378/2775
Monday,March 02 ,2020
12:32 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3061 दिनांक: 02/03/2020

गावाचे नाव: **बांद्रा**
दस्तऐवजाचा अनुक्रमांक: **वदर9-2775-2020**
दस्तऐवजाचा प्रकार : **विकसनकरारनामा**
सादर करणाऱ्याचे नाव: **मेसर्स सिजन्स एवेन्यु प्रॉपर्टीस चे भागिदार कल्पेश पटेल**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 9000.00
पृष्ठांची संख्या: 450	
एकूण:	रु. 39000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:52 PM ह्या वेळेस मिळेल.

सह दु.नि.अंधेरी-3

बाजार मुल्य: रु.534974000 /-
मोबदला रु.489772000/-
भरलेले मुद्रांक शुल्क : रु. 26999000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0203202002974 दिनांक: 02/03/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0203202002481 दिनांक: 02/03/2020
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0203202002328 दिनांक: 02/03/2020
बँकेचे नाव व पत्ता:
4) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0203202002165 दिनांक: 02/03/2020
बँकेचे नाव व पत्ता:
5) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012669042201920M दिनांक: 02/03/2020
बँकेचे नाव व पत्ता:
6) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0203202001631 दिनांक: 02/03/2020
बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 11 MAR 2020

378/2775

इतर
पावती

Original/Duplicate

Wednesday,11 March 2020 11:18 AM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3605 दिनांक: 11/03/2020

गावाचे नाव: **-बांद्रा**
दस्तऐवजाचा अनुक्रमांक: **वदर9-2775-2020**
दस्तऐवजाचा प्रकार : **विकसनकरारनामा**
सादर करणाऱ्याचे नाव: **मेसर्स सिजन्स एवेन्यु प्रॉपर्टीस चे भागिदार कल्पेश पटेल**
वर्णन

दस्त हाताळणी फी	रु. 2700.00
पृष्ठांची संख्या: 135	
एकूण:	रु. 2700.00

सह.दु.नि.अंधेरी-3

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

1): देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1103202002074 दिनांक: 11/03/2020
बँकेचे नाव व पत्ता:
2): देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1103202002179 दिनांक: 11/03/2020
बँकेचे नाव व पत्ता:

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1103202002074	Date	11/03/2020

Received from M S SEASONS AVENUES PROPERTIES, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	sbiepay	Date	11/03/2020
Bank CIN	10004152020031101818	REF No.	202007197376729

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 ★ MUMBAI SUBURBAN DIST. BANDRA ★

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0203202001631	Receipt Date	02/03/2020

Received from MS SEASONS AVENUES PROPERTIES, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2775 dated 02/03/2020 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	02/03/2020
Bank CIN	10004152020030201405	REF No.	202006286695620
Deface No	0203202001631D	Deface Date	02/03/2020

This is computer generated receipt, hence no signature is required.

बदर - ९
पुस्तक क्र. १ / २७५ / ७ / ५५
२०२०

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1103202002179	**Date**	11/03/2020

Received from M S SEASONS AVENUES PROPERTIES, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	sbiepay	**Date**	11/03/2020
Bank CIN	10004152020031101886	**REF No.**	202007197285862

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0203202002165	**Receipt Date**	02/03/2020

Received from MS SEASONS AVENUES PROPERTIES, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2775 dated 02/03/2020 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	sbiepay	**Payment Date**	02/03/2020
Bank CIN	10004152020030201864	**REF No.**	202006286035882
Deface No	0203202002165D	**Deface Date**	02/03/2020

This is computer generated receipt, hence no signature is required.

बदर - ९
पुस्तक क्र. १ / २००५ / ९ / ५८५
२०२०

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0203202002328	Receipt Date	02/03/2020

Received from MS SEASONS AVENUES PROPERTIES, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2775 dated 02/03/2020 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	02/03/2020
Bank CIN	10004152020030202011	REF No.	202006285882971
Deface No	0203202002328D	Deface Date	02/03/2020

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर - १
पुस्तक क्र. १ २७५ 3 ५५
२०२०

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

Receipt of Document Handling Charges

PRN	0203202002481	**Receipt Date**	02/03/2020

Received from MS SEASONS AVENUES PROPERTIES, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2775 dated 02/03/2020 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	sbiepay	**Payment Date**	02/03/2020
Bank CIN	10004152020030202148	**REF No.**	202006285723724
Deface No	0203202002481D	**Deface Date**	02/03/2020

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE SUB-REGISTRAR ANDHERI (NO. 3) MUMBAI SUBURBAN DIST. BANDRA

बदर - १
पुस्तक क्र. १ | २०७५ | ४ | ५५५
२०२०

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

Receipt of Document Handling Charges

PRN	0203202002974	**Receipt Date**	02/03/2020

Received from MS SEASONS AVENUES PROPERTIES, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 2775 dated 02/03/2020 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 1000
DEFACED

Payment Details

Bank Name	sbiepay	**Payment Date**	02/03/2020
Bank CIN	10004152020030202580	**REF No.**	202006214749172
Deface No	0203202002974D	**Deface Date**	02/03/2020

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO.3 * MUMBAI SUBURBAN DIST. BANDRA *

बदर -९
पुस्तक क्र. १ | २०२५ | ५/५५
२०२०

CHALLAN

MTR Form Number-6

GRN	MH012669042201920M	BARCODE		Date	28/02/2020-10:36:37	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR	**Full Name**	M S SEASONS AVENUES PROPERTIES
Location	MUMBAI		
Year	2019-2020 One Time	**Flat/Block No.**	CTS NO G 411A G 411B AND G 419
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Amount of Tax	30000.00	**Road/Street**	VILLAGE BANDRA G
		Area/Locality	SANTACRUZ WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 4
		Remarks (If Any)	
		SecondPartyName=TRIMURTI CHSL-	
Total	30,000.00	**Amount In Words**	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172020022800199	280220M483778
Cheque/DD No.		Bank Date	RBI Date	28/02/2020-12:59:39	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		1 , 29/02/2020	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवळ दस्तम निबंधक कार्यालयात नोंदणी करावयाचे दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

THE SEAL OF SUB-REGISTRAR ANDHERI NO. 3 BANDRA

सह दु.नि. अंधेरी क्र. ३ वांद्रे

पुस्तक क्र. १ २०२० ६५५५

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-378-2775	00065656212019 20	02/03/2020-12:32:35	IGR188	30000.00
			Total Defacement Amount		**30,000.00**

Print Date 02-03-2020 03:08:02

CHALLAN

MTR Form Number-6

GRN	MH 0 **12669042** 201920M	BARCODE	Date	28/02/2020-10:36:37	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR	**Full Name**	M S SEASONS AVENUES PROPERTIES
Location	MUMBAI		
Year	2019-2020 One Time	**Flat/Block No.**	CTS NO G 411A G 411B AND G 419
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Amount of Tax	30000.00	**Road/Street**	VILLAGE BANDRA G
		Area/Locality	SANTACRUZ WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 4
		Remarks (If Any)	
		SecondPartyName=TRIMURTI CHSL~	
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172020022800199	
Cheque/DD No.		Bank Date	RBI Date		Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Make payment at any of the listed branches* of PUNJAB NATIONAL BANK handling GOVERNMENT OF MAHARASHTRA Business Before 06/03/2020

बंदर - १

पुस्तक क्र. १ २७५५ ७ १५५

२०२०

-----Cut Here----------Bank Copy----------Cut Here-----

GRN	MH012669042201920M	Challan Date	28/02/2020	Challan Amount	30000.00
Party Name	M S SEASONS AVENUES PROPERTIES				
Amount In Words	Thirty Thousand Rupees Only				

Account Head Details		**Payment Details**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172020022800199	
Cheque/DD No.		Bank Date	RBI Date		Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

*Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.

Print Date 28-02-2020 10:36:45

१) शासन परिपत्रक क्रमांक.२०००/९४/प्र.क्र.२५/म-१, दि. २४/३/२०००.
२) नो.म.नि.व मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३११, दि. ४/१०/२००६.

1ST FLOOR, MMRDA BLDG. BKC, MUMBAI - 51

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

COLLECTOR OF STAMPS, ANDHERI D 094403

RECEIPT FOR PAYMENT TO GOVERNMENT NOT TRANSFERABLE

Receipt No.: MS SEASONS AVENUES PROPERTIES Receipt Date :

Received From : ADJ FEE 103(II)

On Account of :

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

ADJ/1100900/87/2020

Case No.:

Lot Date : Lot Date :

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	Hearing Date on : 3/2/2020 3.00 P.M.			

Rs. 100.00 ONE HUNDRED ONLY Total :

Rs. Rupees :

S C KALWAR

FOR COLLECTOR OF STAMPS, ANDHERI
1ST FLOOR, MMRDA BLDG. BKC, MUMBAI - 51

Cashier / Accountant Signature / Designation

DELIVERED 27 FEB 2020

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर - ९ पुस्तक क्र. १ २०२० ९५५ २०२०

DELIVERED 27 FEB 2020

COLLECTOR OF STAMPS ANDHERI

Design / 25000 / 25 Box / 10-10

मुद्रांक जिल्हाधिकारी,अंधेरी तालुका,यांचे कार्यालय

एम.एम. आर.डी.ए.इमारत पहिला मजला ,वांद्रे कुर्ला सकूल वांद्रे(पूर्व),मुंबई - 400051

जा.क्र.अभि.आदेश/1635/2020 दिनांक 26 FEB 2020

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये अंतिम आदेश)

उरोक्त अभिनिर्णय प्रकरण क्रमांक **एडीजे/1100900/87/2020** अन्वये पक्षकार **M/s.Seasons Avenues Properties** यांनी दिनांक **03/02/2020** रोजी **Development Agreement** चा सलेंख अभिनिर्णयाकरिता सादर केलेलो आहे. सदर सलेखामधील तपशील खालील प्रमाणे आहे.

संलेख निष्पादनाचा दिनाक	:- Unexcecuted
संलेखाचा प्रकार	:- **Development Agreement**
The Society	:- **Trimurti CHS Ltd**
The Existing Members	:- **Mr. Subhhash Bhavanishankar Nagarkar & 39 Others**
The Developes	:- **M/s.Seasons Avenues Properties**
The Property	:- CTS No.G/411A, G/411B, & G/419, Village- Bandra-G, Tal -Andheri,
Plot area	:- 2,257.53 sq. mtr
मोबदला	:- **रू.48,97,72,000/-**

प्रस्तुत प्रकरणातील दस्त हा **Development Agreement** चा आहे. सदर दस्तान्वये लिहून देणारा यांनी लिहून घेणारा यांना वर नमुद मालमता हि विकसनाकरीता दिलेली आहे. सन 2019 -2020 करीताचे बाजारमुल्य महाराष्ट्र मुद्रांक (मालमतेचे वास्तव बाजारमुल्य निर्धारण करणे) नियम 1995 मधील तरतुदी,तसेच बृहन्मुबंई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रण नियमावली आणि बाजारमुल्य तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्र विचारात घेऊन प्रकरणी बाजारमुल्य **रू.53,49,74,000/-** व मोबदला मुल्य **रू. 48,97,72,000 /-** इतके निश्चित करण्यात आले आहे. बाजार मुल्य रक्कम हे मोबदला मुल्य रक्कम पेक्षा जास्त असल्यामुळे बाजार मुल्य रक्कम **रू. 53,49,74,000/-** वर मुद्रांक शुल्क आकारण्यात येत आहे. महाराष्ट्र मुद्रांक अधिनियम 1958 मधील 5(g - a) व 54 नुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

बाजार मुल्य	अनुच्छेद	अनुज्ञेय मु.शु.	भरलेले मु.शु.
रू. 53,49,74,000/-	5 (g- a)	रू.2,67,49,000/-	रू. 2,69,99,000 /-
Bank Guarantee			
Rs.5,00,00,000/-	54	रू.2,50,000/-	
	Total	रू.2,69,99,000/-	

उपरोक्त सर्व वस्तुस्थिती व दस्तातमधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालील प्रमाणे अंतिम आदेश देत आहे.

अंतिम आदेश

1. अभिनिर्णयाकरिता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची I मधील अनुच्छेद 5(g-a) व 54 नुसार मुद्रांक शुल्क **रू 2,69,99,000/-** देय असल्याबाबत जा.क्र.अभि/आदेश/1609/20 दिनांक 25/02/2020 अन्वये अंतरिम आदेश पारित करण्यात आलेले होते त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी दिनांक 26/02/2020 रोजी भरणा केलेला असल्याने दिनांक 25/02/2020 रोजीचे अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.
2. प्रस्तुत प्रकरणांत पक्षकाराचे मुद्रांक शुल्क तसेच नोदंणी करताना नोदंणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बाधंकाम आधिकृत असल्यास ते अधिकृत होणारा नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकाराची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत

(वंदना सुर्यवंशी)
मुद्रांक जिल्हाधिकारी,अंधेरी.

प्रती. 1. प्रती. M/s.Seasons Avenues Properties
2. सह.दुय्यम निबंधक अंधेरी

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CHALLAN
MTR Form Number-6

GRN	MH012546115201920M	BARCODE		Date	26/02/2020-10:44:52	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI	**Full Name**	M S SEASONS AVENUES PROPERTIES
Location	MUMBAI		
Year	2019-2020 One Time	**Flat/Block No.**	CTS NO G 411A G 411B AND G 419
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030050801 Amount of Tax	26999000.00	**Road/Street**	VILLAGE BANDRA G
		Area/Locality	SANTACRUZ WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 4
		Remarks (If Any)	
		ADJ/1100900/87/2020	
		Amount In Words	Two Crore Sixty Nine Lakh Ninety Nine Thousand Rupees Only
Total	2,69,99,000.00		

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172020022600250	260220M186041
Cheque/DD No.		Bank Date	RBI Date	26/02/2020-11:18:35	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9820035200

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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DEFACED ₹26999000.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1		0006454539201920	26/02/2020-13:01:11	IGR240	26999000.00
			Total Defacement Amount		**2,69,99,000.00**

Print Date 26-02-2020 01:01:17

Case No.ADJ/1100900/87/2020

Submitted

Under Section 31 of the Bombay stamp Act ,1958 .

This is in respect of instrument submitted for adjudication As per document details are as follows:-The instrument in question is **Development Agreement**

Date of execution :- Unexcecuted

The Society :- Trimurti CHS Ltd

The Existing Members :- Mr. Subhhash Bhavanishankar Nagarkar & 39 Others

The Developes :- M/s.Seasons Avenues Properties

The Property :- CTS No.G/411A, G/411B, & G/419,
Village- Bandra-G, Tal -Andheri,

Plot area :- 2,257.53 sq. mtr

Zone :- 26/158 (R.R.2019- 2020)

Land Rate :- Rs. 2,02,000/- per sq.mtr

Residential Rate :- Rs, 3,36,100/- per sq.mtr

Const.Cost :- Rs 27,500/- per sq.mtr

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

अभिनिर्णयाकरिता सादर केलेला दस्त हा **Development Agreement** या प्रकाराचा असुन सदर दस्ताचे अवलोकन केले असता, असे दिसुन येते की **Trimurti CHS Ltd** सोसायटीच्या A , B व C असे ३ इमारती मध्ये एकूण 40 सभासद असलेली G + 3 मजल्याची इमारत मोडकळीस आल्याने सभासद/सोसायटीने विकसकाबरोबर इमारतीच्या पुर्नबांधणीच्या अनुषंगाने करावयाच्या विकसना संबंधी विकसन करारनामा (Development Agreement) केल्याचे दिसुन येते

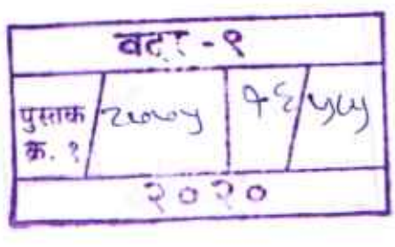
प्रस्तुत विकसन करारनाम्यानुसार एकुण 40 सभासदांचे ताब्यातील एंकदर क्षेत्र 24256 चौ.फूट (कारपेट) + 4 गॅरेज असुन या क्षेत्राच्या बदल्यात विकासक वाढीव क्षेत्र सभासदांना म्हणजेच एंकदर 33958 चौ.फूट कारपेट क्षेत्र नवीन इमारतीत देणार आहे. (Annexure-G) तसेच 4 गॅरेजच्या बदल्यात प्रत्येक गॅरेजसाठी रू.40,00,000/- Compensation देणार आहे.

या शिवाय दस्तात नमुद केल्यानुसार कारपस / हार्डशिप भाडे, ब्रोक्रेज, शिफ्टीग इ.विकासक सभासदांस देणार आहे. सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. दस्तात पृष्ठ क्र. 12 मध्ये 2.97 चटई क्षेत्र नमुद आहे.

D.P Remark नुसार सदर जागा 12.20 मी. रस्त्यावर आहे. विकास नियंत्रण नियमावलीतील टेबल क्र.12 नुसार एकूण 2.2 चटई क्षेत्र निदंर्शाक व त्यावर 35% फजिबंल FSI विचारात घेऊन प्रकरणी मुल्यांकन सन 2019 -2020 चे बामुद नुसार पुढील प्रमाणे निश्चित करण्यात येत आहे.

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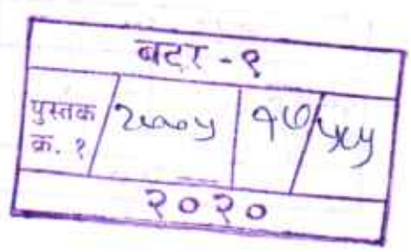
Market Value					
Area of Plot				2257.53	sqm
FSI(1+0.5+0.7) (As per table 30 of DCR)				2.20	
Permisiible Area				4966.57	sqm
35% fungible FSI as per DCR Reg. no. 31(3)				1738.30	sqm
Total Permissible Area				**6704.86**	sqm
Total Area for Development				6704.86	sqm
Existing Building Area	CA	BUA			
Flats 40 nos (Annexure G)	24256.00	29107.20	sq ft	2705.13	sqm
4 Garrage				55.00	sqm
Total Existing Area				2760.13	sqm
Area given to members	CA	BUA			
Annexure G attached	33958.40	37354.24	sq ft	3471.58	sqm
Total Area given to members				**3471.58**	sqm
Balance Area for Developer				**3233.28**	sqm
Fungible FSI	Free Fungible	Chargeable Fungible			
1738.30	**966.05**	**772.25**			
	(2760.13x0.35)	(1738.30-966.05)			
Permissible / Potential Type of FSI	Area in sq. mtr	x Land Rate	x MF		
Existing Basic 1	2257.53	202000	1.00	456021060	Rs
Additional FSI 0.5	1128.77	202000	0.65	148206845	Rs
TDR 0.7	1580.27	202000	0.65	207489582	Rs
Free Fungible (on Existing Area)	966.05	202000	1.00	195141199	Rs
Chargeable Premium	772.25	202000	0.65	101396761	
Total	**6704.86**			1108255447	
Average Rate	Total value / Total Area		165291		
Balance Area					
Permissible Area for development	6704.86	sqm			
New Area given to Members	3471.58	sqm			
Balance Area for Developer	**3233.28**	sqm			
	Balance Area	Average Rate			
Market Value	3233.28	165291		**534433006**	Rs
	sqft	BUA	Rate		
Sale area by member - Abhyaraj Gidwani	9.00	10.80	50000	540000	Rs
Clause 9.4 page 27					





Total Market Value				**534973006**	Rs
Value of Developer's Area is Market Value i.e Rs			**say**	**53,49,74,000/-**	Rs
Consideration					
Construction cost of New area	3471.58	27500	1.05	100241978	Rs
	CA	BUA	BUA sqm		
Sale Area by members	742.80	891.36	82.8401	27842574	Rs
Clause 9.3 page 27	RR	336100			
	Amount	CA			
Hardship Compensation	4500.00	24256.00		109152000	Rs
clause 10 page 32					
Displacement Compensation	Amount	CA	Month		
Clause 11.2.1 page 35	150	24256.00	24	87321600	Rs
	165	24256.00	12	48026880	Rs
Brokerage Charges	Amount	Members	Month		
Clause 11.2.5 page 37	150	24256.00	1	3638400	Rs
Garage compensation	Amount	Garages			
Clause 10.2 page 34	4000000	4.00		16000000	Rs
Corpus to society	Clause 7.4 page 24			15000000	Rs
PM fess reimbursement	Clause 7.4 page 24			2500000	Rs
	Amount	Interest	Years		
EMD	10000000	10%	3	3000000	Rs
Clause j page 6					
Trasportation charges	Amount	Members			
Clause 11.2.6 page 37	50000	40.00		2000000	Rs
Society Office + Security cabin + toilet (22.30+3+4.64=29.95)	86.56	27500		2380400	Rs
			Rate		
Car parking	80	13.75	27500	7562500	Rs
Clause 9.6 page 32	0.25				
Development Charges	2%	202000	3471.58	14025198	Rs
Infrastructure Charges	3471.58	5000		17357918	Rs





Security Flat - 3000 sqft	CA sq ft	CA sq m	RR		
Clause 24 page 59	3000	334.45	336100	33722408	Rs
	3	Years	10%		
Total Consideration				**489771856**	Rs
			say	**48,97,72,000/-**	
Market Value is higher that is why stamp duty shall be paid on Market Value					
Market Value	**Section**			**Stamp Duty**	
534973006	5 (g - a)	5%		26748650	Rs
Bank Guarantee					
50000000		0.5%		250000	Rs
Total Stamp Duty Payable				**26998650**	Rs
			Say	**2,69,99,000/-**	

submitted for Approval

Assistant Town Planner

Collector of Stamps, Andheri

COLLECTOR ... ANDH

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

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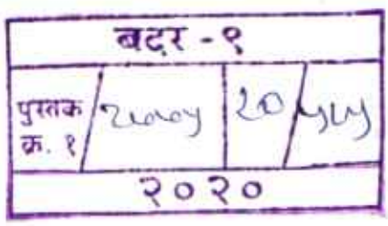
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Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps

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Case No. Adj. 1110900/87/2020

Date 3-2-2020

Received from Shri. M/s. Seasons Avenues Properties residing at ..... stamp duty of Rs. 2,69,99,000/- Rs Two Crore Sixty Nine Lakh Ninety Nine Thousand only vide challan No. * Dated .....

Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 2,69,99,000/- Rs. Two Crore Sixty Nine Lakh Ninety Nine Thousand only with which this instrument is chargeable has been paid vide article No. 5(g-9) of schedule. & 54

This certificate is issued in accordance with the provisions of section 33-A of Bombay Stamp Act, 1958.

Place Andheri

Date 26/2/2020

Collector of Stamps Andheri

Plot Area = 2257.53 Sq.mt
MV = Rs 53,49,74,000/-
Bank Gaurantee = Rs 5,00,09,000/-

* MH012546115201920M dt 26.2-2020
Def No. 0006454539201920 dt 26.2-2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**this Agreement**") made and entered into at Mumbai this 27th day of February 2020 BETWEEN-

I. **TRIMURTI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under No. BOM/HSG/537 of 1963, having its registered address at North Avenue, Santacruz (West), Mumbai 400 054, 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) of the FIRST PART,

II. The following Members of the Society:-

S. No.	*Names of the Members*	*Flat No.*	*Floor*
1.	Mr. Subhash Bhavanishankar Nagarkar	A – 1	Ground
2.	Dr. Mrs. Nayan S. Shah	A – 2	Ground
3.	Mr. Rama Prasad Mukherjee, Mr. Girija Prasad Mukherjee, Mr. Dilip Kumar Mukherjee, Mr. Vijay Kumar Mukherjee	A – 3	Ground
4.	Mr. Suresh Tikamdas Asrani	A – 4	I
5.	Mrs. Sunanda Anil Auddy Ms. Subra A. Auddy	A – 5	I
6.	Mr. Anil Kumar Auddy	A – 6	I
7.	Ms. Yasmin K. Khan	A – 7	II
8.	Mr. Barun Kumar Auddy	A – 8	II

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 5 MUMBAI SUBURBAN DIST. BANDRA

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Members

For Society

This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before Registering Authority, the registering authority will take further necessary action as per provisions of Registration Act 1908.

30.1.2020

Precept Legal