or any other term or condition of this Agreement on any future occasion. All remedies either under this Agreement or by law or otherwise afforded, will be cumulative and not alternative.

19. **DISPUTE RESOLUTION AND GOVERNING LAW**

a. If any dispute or differences arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof and the Parties shall endeavor to resolve the same by mutual discussions.

b. If the dispute or differences cannot be resolved within a period of 30 (thirty) days, from the notice by the aggrieved Party then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and shall be conducted by sole arbitrator to be mutually appointed by the Parties herein. The cost of the arbitration shall be equally borne by the Parties.

c. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, including reasonable attorney fees and disbursements. Judgement upon the award may be entered by the Courts in Mumbai.

d. This Agreement and rights and obligations of the Parties

shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

e. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

20. **STAMP DUTY AND REGISTRATION CHARGES**

All adjudication fees and all Stamp Duty and Registration Charges (if any) and all incidental costs, payable on this Agreement shall be borne and paid by the New Developer.

21. **AUTHORITY**

The Parties to this agreement have satisfied themselves of the authority of the other parties/ their signatories to enter into this Agreement. Necessary Board Resolutions or Letters of Authority in this regard are annexed herewith. The Parties herein expressly agree not to raise objections on the authority of another party/ their signatory to sign and execute into this Agreement.

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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of land admeasuring about 920.4 Sq. meters bearing Survey No. 229, Hissa No. 1 (now bearing CTS No.665) ("The said Plot") TOGETHER WITH the Structures originally standing thereon situated at Opp. New Municipal Garden, Lallubhai Park Road Extension, Irla Gauthon, Vile Parle (West), Mumbai - 400 056, all of which is hereto before referred to as "The Said Property".

R.R

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

THE COMMON SEAL of the within named)
HIMANSHU MANDAR C.H.S. LTD. is here)
Unto affixed pursuant to the resolution of)
The AGM passed in that behalf on 26th day of)
February, 2016 in due execution hereof by)
and in presence of the authorized Signatories)
Shri RATNAKAR VITHAL SAKHARDANDE)
The Hon. Secretary)
Mrs. HEMANGI JANARDHAN MORE)
The Hon. Treasurer)
In the presence of.....)





HIMANSHU - MANDAR
Co-operative Housing S...
Secretary Chairman

SIGNED & DELIVERED by the)
Within named "THE OLD DEVELOPER)
Parties of the Second Part)
M/S. SHREEJEE INFRA
By the hands of its partners
1. SHRI UMESH BHATT)
2.)
in the presence of ... ...)
.....)

For Shreeji Infra
Partner



THE COMMON SEAL of the within named)
KRISHANG INFRA PVT. LTD.)
Being the New Developer is hereunto)

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affixed pursuant to resolution of The Board of)
Directors passed in that behalf on _____ in)
due execution hereof by and in presence of the)
Authorized Signatory Mr. Raju H. Raval)
the Chairman & Managing Director in the)
presence of .....)

KRISHANG INFRA PRIVATE LIMITED

DIRECTOR

Patel
DP Raval

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
सह दुय्यम निबंधक अंधेरी क्र. १
मुंबई उपनगर जिल्हा, (तिरी)
MUMBAI SUBURBAN DIST. (BANDRA)

COLLECTOR OF STAMPS
ANDHERI

बदर - १		
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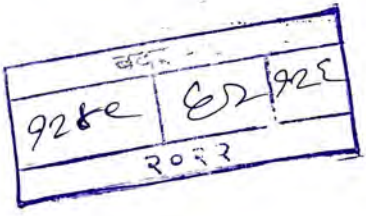
THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST. (BANDRA)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List of All Members including Original Members, New Members (by Sale of Flats by the Old Developer), and Area the New Developer is getting for sale.

Sr. No.	Name	Room Number	Floor Number	Status of the Members
1.	Mrs. S. N. Mayekar	101	1st Floor	Original Member
2.	Mrs. K. P. Dhamecha	102	1st Floor	Original Member
3.	Mr. A. S. Dingankar	103	1st Floor	Original Member
4.	Mr. K. B. Lathiya	104	1st Floor	Original Member
5.	Mrs. S. S. Nalawade	201	2nd Floor	Original Member
6.	Mr. D. M. Mehta	202	2nd Floor	Original Member
	GYMASIUM	203	2nd Floor	-
7.	Mr. Deepak Gherwada Mr. Chetan Gherwada	204	2nd Floor	Original Member
8.	Mr. N. V, Kelkar	301	3rd Floor	Original Member
9.	Mr. V. S. Deshpande	302	3rd Floor	Original Member
10.	Mr. H.P. Shah	303	3rd Floor	Original Member
11.	Mrs. J. M. Jhala	304	3rd Floor	Original Member
12.	Mrs. S. C. Samant	401	4th Floor	Original Member
13.	Mrs. P.M. Nikte	402	4th Floor	Original Member
14.	Mr. S. M. Ketkar	403	4th Floor	Original Member
15.	Mr. N. B. Gogate	404	4th Floor	Original Member
16.	H. J. More	501	5th Floor	Original Member
17.	M. Vagal	502	5th Floor	Original Member
18.	M. Jasani	503	5th Floor	Original Member
19.	P. R. Jivani	504	5th Floor	Original Member
20.	M. Mehta	601	6th Floor	Original Member
21.	P. Aspar	602	6th Floor	Original Member
22.	N. N. Tailor	603	6th Floor	New Member by Old Developer
23.	Mrs. A. S. Wadke	604	6th Floor	Original Member
24.	Mr. R. V. Sakhardande	701	7th Floor	Original Member
25.	Mr. D. B. Talati	702	7th Floor	New Member by Old Developer
26.	Mr. R. C. Vora	703	7th Floor	Original Member
27.	Mrs. I. R. Vora	704	7th Floor	Original Member
28.	Mrs. S. L. Jivani	801	8th Floor	New Member by Old Developer
29.	Mr. L. D. Jivani	802	8th Floor	New Member by Old Developer
30.	Mr. V. S. Gopani	803	8th Floor	New Member by Old Developer

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1

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2022


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


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Refugee	804	8th Floor	-
Mr. Maniar	901	9th Floor	New Member by Old Developer
Mrs. K. H. Yagnik	902	9th Floor	New Member by Old Developer
Mr. Rathod	903	9th Floor	New Member by Old Developer
Mr. Makwana	904	9th Floor	New Member by Old Developer
Mrs. Maniar	1001	10th Floor	New Member by Old Developer
Mr. Kanakia	1002	10th Floor	Area New Developer is getting for sale
	1003	10th Floor	New Member by Old Developer
	1004	10th Floor	Area - New Developer is getting for sale
	1101	11th Floor	Area - New Developer is getting for sale
	1102	11th Floor	Area - New Developer is getting for sale
	1103	11th Floor	Area - New Developer is getting for sale

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1

Kindly Note:- As per the Area Certificate we have included the Appurtenant Land FSI as well. We are going to notice an Application of Area Correction regarding that but as of now Appurtenant Land is not included in the plot.

R.P

बदर - १

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THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 1



List of Original Members of Himanshu Mandar Co-operative Housing Limited With Their Original Flat Numbers and Their Original Carpet Areas

Sr.No	Name	Original Flat Number Occupied by Members	Carpet Area of Flat Originally Occupied by Original Members
1.	Mrs. A.S. Dingankar	1	359
2.	Mrs. S.N. Mayekar	2	359
3.	Mr. K.P. Dhamecha	3	359
4.	Mr. Rupen D. Doctor	4	359
5.	Mr. Deepak Gherwada Mr. Chetan Gherwada	5	359
6.	Mr. A.M. Bal	6	359
7.	Mrs. S.S. Nalavade	7	359
8.	Mr. D.M. Mehta	8	359
9.	Mr. S.N. Taneja	9	359
10.	Mr. R.V. Sakhardande	10	359
11.	Mr. H.P. Shah	11	359
12.	Mrs. N.V. Kelkar	12	359
13.	Mr. Vijay Deshpande	13	359
14.	Mr. S.D. Khatavkar	14	359
15.	Mrs. A.S. Wadke	15	359
16.	Mr. S.M. Ketkar	16	359
17.	Mr. C.A. Samant	17	359
18.	Mrs. S.V. Ranade	18	359
19.	Mr. K.M. Mehta	19	359
20.	Mrs. Dolly Aspar	20	359
21.	Mr. N.B. Gogte	21	359
22.	Mrs. H.J. More	22	359
23.	Mr. R.M. Vagal	23	359
24.	Mrs. Ila Vora	24	359
25.	Mr. R.C. Vora	25	359
		Total Area	8975 Sq.Ft Carpet Area

सदर - १

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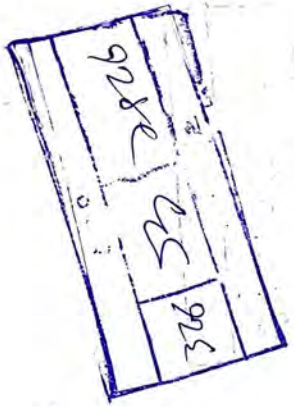





THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
सेवा हुंडाम निबंधक अंधेरी क्र. १
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

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List of Names of Original Members of Himanshu Mandar Co-operative Housing Society Ltd. With There Respective Original Area Plus Additional Area = Original Members New Area After Redevelopment

Sr. No.	Name	Carpet Area Originally be occupied by Original Members	Additional Carpet Area of flat receivable by the members	Total Carpet area of the flat receivable by the members
	Mrs. A.S. Dingankar	359	101	460
	Mrs. S.N. Mayekar	359	101	460
	Mr. K.P. Dhamecha	359	101	460
	Mr. Rupen D. Doctor	359	101	460
	Mr. Deepak Gherwada Mr. Chetan Gherwada	359	101	460
	Mr. A.M. Bal	359	101	460
7.	Mrs. S.S. Nalavade	359	101	460
8.	Mr. D.M. Mehta	359	101	460
9.	Mr. S.N. Taneja	359	101	460
10.	Mr. R.V. Sakhardande	359	101	460
11.	Mr. H.P. Shah	359	101	460
12.	Mrs. N.V. Kelkar	359	101	460
13.	Mr. Vijay Deshpande	359	101	460
14.	Mr. S.D. Khatavkar	359	101	460
15.	Mrs. A.S. Wadke	359	101	460
16.	Mr. S.M. Ketkar	359	101	460
17.	Mr. C.A. Samant	359	101	460
18.	Mrs. S.V. Ranade	359	101	460
19.	Mr. K.M. Mehta	359	101	460
20.	Mrs. Dolly Aspar	359	101	460
21.	Mr. N.B. Gogte	359	101	460
22.	Mrs. H.J. More	359	101	460
23.	Mr. R.M. Vagal	359	101	460
24.	Mrs. Ila Vora	359	101	460
25.	Mr. R.C. Vora	359	101	460
	Total Capet Area	8,975 Sq.Ft Carpet Area	2525 Sq.Ft Carpet Area	11,500 Sq.Ft Carpet Area

SUB-REGISTRAR ANDHERI NO. 1

R.R









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

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57

मालमत्ता पत्रक

तालुका/न.भू.का. : नगर भूमापन अधिकारी,विलेपार्ले

जिल्हा : मुंबई उपनगर

शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
		९२०.४०	सी	बिनशेती सारा र.रु. १७९४८/- दरसाल सन १९७३ ते २००९

व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षांकन
भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणें संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- १०/०३/१९७० वि.जि.नि.भू.अ. (द)कुलाबा
मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश No.C/Desk-III-C/LND/NAP/SRA-१५७५ दि.१७/४/२००९ व इकडील अ.ता.बिनशेती मो.र.नं. १५१/२००९, न.भू.अ.विलेपार्ले यांचेकडील दि. ८/१०/२००९ चे आदेशान्वये न.भू.क्र. ६६५ चे ९२०.४ चौ.मी. क्षेत्रास र.रु. १७९४८/- दरसाल बिनशेती सारा निवासी प्रयोजनासाठी महसूली वर्ष-१९७३ ते २००९ या कालावधीसाठी नोंद केली. व शेती नांवाची नोंद कमी करुन सत्ता प्रकार सी दाखल केला.			फेरफार क्र.४९० प्रमाणे सही- ०८/१०/२००९ न.भू.अ.,विलेपार्ले
न.भू.अ.विलेपार्ले यांचे दि. १४/१/२०१० चे आदेशान्वये मोजे -विलेपार्ले स.न. २२९ हि.नं. १ चे ७/१२ प्रमाणे धारकांचे नांव सदर मिळकत पत्रिकेवर दाखल केले.		H [श्री.जोजेफ बी. मिस्किटा]	फेरफार क्र.५१८ प्रमाणे सही- १४/०१/२०१० न.भू.अ.,विलेपार्ले
उपनिबंधक, मुंबई कडील नोंदणीकृत खरेदी दस्त र.रु. ७२१५०/- दिनांक २५/५/७२ अन्वये खरेदी देणार श्री. जोजेफ बी.मिस्किटा यांचे नांव कमी करुन खरेदी घेणार यांचे नांव धारक सदरी दाखल केले.		H हिमांशु भंदार को.ऑ.हौ.सो.लि.	फेरफार क्र.५२० प्रमाणे सही- ०८/०२/२०१० न.भू.अ.,विलेपार्ले
मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.विलेपार्ले(प)/फे.क्र१०२२ दिनांक १८/११/२०१५अन्वये केवळ चौकशी [illegible]वहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी नऊशे वीस पुर्णांक [illegible]शांश चौ.मी दाखल केले.			फेरफार क्र.१०२२ प्रमाणे सही- १८/११/२०१५ न.भू.अ.विलेपार्ले

[illegible]नांक २/२७/२०१९ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
[illegible]ऊनलोड दिनांक ७/२/२०२१ १:०२:५१ PM
[illegible] साठी http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन २२०६१००००१६८९९५८ हा क्रमांक

बदर - १

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R.R





THE SEAL OF THE SUB-REGISTRAR ANDHERI
MUMBAI SUBURBAN DIST. (BANDRA)

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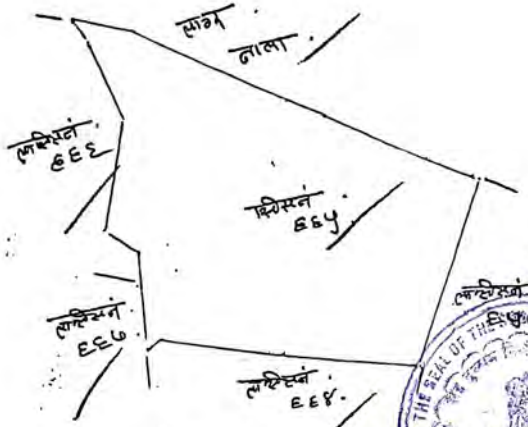
अर्जदार - जॉय कन्सलटन्ट यांच्या अर्जावरून नगर भूमापन विलेपार्ले (पं.) येथील सि.नं. १६, १७ वरून सि.सं. ६६५ची नकाशाची कारवापूरती नक्कल.



टिप- सदरच्या नकाशात लाल अगर काळ शाईचे बांधकाम नाही.

मूळ नगर भूमापन आलेख/छापील आलेख/पुनर्विलोकन टेणेत आली आहे

२) दरची नक्कल [illegible] परिस्थिती दर्शविते/ नर्विलोकनाचे [illegible] दर्शविते

३) सदरची नक्कल [illegible] नाही. जागेची आबाबत स्थिती दर्शविणाऱ्या नकाशासाठी [illegible] आवश्यक आहे

[illegible] 3023
[illegible] ५/५/०८
[illegible] ५/५/०८
[illegible] ५/५/०८
[illegible] ५/५/०८
[illegible]

बदसत्य-प्रतिलिपी		
नगर भूमापन अधिकारी विलेपार्ले		
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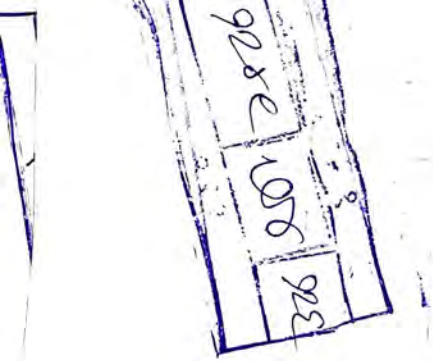
ARCHITECT

R.R




THE SEAL OF THE SUB-REGISTRAR MADHEPURA NO. 1



Ex. Engineer Bldg. Proposal (W.S.) 61
H and K Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050.

Rofa 583-
BMBP-4245-2008-3,000 Forms.

C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 9464 /BSII/WS/AH/AK of

COMMENCEMENT CERTIFICATE

24 DEC 2009

This I.O.D./C.C. is iss[illegible] subject [illegible] the provision of U[illegible] and [illegible]ceiling and Regulation Act, 1976

To,
Shri Zahit Mukhi CAto
Himanshu Mandar CHS Ltd.

Sir,

With reference to your application No. 24 dated 22/10/08 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop. Res. Bldg. CTS No. 665 at premises at Street at Lallubhai Park village Vile Parle plot No. ..... situated at Andheri (W) in K/West Ward.

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
   (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
   (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri N. S. LALAJI ..... Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 23 DEC 2010

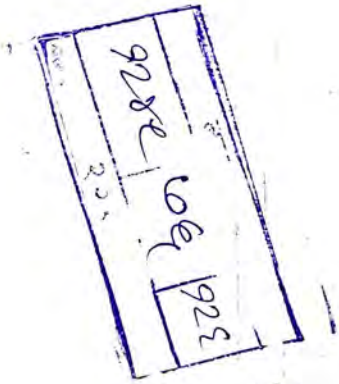
This Commencement certificate is for [illegible] out the work upto top of stilt only
[illegible] 2.90 mtrs. as per approved plan dt 15/06/09.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
24/12/09
Executive Eng. Building Proposals
(Western Subs.) ~~'H/East, 'H/West' &~~ 'K/East, 'K/West' /Wards'
FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

TRUE COPY

UMESH BHATT
ARCHITECT

R.R.





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

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Umesh Bhatt

ARCHITECT

205/206/212 Shiv Plaza Shopping Centre, Station Road, Kandivali (W), Mumbai - 400 067.
REG. NO. CA/87/10412

Mob : 98210 11486

Date: 28/12/2021

TO WHOMSOEVER IT MAY CONCERN

Sub: Permissible Built up area on plot bearing C.T.S. No. 665, Village Vile Parle at Lallubhai Park, Andheri (W), Mumbai.

Sir,

A) As per PRC

Sr. No.		Sq. Mts.
1.	Plot area	920.40
2.	Setback	90.00
	Net	830.40
3.	70% TDR (830.40 x 0.70 = 581.28 already purchased = 724.00)	724.00
4.	Excess TDR utilized = 724.00 – 581.28 = 142.72 sq.mt. 50% MCGM (415.20 –142.72-90.00} = 182.48)	182.48
5.	Setback benefit	90.00
6.	**Total**	**1826.80**
7.	As per recent circular permissible setback advantage over and above net plot area (90.00 x 2)	180.00
8.	**Total**	**2006.80**
9.	Permissible Fungible FSI (363.11 x 35% = 127.09)	127.09
10.	**Total**	**2133.89**
11.	Already approved BUA as per last approved plan dated 02.02.2011.	1643.69
12.	Net additional BUA available	490.20

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

बदर - १
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Telefax : 2861 5444 / 2801 1921 / 2801 4816 • E-mail: archumeshbhatt@gmail.com

R.R