद. मुख्य निबंधक, अंवेरी नं. ७

Joint S R. Ambekar: 7

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कार्याद १९०६ अंतर्गत अधिनियमा ननुद्वीनुसार
नोंदणीसाठी दाखल झालेला आहे. ह्या नोंदणीची पूर्ण मजतदार निष्पादक व्यवस्था,
साक्षीनार व सोमान नोंदणीकार यांच्याद्वारे संपूर्ण दस्तऐवजी आहे. दस्ताची
सत्यता, वैधता अशादीद्वारे जाहीरसाठी दिलेले निवेदन व कडुलीधारक हे
संपूर्णपणे जाणवत आहे व तसेही.

निहाय देणारे

निहाय देणारे

N.S. P. B. C.



बंदर - १८		
१९२४	१९२४	१९२४
२०२३		

Payment Details.

Payment Details								
Sl.	Purchaser	Type	Verification no/Vendor	GIN/License	Amount	Used At	Deface Number	Deface Date
1		Certificate	1100900/137/2023	1100900	2981500	SD		
2		DHC		0303202302829	1000	RF	0303202302829D	03/03/2023
3		eChallan		MH016223547202223P	30000	RF	00080816547202223	03/03/2023

Stamp Duty	MF:Registration Fee	DTIC: Document Handling Charge#1
------------	---------------------	----------------------------------

1949/2023

Know Your English as a Graduate

1. Vaginal Scarring (be invariant for co-occurring through clitoral) (4 - 1) points on a slide) points after screening
2. Can still potentially alter registration.

For feedback, please write to us at feedback.ies@ncsu.edu.



शहर - १८	
३०६१३८११०	
२०२३	

Monitor Your Regularity as Registrar

1. Verify Examined Documental for duration 180 days through 'CourtCase' 14 Days on a week for regular after 5pm.
2. Get report (regularity) after 180 days on.

For Report, please write to us at regularity@judicial.com



बदर - १८		
३२५४	११०	११०
२०२३		

प्रमाणित करावेल येने व्ही, या
दस्तावेज एकेका... १२.१२... घाने आहिले.

(Signature)

सर. मुख्य निबंधक, अंचली क्र. १२,
मुंबई उपनगर जिल्हा

बदर-१८/ ३२५४ १२०१३
पुस्तक क्रमांक १, क्रमांक.....
नोदला,
दिनांक: ०८/०३/२०२३

(Signature)

(परिष्कृत वर्तमान)
सर. मुख्य निबंधक, अंचली क्र. १२,
मुंबई उपनगर जिल्हा.



सूची क्र. 2

५४२॥ निबन्धकः श्री सु. वि. र

संज्ञा संख्या : 3944/2023

संस्कृत

ဒီဇင်ဘာ: ၆၆၆၆

गङ्गावर्धने नानुवः दिनेभ्यः

(1) विजेन्द्राचा उक्ता	विक्रयनकरालमा
(2) मोवदेशा	52143000
(3) बाबाःभाव(भाडेपट्टा)का	58060000
बावविनपट्टाकार आकारमी देतो की पट्टेदार शे मनुष्य करारें)	
(4) भू-भाषण.पुलठिम्मा व खननसक(खननवास)	1) पात्रिकेचे मूळ: Mumba Mith. 04.04.04. इतर वर्णन : इतर माहिती: अभिनर्तने क्षेत्र 486.62 तीरस मीटर(टाऊन) लावित सक्तीस प्रमाणोजेव जमिनीचे क्षेत्र 504.70 चौसर मीटर(37.4मी) काई प्रमाण) व आ दरील सिलेगाले शिबक बंदन की-अप.टी.के. जि. 5. अजनाल रोड. ऑफ प्रार्थना ममाब रोड. विजेगड पूर्व. मुईई - 440057. चौको विजेगार्ज पूर्व. सी.पी.एल. नं. 1042. फावना जॉट नं. 105 टाऊन लावित सक्तीस 2. (दस्त क्रमिक एट. ले/ 100900/ 37/2023 दिनांक 02/03/2023 या दरला मुभावर मारलेले मु. ए. 25,81,500/- बाजार मूल्य 5,80,60,000/- व मोलदरा 5,21,43,000/-) (C.T.S. Number : 1042 ; Final Plot Number : 103)
(5) शेवफला	1) 486.62 चौ.मीटर

(B)आकारः किंवा नुही आकार असेच दिसतो.

१) १९६५, ७२ जी. मीटर

(7) इत्यनुवाकं कल्प्य देशा-यशस्विभूतं देवता-या-
 रक्षकान्नयने नाय किंवा विद्यापी न्याय-लयाभा
 दंभुभय॥ किंवा आदेश अन्वया॥ यशस्विपदिते
 नाय इ पत्ता,

[illegible][illegible][illegible][illegible]

११) नाग-इन्द्रप्रभाद कामर - मेखर - नागधना देशात = २३२५५१; एताः१८११२ नो. १०१२, भाखा नो. २, इमाराहीने नाग. डिसेपानें विजयक सवन को-ओप, टी. को. वि. जर्जिक नो. विनोपानें पूर्वी मुखई, रोड नो. ५. इन्समल रोड, जेंप. प्राईना नामाज रेड. म्हागाड, मुम्बई, विड डी. २४१०५७ री. नो. २५५५५५४२६६३३

[illegible]

09. नाथानियस नामगोष्ट नाम्ना शक सुखरत्नाः अथानुशंगिणः - भवदः - अन्धकाराः उपाहृतवयः-71. पता:-एनएन
नं. 103, माळा नं. 5, इमान्तीने नगः. विनोदवर्ष विंवक मरुत को-अप.इ.पो.नि, जर्नाक वः. विलोणाल्ल मुर्क, भुवदः
रॉड नं. 5, अन्नमल्ल रोड, ऑफा रायाणा समान्न रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पिन नं.
AAABAV4263B

[illegible]

१०). नाब, स्त्रीपा देशपालि - मैना - मानात रेणार - न-उप-70; पता-असई नं: 201 ए, जाला नं: ,
दगारली के नाब. बिरीयाल विषय सदत को-आइ.ही.पो.लि, कर्मा नं: डिसेमरले पूर्व मुंबई, रोड नं: 5, अजमल
रोड, लोक प्रार्थना मंगल रोड, महाराष्ट्र मुम्बई, पिन कोड:-400057 फोन नं:-98994V426995

[illegible][illegible][illegible]

इस प्रकार दीने नामक: विनेलार्ने विविकत ललन कें-ऑप.नौ.सो.वि. जॉरिड के: विनेलार्ने पूर्व, मुंबई, ग्रेड नं.: 5, अवनलल एडमरटीने नामक: ललनल ग्रेड, मुंबई ग्रेड नुम्बर. विने ऑरिड-400057 नं.नं.-A4A4A4A42833



15) नाया-साहज भेद-मेवर-मन्थना डेणार-वरा-45; पत्ता-प्लॉट नो. 302, साजा नं.-, इवासीन
नाकः त्रिलोचनं विवरा सरन कोऔप, जौ. सि. जू. नं. तिलेपाने पूष मुंबई, रं.ट नं. 5, अन्नमल रेडर, औप
नार्ना समाज नोड सन-349, भर्माई. मिश्र कोडः-400057 वैन नं.-AA.AA.V4263B

१४): नावः-नगोशः तंलंग द्वाक्या तर्फे नुसखार राहुल भांगेश: गेनगा + मेंबर - नानावाता देणुपर वयः-६६; पत्नी-
 श्यांत तः ३०३, माळा तः , इमारदीये नावः बिसोपभर्ते रिचक तद्वर को-शेंप-दुः सो.लि. व्यंक तं विलेगार्ने
 गवळं मळें शेड तः ६, अजमल रोड शीर्षक प्रार्थना समान रोड, नवराष्ट्र, मुम्बई. विम कोड:-६०००६७ फन नं.

AAAY42633

AAABAV42035
17): नाव-मौ. मिलिंद पदबंधन - मंत्र. मानका देशार -- सप्तः 56; पञ्चा. ज्योत नं. ८०१, माअ नं. :
प्रधानीचे नाव: तिलेपाली शिवक मन्त्र के-आर. डी. सा. लि. छाक क. विलेपाली पूर्व. पुर्वई. रोड नं. ५, अजयल
रोड, आक प्रार्थना समाज रोड, भट्टाराह, मुम्बई. पिन कोड -400057 नं नं.-AAABAV42038
18): नाव-श्रीप्रभात ब्रह्मांडिया - मंत्र. मानका देणार -- सप्तः 65; पञ्चा. ज्योत नं. 402, माअ. नं. :
इनारीचे नाव: बिजेपाली शिवक मन्त्र के-आर. डी. सा. लि. छाक क. विलेपाली पूर्व. पुर्वई. रोड नं. ५, अजयल
रोड, आक प्रार्थना समाज रोड, भट्टाराह, मुम्बई. पिन कोड -400057 नं नं.-AAABAV42038

डॉ० श्री अशोक शर्मा : सभाजि रोड, कटहाराहा, मुम्बई, पिन कोड-400057 फोन नं.-A.A.A.V.42335

(४) धर्म-रत्न करण पैशा-या पत्रकारने त
जिन्हा दिवशी भाषावाचकना हस्तमाला दिव
आदेश अस्तमाला, प्रतिवादिष्ट गाव व पत्ता

1): नावः-भैरवर्ष निवाडा इन्द्रका देवकुलपरी पुनः पुनः श्री तर्क भाषिणा वनमाद शतः गायः पाटील वयः 586, एताः एव दे भः श्रीकिश 02, माळा तः -, इमारतीचे बावः जलमीना को-ऑपरेटिवो लि, आर्कि तः जार्जिडसु देवबाई मागी, किनेपाले पूर्वी, मुंबई, रोड नं० जंजवन आर्कि प्रहकार रोड,, महाराष्ट्र मुम्बई. पिन कोडः-400057 वंन नं-55AKFNB301B

2): नावः-वेवर्ष निवाडा इन्द्रका देवकुलपरी पुनः पुनः श्री तर्क भाषिणा निवेश शंकरास पाटील वयः-51, ५००-नव दे भः श्रीकिश 02, माळा तः -, इमारतीचे नावः जलमीना को-ऑपरेटिवो लि,, जॉन्स नं० बाजीपसु देवागडे बागी, किनेपाले पूर्वी, मुंबई, रोड नं० जंजवन आर्कि नगरकार रोड, महाराष्ट्र, मुम्बई. पिन कोडः-400057 वंन नं-55AKFNB301B

03/03/2023

06:03:20.23

364412023

29B1500

3000

[14] S. T.

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

Sr.	Purchaser Type	Verification No/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Certificate	1100900613772023	11109900	2981500	SD		
2	DHC		C3032023022829	1000	RF	03032023022829D	03/03/2023
3	eChallan		MH016223547202223P	300000	RF	0008091651202223	03/03/2023

[Std:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



हस्तासंकेत सुची क्र.11

खरी प्रत

सर, मुख्य निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा.

