Receipt (pavti)

323/12108 **पावती** Original/Duplicate

Thursday,November 24 ,2022 नोंदणी क्रं. :39म

5:35 PM Regn.:39M

पावती क्रं.: 13430 दिनांक: 24/11/2022

गावाचे नाव: **बिलेपार्ले**

दस्तऐवजाचा अनुक्रमांक: **बदर4-12108-2022**

दस्तऐवजाचा प्रकार : **पुरवणी करारनामा**

सादर करणाऱ्याचे नाव: **मेसर्स अंबीट बिल्डर्स अँन्ड डेव्हलपर्स चे भागीदार राजेंद्र शर्मा -**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 4400.00
पृष्ठांची संख्या: 220	
एकूण:	रु. 4500.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:52 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

DELIVERED

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202212902 दिनांक: 24/11/2022
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202212826 दिनांक: 24/11/2022
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202211272 दिनांक: 24/11/2022
बँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011130365202223E दिनांक: 24/11/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH011130365202223E	BARCODE		Date	24/11/2022-13:36:57	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	**Full Name**	MS AMBIT BUILDERS AND DEVELOPERS
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	VILLAGE VILE PARLE EAST
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	CTS NO 2049
0030045501 Stamp Duty	500.00	**Area/Locality**	MUMBAI
0030063301 Registration Fee	100.00	**Town/City/District**	
		PIN	4 0 0 0 5 5
		Remarks (If Any)	
		SecondPartyName=SAI BABA CO OP HOUSING SOC LTD~	
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10133320221124156 70	2778795460
Cheque/DD No.		Bank Date	RBI Date	24/11/2022-13:37:51	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI 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 केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बदर - ४
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Print Date 24-11-2022 01:38:02



बदर - ४		
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CHALLAN
MTR Form Number-6

GRN	MH011130365202223E	BARCODE	Date	24/11/2022-13:38:57	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	Full Name	MS AMBIT BUILDERS AND DEVELOPERS
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	VILLAGE VILE PARLE EAST
		Premises/Building	

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Road/Street	CTS NO 2049
Area/Locality	MUMBAI
Town/City/District	
PIN	4 0 0 0 5 5
Remarks (If Any)	SecondPartyName=SAI BABA CO OP HOUSING SOC LTD~
Amount In Words	Six Hundred Rupees Only

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No.1 MUMBAI SUBURBAN DIST.

DEFACED ₹ 600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022112415670	2778795460
Cheque/DD No.		Bank Date	RBI Date	24/11/2022-13:37:51	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI 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.

बेदर -४
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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-323-12108	0005510291202223	24/11/2022-17:35:14	IGR187	100.00
2	(IS)-323-12108	0005510291202223	24/11/2022-17:35:14	IGR187	500.00
			Total Defacement Amount		600.00

Print Date 24-11-2022 05:37:51



बदर - ४		
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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2411202212826	**Receipt Date**	24/11/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12108 dated 24/11/2022 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	24/11/2022
Bank CIN	10004152022112425725	**REF No.**	2800600096
Deface No	2411202212826D	**Deface Date**	24/11/2022

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

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA) NE

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D ocument H andling C harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2411202214469	Date	24/11/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.40/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	SBIN	Date	24/11/2022
Bank CIN	10004152022112427253	REF No.	232825946457

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

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (MUMBAI)-2

बंदर - ४

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2411202211272	Receipt Date	24/11/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12108 dated 24/11/2022 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

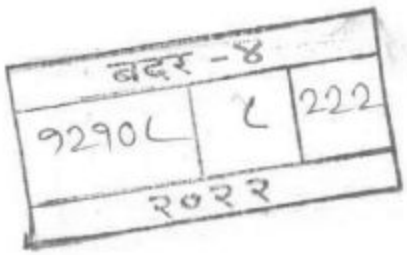
Bank Name	IBKL	Payment Date	24/11/2022
Bank CIN	10004152022112424264	REF No.	2800580460
Deface No	2411202211272D	Deface Date	24/11/2022

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

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (RAMDBA)

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THE SEAL OF THE JOINT SUB REGISTRAR


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

Receipt of Document Handling Charges

PRN	2411202212902	**Receipt Date**	24/11/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 12108 dated 24/11/2022 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 400
DEFACED

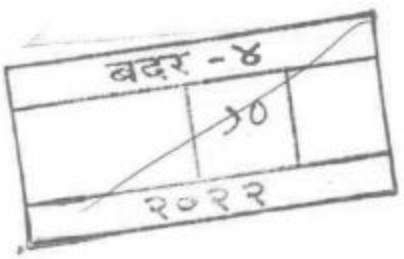
Payment Details

Bank Name	IBKL	**Payment Date**	24/11/2022
Bank CIN	10004152022112425792	**REF No.**	2800600954
Deface No	2411202212902D	**Deface Date**	24/11/2022

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

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

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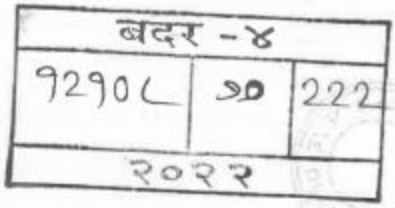

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THIS SUPPLEMENTAL DEVELOPMENT AGREEMENT is made and entered into at Mumbai, this 24th day of November, 2022.

BY AND BETWEEN

"M/s. AMBIT BUILDERS AND DEVELOPERS, a Firm registered under the Indian Partnership Act,1932 and having its registered office – 201, 203 Vinay Bhavya Complex, CST Road, Kalina Santacruz (East), Mumbai – 400098, through its Directors Mr. Rajendra Sharma, hereinafter to be referred as **"The Developers"** (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include the partners for the time being and from time to time of the said firm , the survivor or survivors of them and the heirs , executors and administrators of the last surviving partner) being the party of the **ONE PART.**



AND

"SAI BABA CO-OPERATIVE HOUSING SOCIETY LIMITED", a Society registered in the year 1964 under the provisions of the Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/HSG/581 OF 1964 and having its office address as – Plot No. 137 TPS Sai Prasad Prabhat Colony Road No.4, Santacruz (East), Mumbai



400055 hereinafter to be referred as **"The Society"** (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its members and their successors and/or successors), being the party of the **OTHER PART;**

WHEREAS:

A. By and under a Development Agreement entered into on 14th day of June, 2022 (**"said Development Agreement"**) between the Developers herein (therein referred to as Developers) and Society (therein referred to as the Society) and Members (therein referred to as Members) and duly registered with the office of the Sub Registrar of Assurances at Andheri No.4 under No.BDR-15 8341/2022 (hereinafter referred to as **"the Development Agreement"**) the Society with the consent and confirmation of the Members have granted development rights unto and in favour of the Developers all that piece and parcel of Final Plot of land bearing No. 137 of Santacruz TPS V admeasuring about 1.10 sq.mtrs (as per Property Card) bearing Survey No. 330/134 and CTS No. 2049 of Village Vile Parle, Taluka Andheri in the Registration District of Mumbai City and Sub-District of Mumbai Suburban (hereinafter referred to as **"said Plot"**) together with the building standing thereon comprising of ground plus two upper floors building consisting of 18 tenements (hereinafter referred to as **"said Building"**) situate, lying and being at Prabhat Colony Road No.4, Santacruz (East), Mumbai - 400 055 with a right to demolish the said Building standing on the said Plot and to construct a new building in place thereof, for the consideration and on the terms and conditions contained therein. The said Plot and said Building shall unless referred separately be hereinafter collectively referred to as **"said Property"**..

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B. The Society has also executed a Power of Attorney dated 14th June, 2022 (**"Power of Attorney"**) and the same is duly registered with the office of the Sub- Registrar of Assurances at Andheri -4 under serial no. BDR-15/8342 of 2022 unto and in