बदर-१५
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(b) The Developer shall at their own costs and expenses, carry out construction by utilizing F.S.I. and procuring T.D.R. and getting the plans sanctioned for the proposed new building from the Municipal Corporation of Greater Mumbai and all concerned authorities. All the expenses for purchasing TDR and all deposits payable to the Municipal Corporation of Greater Mumbai for getting the plans approved and sanctioned, obtaining commencement certificate, occupation certificate, building completion Certificate etc., from Municipal Corporation of Greater Mumbai and all expenses, directly or indirectly connected with the redevelopment of the Society's property, or incidental to the redevelopment shall be borne and paid by the Developer and shall include:

(i) All premium payable to the Municipal Corporation of Greater Mumbai and other Concerned Authorities;

(ii) Payment of LUC tax, IOD deposits, Security fees, Charges and / or Fees payable to Municipal Corporation of Greater Mumbai and other Authorities for obtaining permission for carrying out development work or any amount payable to the authorities by whatever name called for construction and completion of the new building;

(iii) Cost of acquiring TDR required to be utilized in the said new building and the premium/fees payable to Municipal Corporation of Greater Mumbai for utilizing such TDR/ FSI;

(iv) Premium payable to the Municipal Corporation of Greater Mumbai for open area deficiency (if any);

(v) Fees of Advocate, Architect, RCC Specialist and other professionals and / or consultants engaged in carrying out construction work. This will also include the fees for preparation of the Building Plans and getting the same approved from the Municipal Corporation of Greater Mumbai and also, if found necessary, for having amendment to the building plans and for supervising the construction work;

(vi) Bills of various contractors/agencies engaged in construction work; Bills of Suppliers of building materials and all fittings and fixtures; and will be fully responsible for payment VAT tax under the works contract, turn over tax as well as service tax and/or other tax, which may be liable to be paid on account of transaction, contemplated by this agreement;

(vii) Wages and salaries of workmen and others engaged in construction work; the Developer shall indemnify the Society / members from and against all actions, costs, claims, demands that may be made or raised on the society as a result of said construction activity and/or account of the Developer as provided herein;

(viii) Bills for water and electricity consumed in construction work;

(ix) Charges payable to the concerned authorities for obtaining electricity and water connections to the said new building;

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(x) All penalties, deficiency payable to the concerned authorities for getting occupation certificate of the said new building if the same is required;

(xi) Any premium payable to the Municipal Corporation of Greater Mumbai and other Authorities for obtaining permission for construction of additional areas in the said new building in lieu of the areas comprising balcony, staircase, lift wells and other common areas of the said new building. Such premiums, fines, fees etc shall be paid directly by the Developer;

(xii) Electric cable laying charges shall be borne by the Developer alone.

(c) Any other cost, charges, deposits, fees, penalties etc by whatever name in any manner connected and/or arising out and in respect of the development of the said property as contemplated hereunder shall be borne and paid by the Developer;

(d) It is agreed upon that expense of electricity charges, water charges, property tax & any other charges payable during the period of construction of the new building shall be borne by the Developer alone. It is further agreed by owner that after they occupy newly constructed premises in building constructed by the Developer, they shall pay all taxes and charges to concerned authorities effective from the date of taking occupation as prevailing rule and regulation and hereby indemnify and keep indemnified the Developer for same.

(e) The Developer shall make his own arrangements for the obtaining of construction water supply and electrical power to meet his requirements. The entire cost for the same shall be borne by him including the charges for monthly consumption and a copy of the receipt of the same shall be furnished to the society.

20) SALE BY THE EXISTING MEMBERS:

(a) In the event any of the members sells his present unit or new unit agreed to be provided by the Developer to the members of the Society, such new members shall be bound by the terms & conditions of this Agreement as also by the Individual Permanent Alternate Accommodation Agreement between the Developer & the Existing Member. Such new member shall not object to the Development Program of the society.

(b) If the existing member/s sells their premises to new prospective purchasers, then also the condition of this Development agreement shall be binding on the New Purchasers also and they shall affirm and undertake to the Society and to the Developer for the same.

21) SALABLE AREA & SALE BY THE DEVELOPER:

(a) The Developer will be entitled to sell the flats in the reconstructed building to such purchasers and at such price as they may think fit and proper and the Developer will be entitled to appropriate the sale proceeds to themselves

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provided that the flats will be sold only to those Purchasers, who agree to become members of the Society by paying the necessary charges and complying the formalities.

(b) The Developer will enter into separate Agreements for Sale of the new flats with the Purchaser and the costs, charges and expenses in respect thereof including stamp duty and registration charges will be borne and paid by the new Purchaser of flats.

(c) The new Purchaser/s of the said flats shall be admitted as member of the Society provided that they are eligible to be member and they comply with all the requirements under M.C.S. Act 1960, the Rules framed there under and the bye-laws of the Society.

(d) The developer shall not give possession of the flats sold to prospective new buyers until & unless possession of the flats allotted to all the present members of the society are offered & occupied by them first as per terms and conditions of this agreement.

(e) The Purchasers of the flats in the additional construction shall be admitted as a member of the Society, who shall abide by the Bye-laws and other Rules and regulations applicable by the Society and shall also pay the outgoings of the Society regularly.

(f) It is expressly agreed by and between the parties hereto that all the Purchasers of the flats sold by the Developer pursuant to the powers herein conferred shall be admitted as the members of the Society and also be allotted the share certificates in accordance with the bye-laws of the Society, subject to terms and conditions of this Agreement.

(g) It is agreed on part of society that they shall admit the proposed buyers of the flats as members of the society on charging share amount and membership fee per member.

(h) As regards the free sale flats sold by the Developers, the Society shall admit the purchasers as its member of the Society and issue shares in his/her/their name/s within one month of their receiving a written intimation thereof and the following documents/ amounts / information from the Developers (without demur or delay) but subject to the existing Members being offered the possession of their respective New Flats.

(i) Application for membership with an applicable membership fee;

(ii) Attested photocopy of the Agreement along with copies of the stamp duty receipt and registration receipt duly notarized.

(iii) An undertaking to use the premises in question for Residential purposes and not to change the user thereof, and to abide by the bye-laws, rules and regulations of the Society;

(iv) Cost of shares, & Admission Fees if any, and

(v) Maintenance charges, outgoings dues and taxes of each of the free-sale Residential Premises shall be paid for the period of 6 months in advance.

(vi) Payment of the proportionate share of undistributed amount lying with the Society (Fixed Deposits, Sinking fund account, Regular maintenance account etc.) on the date of admitting of new members as members of the Society. Such proportion shall be worked out and calculated on the basis of the new carpet area of the existing members and Total undistributed fund Society is having with it.

(i) It is hereby provided that the Society shall not be called upon by the Developers to entertain any application for membership or admit any person as its member until all the aforesaid documents and payments in full as aforesaid are forwarded/ made to the Society. The Society hereby irrevocably consents and agrees that it shall admit only such persons as new members of the Society who have been allotted by the Developers the Residential Premises constructed by the Developers and after receiving a written notice from the Developers alone.

(j) It is agreed and understood by and between the Society and the Developer that in the event of any of the existing occupants, being desirous of purchasing additional flat in the proposed reconstructed building, the said occupants shall within 15 (Fifteen) days from the date of this Agreement inform the Developer of their desire to purchase additional flat in which event, the said occupants shall pay for the additional flat, that is to say at the rate as may be mutually agreed between such member and Developer which will discounted rates from the current market rate.

(k) The Developer shall be liable to pay maintenance charges of unsold flat.

22) **LOANS:**

The entire development of the said property shall be carried out by the Developer at their own costs and expenses. The Developer shall able to obtain loan against the development right possess by the Developer and saleable area of the Developer provided no lien is marked on the land which is belonging to the Society. However, if any individual prospective flat purchaser is desirous to avail loan from any Financial Institution/ Bank, the society shall not object to it & the society shall give No Objection Certificate (N.O.C.) as and when demanded subject to prospective flat purchaser gives undertaking in writing that he will abide by the terms and conditions of this Development Agreement and in case Developer fails to complete redevelopment for any reason then they shall not have any claim on society or its members.

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23) **Defect liability period:**

If any defect in the building or in the materials used in the construction is brought to the notice of the Developers within a period of 24 (Twenty Four) months from the date of the Occupation Certificate, such defect shall be rectified by the Developers at their own costs and expenses provided that the Defect Liability on the Developer shall not applicable if any Existing Members of the Society has made any internal / external changes and damaged the Property.

24) **MISCELLANEOUS:**

(a) The Society hereby declare that the Society has resolved in its Special General Body Meeting held on 15/09/2013 and in the meeting to entrust the work of development/ reconstruction of the existing building by the Developer as hereinafter provided.

(b) The Developer agreed to pay the Fees of the Project Management Consultant (PMC) appointed by the Society for supervision of construction of New Building upto Rs. 5,00,000/-.

(c) All stamp duty and registration charges etc., in respect of execution of this Agreement shall be borne and paid by Developer alone.

(d) The professional fees of an Advocate, for the redevelopment work in connection to the redevelopment of the said Property shall be borne and paid by the concerned parties separately.

(e) The Developer shall be permitted at his own cost to construct Site Offices, stores and other facilities, such as canteens, toilets, etc. all to comply with the Society's requirements. Any necessary Municipal permission and costs shall be obtained and borne by the Developer, respectively and any changes/cost for these temporary structures shall be borne solely by the Developer.

(f) The Society shall not be liable for any damage and/or loss, to the Developer's plant, machinery and equipment and the Developer shall ensure that the same are covered by insurance prior to bringing the same to the Site.

(g) The Society shall jointly and severally give Irrevocable Power of Attorney to develop the said property to Shri Ajay Desai, Director of M/s. Spark Builders & Infra Projects Private Limited, the Developer.

(h) This Agreement has been executed in Mumbai. The property is situated at Mumbai and the payments are made in Mumbai. Hence it is subject to jurisdiction of Mumbai Courts of Law.

(i) The Developers shall insure all the workmen employed/engaged in construction work under the Workmen's Compensation Act and the Developers alone shall be responsible for all the liabilities in respect of the workmen so employed/ engaged in the construction work and the Developers shall indemnify the Society and its Members from and against all claims in connection therewith. The

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Developers shall also insure the said property against any calamities until such time that the occupation certificate is obtained. The Developers undertakes to provide insurance for residents and the visitors at site from commencement to the completion of the construction work.

(j) It is agreed by and between the parties and the Existing Members that the members are eligible to carry their loose furniture and other movable items but specifically not permitted to remove their permanent immovable articles and damage the Property. If any member has taken the immovable articles in the said Property at the time of handing over possession to the Developer, such member shall not be given such amenity in their permanent accommodation.

THE SCHEDULE ABOVEREFERRED TO:

ALL THAT the Vidyalankar Co-operative Housing Society Ltd., having One building Structures of Ground + 2 (Two) upper floors and 2(two) garages on land admeasuring 791.16 Sq. Meters (as per Conveyance) and 726.94 as per actual measurement bearing C.T.S. No. 1327, 1327/1 to 4 of Vile Parle East Village and Final Plot No. 130(PT) of T.P.S. Vile Parle No. II of Taluka Andheri, District Mumbai Suburban *located at Vallabh Nivas No. 1, Malviya Road (Ram Mandir Road), Vile Parle (East), Mumbai- 400057 or thereabouts together with the structure thereon, which is consisting of 12 residential tenements and 2 Garages and situated on the said land bounded as follows, that is to say*

On or towards NORTH	:	*Malaviya Road CHSL.*
On or towards SOUTH	:	*Post Office*
On or towards the EAST	:	*Pranab Ghar*
On or towards the WEST	:	*National Block*

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THE SECOND SCHEDULE ABOVEREFERRED TO:

Name of existing members carpet area occupied by them and proposed carpet area to be given to them by the Developer free of cost.

Sr. No.	Flat No.	Name	Existing Area (Sq. Ft. Carpet)	Extra Area Offered (Carpet)	Total Area (Sq. Ft. Carpet)
1	Flat No. 1	Shri Trilok A. Amrania	521.68	333.88	855.56
2	Flat No. 2	Smt. Geeta Mani	731.12	467.92	1,199.04
3	Flat No. 3	Shri H. G. Mehta	521.68	333.88	855.56
4	Flat No. 4	Shri Pravinchandra D. Shah	640.37	409.84 +70	1,050.21 + 70 =1120.21
5	Flat No. 5	Shri Sanjay R. Maniar & Shri Rajay R. Maniar	521.68	333.88	855.56
6	Flat No. 6	Shri Sanjay R. Maniar& Shri Rajay R. Maniar	731.12	467.92	1,199.04
7	Flat No. 7	Shri Vasanji M. Shah	521.68	333.88	855.56
8	Flat No. 8	Shri Sanjay R. Maniar & Shri Rajay R. Maniar	640.37	409.84	1,050.21
9	Flat No. 9	Shri Kirti H. Trivedi	521.68	333.88	85[illegible]
10	Flat No. 10	Shri Sanjiv R. Shroff & Shri Rajiv R. Shroff	731.12	467.92	1,[illegible]
11	Flat No. 11	Smt. Manisha K. Trivedi	521.68	333.88	855[illegible]
12	Flat No. 12	Shri Dinesh G. Maliwar	640.37	409.84	1,050.21
		TOTAL	**7244.55**	**4,706.55**	**11,951.11**

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THE THIRD SCHEDULE ABOVEREFERRED TO:

Name of members with details of initial Hardship Compensation Fund, Monthly displacement compensation, Brokerage, Transportation Charges given to the members by the Developer.

Sr. No.	Flat No.	Name	Hardship Compensation Fund	Monthly Displacement Compensation	Brokerage	Transportation Charges
1	Flat No. 1	Shri Trilok A. Amrania	25,04,064/-	57,385/-	57,385/-	30,000/-
2	Flat No. 2	Smt. Geeta Mani	35,09,376/-	80,423/-	80,423/-	30,000/-
3	Flat No. 3	Shri H. G. Mehta	25,04,064/-	57,385/-	57,385/-	30,000/-
4	Flat No. 4	Shri Pravinchandra D. Shah	30,73,776/-	70,441/-	70,441/-	30,000/-
5	Flat No. 5	Shri Sanjay R. Maniar & Shri Rajay R. Maniar	25,04,064/-	57,385/-	57,385/-	30,000/-
6	Flat No. 6	Shri Sanjay R. Maniar& Shri Rajay R. Maniar	35,09,376/-	80,423/-	80,423/-	30,000/-
7	Flat No. 7	Shri Vasanji M. Shah	25,04,064/-	57,385/-	57,385/-	30,000/-
8	Flat No. 8	Shri Sanjay R. Maniar & Shri Rajay R. Maniar	30,73,776/-	70,441/-	70,441/-	30,000/-
9	Flat No. 9	Shri Kirti H. Trivedi	25,04,064/-	57,385/-	57,385/-	30,000/-
10	Flat No. 10	Shri Sanjiv R. Shroff & Shri Rajiv R. Shroff	35,09,376/-	80,423/-	80,423/-	30,000/-
11	Flat No. 11	Smt. Manisha K. Trivedi	25,04,064/-	57,385/-	57,385/-	30,000/-
12	Flat No. 12	Shri Dinesh G. Maliwar	30,73,776/-	70,441/-	70,441/-	30,000/-
		TOTAL	3,47,73,840/-	7,96,902/-	7,96,902/-	3,60,000/-

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands to this writing on day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED BY)
THE WITHINNAMED "**SOCIETY**")
VIDYALANKAR)
CO-OPERATIVE HOUSING SOCIETY LTD.)
Through their office bearer)
Pursuant to a resolution of its General Body)
Passed at its Special General Body Meeting)
Held on 31st May 2015.)





Shri Sanjay Ramanlal Maniar, Chairman)

Smt. Geeta Mani, the Secretary)



Shri Sanjiv Rameshchandra Shroff, Treasurer)

In the presence of

1. Harsh M. Patel)

2. ATIT. L. CHITALIA)

SIGNED, SEALED AND DELIVERED BY)
THE WITINNAMED "**DEVELOPER**")
M/S. SPARK BUILDERS & INFRA)
PROJECTS PRIVATE LIMITED)
REPRESENTED BY DIRECTOR)



For Spark Builders & Infra Projects Pvt. Ltd.

Director

Shri Ajay D. Desai,

The party of the SECOND PART)
In presence of .....)

1. Harsh M. Patel.)

2. ATIT. L. CHITALIA)

COLLECTOR OF STAMPS ANDHERI

==========

DATED ON THIS ____ day of _____, 2015

==========

BETWEEN

Vidyalankar Co-op. Housing Society Ltd.

..... The Owner/ The Society

AND

M/s. Spark Builders & Infra Projects Private Limited

..... The Developer

==========

DEVELOPMENT AGREEMENT

==========

Advocate
TEJAS KIRTI DOSHI
B-404, B Wing, Jai Hanuman Nagar,
Senapati Bapat Marg,
Opp. Kamgar Stadium,
Dadar (West), Mumbai – 400028.
Tel: 022-24365577
Mobile: 9819 78 77 90
E-mail: advtejas@gmail.com

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बदर-१५
९२३ | ३८ | ९८
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ANNEXURE 'A'

मालमत्ता पत्रक

विभाग/मौजे -- *विलेपार्ले (पू)* तालुका/न.भू.मा.का. -- *न.भू.अ.विलेपार्ले* जिल्हा -- *मुंबई उपनगर जिल्हा*

स.नं. भूमापन / क.प्र.नं.	सिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणी चा तिप्पा भाग (असल्यास अशी त्याच्या पेक्षा परवलीचे निदर्शक)
१३२७	१३२७				
			चौ.मी. १०९६.२	C	र.रूपये ४७७.८० दि.०१-०८-७९ पासून

सुविधाधिकार	सि.स.नं.१३२७ च्या मालकाला पूर्वेकडील २५ फूट रुंदीच्या रस्त्यावरून मालजिय रोड कडे जाण्या येण्याचा हक्क आहे.
हक्काचा मूळ धारक वर्ग	सुशिलाबेन नटवरलाल पटेल. खरेदीने क्र.१७३३९-१२-० ता.०२-०३-१९५६
पट्टेदार	—
इतर भार	----
शेरे	----

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भ)	साक्षांकन
१ ३०/१२/१९६१	सी.टी.एस १९५६ च्या वरील मागाचे कायद्यालगत म.रा.स. च्या [illegible] अंमलबजावणी कायद्यानुसार व भा.स.च्या नावे संपादित केल्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - १९७०-०२-२० वि.नि.नि.भू.१Y० अ.(२)मुलाखत k
०५/०३/१९८४	उ.नि.[illegible].भू.उ.अधिकारी यांचेकडील क्र.- [illegible]/एल.एन.डी.ए/ ७१२३ दि. ०२-०१-८४ प्रमाणे मुदतवाढीची/वि.शे.साठा नोंद घेतली.			सही - १९७०-०२-२० न.भू.अ. अ.उपनगर Cm

तपासणी कारणास्तव - खरी नकल -

न.भू.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

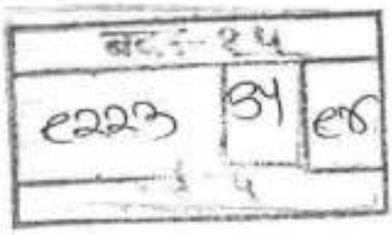
सत्य–प्रतिलिपी

उप भूमापन अधिकारी, विलेपार्ले

दस्त क्रमांक २८७८
दर्शनी दाखल तारीख ३१/१२/८२ . दस्तेवर प्रकार . ०१/८३
शकल तयार तारीख ८/१/८३ . नकल पृष्ठ . ८.०००
शकल दिल्याची तारीख १३/१/८३ . दाखल पृष्ठ . ८.०००
शकल तयार करणार . . . एकूण पृष्ठ . १२
शकल प्रमाणकार . .

परिरक्षण भूमापक
न. भू. अ., वि.

(पान नं.-- 1)



बदर-१५
१२२७ | ७६ | ८७
२०२५

ANNEXURE 'A'
मालमत्ता पत्रक

विभाग/मौजे -- विलेपार्ले (पू) तालुका/न. भू.मा.का. -- न.भू.अ.विलेपार्ले जिल्हा -- मुंबई उपनगर जिल्हा

जमा भूखण्ड क्रमांक / स. पो. न.	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या हस्तांतरणाचा विलेख/दस्त क्रमांक तसेच अधि त्यात केलेल्या फेरबदलाचे नोंदणी तपशील
१३२७/१	१३२७/१	चौ.मी. ७४.६	C	सि.स.नं.१३२७ प्रमाणे.

सुविधाधिकार — सि.स.नं.१३२७ प्रमाणे.

हक्काचा मुळ धारक वर्ग — सुशिलाबेन नटवरलाल पटेल. खोदीने सि.स.नं.१३२७ प्रमाणे.

पट्टेदार ---

इतर भार ----

इतर शेरे

दिनांक	तपशील	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
३०/१२/१९६४	म.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या चार्ट संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - ९१७०-०२-१० सि.नि.वि.पु.२४० अ.(१)मुलभाव k
०५/०३/१९८४	वि.शो.सारा/मुदतवाढ न.भू.क्र. १३२७. प्रमाणे.			सही - ९१७०-०२-१० न.भू.अ. वि.पार्ले (पू)

तयासणे अदायगा - खरी नकलसाठी -

न.भू.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

सत्य-प्रतिलि...

सहा. संनियंत्रण अधिकारी, विलेपार्ले

दस्त क्रमांक ...२८६८...
दस्त दाखल तारीख ३१.१.१९४... दस्तेचा प्रकार ...
दस्त तयार तारीख ६/५/१९... दस्त शुल्क ...
दस्त घिल्याची तारीख ...१९... दाखल शुल्क ...
दस्त तयार करणार ... एकूण शुल्क ...
दस्त हवाडदार ...

दिवाणी न्यायालय
ठा. भू. अ. विले...

बदर-२१
e223 | BU | er





बदर-१५		
९२२७	३८९	
२०१५		

ANNEXURE 'A'
मालमत्ता पत्रक

विभाग/मौजे -- विलेपार्ले (पू) तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले जिल्हा -- मुंबई उपनगर जिल्हा

अ.सु.प्रमाण उपकर / प.पो.नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा तपशील आणि त्याच्या वेर
१३२७/२	१३२७/२				
			चौ.मी. ७७.४०	C	सि.स.नं.१३२७ प्रमाणे.

सुविधाधिकार	सि.स.नं.१३२७ प्रमाणे.
इकडचा मुळ धारक वर्ष	सुशिलाबेन नटवरलाल पटेल. खरेदीने सि.स.नं.१३२७ प्रमाणे.
पट्टेदार	---
इतर भार	---
ार शेरे	---

दिनांक		खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकीत
३०/१२/१९	...नी.म.क्र. १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. ...१९८४ अंमलबजावणी व्यवस्थानुसार व भा.स.च्या नार्णे ...कची कायद्यानुसार क्षेत्र आकारात रूपांतर केले.			खरी - १७७-०२-२० वि.वि.नि.भू.अ.Y० अ.(प)मुलुण्ड k
०५/०३/१९८४	वि.से.सारा/मुलुण्ड न.भू.क्र. १३२७ प्रमाणे.			खरी - १७७-०२-२० न.भू.अ. विलेपार्ले

तपासणी करणार -

खरी नकल -

न.भू.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

दस्त क्र. ९२८७
दस्त-दाखल तारीख ३.११.१९९५ दस्तेचा प्रकार. ८१ मिळकत
दस्तऐवज तयार तारीख ८.११.१९९५ दस्तऐवज पृष्ठ ४०००
दस्तऐवज दिल्याची तारीख ४.११.१९९५ बाजार पृष्ठ ...२००
दस्तऐवज तयार झा... एकूण पृष्ठ ...४२

सत्य-प्रतिलिपी

सह दुय्यम अधिकारी, विलेपार्ले

दिनांक ...

दस्तऐवज परत केल्याची तारीख ...

दुय्यम निबंधक
स. दु. नं. विलेपार्ले

बदर-१५
९२३ | Be | ९
२०१५





बदर-१५
९८८३ | ४० | ४८
२०१५

ANNEXURE 'A'

मालमत्ता पत्रक

वि | विभाग/मौजे -- *विलेपार्ले (पु)* | तालुका/न.भू.मा.का. -- *न.भू.अ.विलेपार्ले* | जिल्हा -- *मुंबई उपनगर जिल्हा*

मालमत्ता क्रमांक / स.नं. / ह.नं.	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेला सेस/खंडाचा तपशील आणि त्याच्यावर तपमर्यादेची विशेष शेरा
१३२७/३	१३२७/३				
			चौ.मी. ४५.८	C	सि.स.नं.१३२७ प्रमाणे.

सुविधाधिकार — सि.स.नं.१३२७ प्रमाणे.

हक्काचा मूळ धारक वर्ग — सुशिलाबेन जटाशंकर पटेल. खरेदीने सि.स.नं.१३२७ प्रमाणे.

पट्टेदार — ---

इतर धारे — -----

इतर शेरे — ---

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भ)	साक्षांकन
३०/१२/१९६९	मा.स.च्या १९५६ च्या कलम मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व मा.स.च्या नगर रचनेच्या कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - १९७०-०२-२० दि.वि.वि.भू.क्र.४५० अ.(१)मुलाट k
०५/०३/१९८९	वि.नं.सारा/मुलखाड न.भू.क्र. १३२७ प्रमाणे.			सही -

तयारणी करणारा -

खरी नकल -

न.भू.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

सत्य–प्रतिलिपी

सहा. भूमापन अधिकारी, विलेपार्ले

अर्ज क्र. ४२५७
अर्ज-दाखल तारीख ०६/१२/१९९५. नकलेचा प्रकार. ओरिजी 3
नकल तयार तारीख ८/१२/९५. नकल फुल्स. ८०००.
नकल दिल्याची तारीख 9/12/95 जादा फुल्स. ००००
नकल तयार करणार WBR. एकूण फुल्स. ८२
नकल तपासणार.

सिरस्तेदार भूमापन
न. भू. अ., विलेपार्ले

बदर-१५
९२२३ | ७१ | ०४
२०१५

बदर-१५
९२२३ १२ ९
२०१५

ANNEXURE 'A'

मालमत्ता पत्रक

विभाग/गाव -- विलेपार्ले (पू) तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले जिल्हा -- मुंबई उपनगर जिल्हा

भू.क्र./ स.नं./ ह.नं.	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासकाला दिलेल्या अकारणींचा किंवा भाडयाच्या तपशील आणि त्याच्या फेर तपासणीचे नियत वेळ)
१३२७/४	१३२७/४			
		चौ.मी. ४५.८	C	सि.स.नं.१३२७ प्रमाणे.

भूधिपत्याधिकार	सि.स.नं.१३२७ प्रमाणे.
हक्काचा मुळ धारक वर्ग	सुशिलाबेन नटवरलाल पटेल. खरेदीने सि.स.नं.१३२७ प्रमाणे.
पट्टेदार	---
इतर धारा	---
इतर शेरे	---

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (ध)	साक्षांकन
३०/१२/१९[illegible]	भा.स.च्या १९५६ च्या वजन मापांचे कायद्यालगत म.रा.स. च्या [illegible] अंमलबजावणी कायद्यानुसार व भा.स.च्या नावे मंजूर कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - [illegible]
०५/०३/२०१४	वि.नो.सारा मुदतमाफ न.भू.क्र. १३२७... प्रमाणे.			

तयारणी करणारा -

खरी नक्कल -

न.भू.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

१४८८
१अ-दाखला तारीख २३/११/९८ . तक्रतेचा हजार . रु.९२३
पंचफल तक्रार तारीख ८/११/९८ तक्रकल पृष्ठ . . ४७ . . .
तक्रकल दिलवाणी तारीख ३०/१२/९८ जागद पृष्ठ . . . २ . .
तक्रकल हजार करणार [illegible] पृष्ठ पृष्ठ . . ९८
तक्रकल हजारवार . . . . . .

[illegible]
तलाठी
ए. भू. अ., विलेपार्ले

सत्य-प्रतिलिपी

[illegible]
सक्षम प्रमाणपत्र अधिकारी, विलेपार्ले

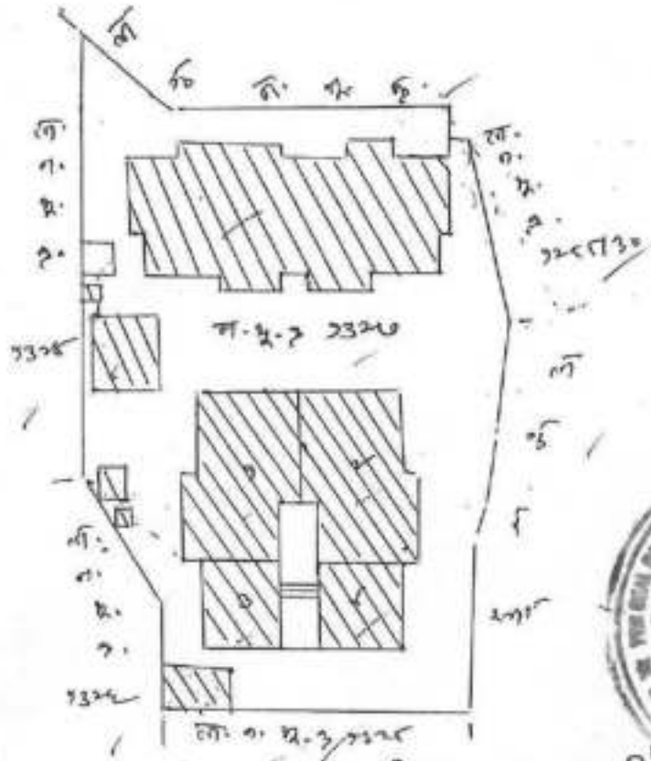
बदर-१५
९२२३ | ७३ | ९४
२०१५

42

बदर-१५		
९२२३	७४	९४
२०१५		

ANNEXURE 'A'

अर्जदार - देवेंद्र चौधरी यांचे अर्जावरुन नगर भूमापन- विलेपार्ले (पू.) येथील पुनर्विलोकन आलेख क्र. ६५,६६,६० वरुन न.भू.क्र. १३२७, १३२७/१४८ ची नकाशाची कारणापूरती देणेत आलेली प्रत. 65, 66, 60 CTS No. 1327, 1327/1408



टिप- सदरचे नकाशात काळ्या शाईचे सर्व बांधकाम असून लाल शाईचे कोणती बांधकाम नाही.

अर्ज क्रमांक २८१२
अर्ज-दाखल तारीख ११/१/१५ नकलेचा प्रकार ...
नक्कल तयार तारीख १३/१/१५ नक्कल शुल्क ...
नक्कल ... १३/१/१५ ...
नक्कल ... प्रकार ...
नक्कल ... ...

सत्य-प्रतिलिपी

प्रमाण - १:५०८

... अधिकारी, विलेपार्ले

सहायक भूमापक
... विलेपार्ले

प्रमुख लिपिक
न. भू. क., विलेपार्ले

D:\namuna B.doc

बदर-१५
e223 | ५५ | e४
२०१५

बदर-१५		
९२२३	७६	९७
२०१५		

ANNEXURE 'B'

A. D. Shintre Consultants
ARCHITECTS & CONSULTING ENGINEERS

28, Radha, Shastri Hall, Tardeo Road, Mumbai - 400 007. ✆ : 2382 2863 • Resi.: 2385 3229
E-mail : adshintre@yahoo.com M. : 98201 94035 / 93225 08064

20.11.2012

To,
Vidyalankar CHS Ltd.
Vallabh Niwas No.1
Vileparle (East)
Mumbai 400 057.

Sub : Structural Inspection report of building known as Vallabh Niwas No.1 in Vidyalankar CHS ltd. Mumbai 400 057.

Ref: your letter dated 05.11.2012.

Sir,
This has reference to above referred letter for structural inspection of subject mentioned building.

We visited the subject mentioned known as Vallabh Niwas for structural inspection. This building is approximately 57 years old.

We inspected the RCC member's viz. beams, slabs and columns of the building structure. Most of the RCC members of the building are under major structural distresses showing wide cracks, bulging, sagging etc.

The external surfaces of the RCC members are cracked and bulging. The plastered surface is cracked at many places. There are major cracks at the junctions of beams and columns indicating possible sinking of the columns.

Extensive leakages are reported in individual flats. The walls along the drainage lines have extensive leakage problems. These leakages are further deteriorating the RCC members.

Overall there are major structural damages in most of the RCC members of this building structure. Though these damaged RCC members can be structurally repaired, there is all possibility that remaining RCC members may have to be repaired in near future. This exercise of structural repairs of this building structure will be perennial and very expensive in the long run.

We therefore advise to reconstruct this building structure to avoid repeated structural repairs and tremendous inconveniences.

Thanking you,
Yours Faithfully

A.D.SHINTRE

बदर-१५		
९२२३	४५	९४
२०१५		





बदर-१५		
९२२३	७	९४
२०१५		



Ex. Engg. B. P. (City)

SUPPLIMENTARY

नोंदणी प्रमाणपत्र क्र. STR/S/102

REGISTRATION No. 17/11/83

मुंबई महानगरपालिका कार्यालय

मुंबई, दिनांक 13 - 3 - १९८३

अभियंत्याचे नांव : Shintre Anant D.

पत्ता : 6/2 c Shastri Hall

Gorent Road Mumbai 7.

दूरध्वनी क्रमांक :

संरचना अभियंत्यांच्या स्वाक्षरीचा नमुना.

Rs. 750/- only, provided the licence is renewed between 1st March to 15th April and Rs. 1125/- if renewed thereafter.

Rs. 750/- only, provided the licence is renewed between 1st March to 15th April and Rs. 1125/- if renewed thereafter.

TRUE COPY

A. D. SHINTRE
CONSULTANTS

नूतनीकरण

१ एप्रिल २०१४ ते ३१ मार्च २०१५ पर्यंतच्या कालावधीकरिता संरचना अभियंता सल्लागारांच्या नोंदणी प्रमाणपत्राचे नूतनीकरण केले आहे.

पावती क्रमांक : ७००५४०२०२२

दिनांक : १५ - ०३ - २०१४

रुपये : रु. 2250/-

मुख्य लिपिक

नगर अभियंता
बृहन्मुंबई महानगरपालिका.

नूतनीकरण

१ एप्रिल १९ ते ३१ मार्च १९ पर्यंतच्या कालावधीकरिता संरचना अभियंता सल्लागारांच्या नोंदणी प्रमाणपत्राचे नूतनीकरण केले आहे.

पावती क्रमांक :

दिनांक : - - १९

रुपये :

मुख्य लिपिक

नगर अभियंता
बृहन्मुंबई महानगरपालिका.

License reinstated upgraded for ground + 10 storey (30) upper floors vide Dy. CHE/BP/C's sanction No. EE/BP/C/30/ dated 6-5-1997 & Commencement Certificate dt. 7-6-1997.

2. Licence upgraded for Gr+35 (Thirty five) upper floors vide Dy.CHE/BP/C's sanction No. EE/BP/C/30/ dated 30/12/2013

Ex. Engg. B. P. (City)

बेदर-१५		
८२२३	४८	८४
२०१५		

बंदर-१५
२२७ | ५० | ९८
२०१५

Tel/Fax : 2677 3272
Mob: 9821323669

R. M. Warrier & Associates

Report - 20/11/2012

ARCHITECTS • PLANNERS • PROJECT MANAGEMENT CONSULTANTS

B-206, Mahalasa Villa, Off. Veera Desai Road, Andheri (West), Mumbai - 400 058.
Email : ravindra.warrier@gmail.com

The Managing Committee.
Vidyalankar CHS ltd.
Vallabh Nivas No.1,
Villeparle (east).
Mumbai 400057.

30/11/2012.

Sub: Report after Inspection of your building.

Dear Sirs,

This is with reference to your request vide your letter dated 25/11/2012 for inspection of your society building.

I had inspected your building on 28/11/2012. My report on inspection is as follows:

The building has developed a number of plaster & hairline cracks along the structural members ie columns, beams and staircase areas.

There are also leakages visible within the individual flats at various places.

The building is approximately 57 years old. There are cracks which have developed along the external walls and leakages along the the vertical drainage pipe lines.

The building is overall in a very dilapidated condition and considering the age and condition of the building it is advisable for the society to consider redevelopment rather than carry out repairs.

Yours truly,

R.M. Warrier.
B.Arch.,A.I.I.A

बंदर-१५
९२२७ | ५१ | ९८
२०१५



50

बदर-१५
e223 | 42 | e8
२०१५

ANNEXURE 'D'

SPARK
BUILDERS &
INFRA PROJECTS PVT. LTD.

Date: 09/08/2013

AMENITIES

STRUCTURE

A. The building will be designed and planned as per Vaastu by eminent Architects and not the individual flat.
B. RCC frame structure will be designed for earthquake resistance as per the current relevant IS code 1893 for seismic zone IV for a building design with TOR Steel/TMT BARS as per the design from reputed RCC consultant.
C. All internal partition walls will be off 115mm thick brick masonry.
D. All external walls will be 150mm thick brick masonry.

ELEVATION

An Elegant elevation.

EXTERNAL FINISH:

Sand faced plaster with two coats of external paint of reputed brand. – SILICO / SILIPOZE.

WINDOWS AND GRILLS

All windows in the living room, bedroom, kitchen, toilets and A.C. ducts will have sills of marble/granite.

Anodized Aluminum sliding/ openable windows with tinted reflective glass in living room and bed rooms with provision for A.C. with water collection pipe. – JINDAL MAKE.

Anodized Aluminum louvered windows with milky glass in toilets with provision for exhaust fans. ANY I.S.I REPUTED BRAND.

STAIRCASE

Treads & risers to all floors will be in green marble or equivalent as suggested by our architect. Paint above sand faced plaster surface should be coated with acrylic paint.

FIRE FIGHTING

To install all fire fighting equipment including fire escape door in the staircase area and every other area inside and outside as required by the fire fighting authorities as per the requirements/ Norms laid by M.C.G.M.

WATER PROOFING

Will be carried out by our agency. – SUNANDA.

Received.
23/4/15
Tumab Manian.

a. **TOILETS / KITCHEN SINK:**

1. Cement plaster with W/P compound as base coat over a coat.

SPARK BUILDERS & INFRA PROJECTS PVT. LTD. MUMBAI-19

Corp. Office: 102, Saroj Apartment, Nathalal Parekh Marg, Opp. Matunga Gujarati Club, King's Circle, Matunga, Mumbai – 400 019.
T: +91 22 2401 7640/41/42 | F: +91 22 2403 5121
E: info@sparkdevelopers.com / newprojects@sparkdevelopers.com | W: www.sparkdevelopers.com

बदर-१५
८२२३ | ५३ | ८४
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2. Brick Bat Coba in the sunken portion as filling, topped with finishing plaster extended on walls up to 3' on all sites.– NIRALI MAKE SINK.

b. **TERRACE**
Brick Bat coba waterproofing over a coat of chemical treatment with china mosaic on top as finishing coat.

c. **O/H WATER TANKS**
Waterproof Cement plaster on internal surface with metal coba on bottom of tank.

d. **CHHAJJAS/ REFUGE FLOOR**
Metal Coba waterproofing.

LIFT AND MACHINE ROOM
Cement plaster & cement paint with polished kotah stone flooring and two coats of distemper paint on walls & ceiling.

ELECTRICAL METER, TELEPHONE AND INTERNET CABLE AND ACCESSORIES ROOM
Cement plaster & cement paint with polished kotah stone flooring and two coats of distemper paint on walls & ceiling.

ELECTRICAL
Concealed fire resistant copper wiring of Finolex or polycab or equivalent make with separate circuit for each room, with modular switches and all life saving electric devices like the MCB & ELCB in each flat. If member provide drawing for internal wiring then duct will be laid down accordingly. – FINOLEX OR POLYCAB OR EQUIVALENT MAKE.

PLUMBING AND SANITATION THROUGH THE EXTERNAL DUCTS

a. 'C' class G.I. Pipes for domestic & flushing water supply fixed on M.S. Brackets in shafts.
b. Complete loop of supply pipelines at terrace level with adequate no. of pressure reducing valves in shafts, as per need
c. Heavy duct PVC for disposal of wastewater and soil, fixed on M.S. brackets.

EXPERNAL AMENITIES

1. The Entrance lobby of the building will be spacious well designed and elegant including a ramp entry for the physically handicapped.
2. The building will have two automatic high-speed elevators of Otis or equivalent with five Passengers Capacity. – OTIS / SCHINDLER.
3. Typical lift lobby flooring along with 4" skirting will be with granite/ marble. The walls above will be of textured paint.
4. The building will have security systems with Video Door Phones and Intercom. – PCUBE SOLUTION / LEGRAND / P COM / N.C.C.

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5. Automatic level monitoring system for overhead and underground tanks. - GARUDA
6. Fire fighting arrangements wherever required.
7. Non-skid checkered tiles paving in society compound.
8. Piped Gas Connection.
9. Bore well (only it the source of water is useable) with UG. & O.H. tank with Automatic levelmonitoring system.
10. Children's play area along with benches for senior citizens if the space is available.
11. Lockers / Drop boxes for mail / parcel.
12. Securities Gates & Security Cabin.
13. Domestic Servants & Drivers toilets on the ground floor.
14. Society office (as permissible by B.M.C.) will come with false ceiling & textured walls having (600 MM X 600 MM) vitrified tiles on the floor & Ceramic tiles and non-skid flooring in the attached toilet.

Amenities in Society Office as given below:

Cabinets for documents,
2comuters with email facility, communication facilities,
4 chairs, 2 tables, 2 steel cupboards, A/c, fans, Tube lights, Fridge and Aquaguard, VI.FI Connection will be provided in Society Office.

INTERNAL AMENITIES:

LIVING ROOM

600MM x 600mm size vitrified flooring in living room and passage area. – ANY ASIAN BRAND I.S.I MARK.
P.O.P on walls with decorative cornice on the ceiling.
Aluminium sliding windows with one mosquito protective screens.
Adequate points for Television, music system and telephone.
All walls will be painted with luster paint. – I.C.I / ASIAN / DULEX.
Tube Lights.
Fans
Modular switched of Toyama / Anchor make
Locks of reputed make
Mild steel grill
Magnetic Door stoppers
Heavy Duty Latches.
Wooden doorframes with flush doors.

KITCHEN

600mm x 600mm Size Vitrified flooring with full height ceramic tiles (200mmx200mm Size) dado above kitchen platform and rest of area with painted walls.
Granite finished kitchen platform
Stainless steel sink. – NIRALI.

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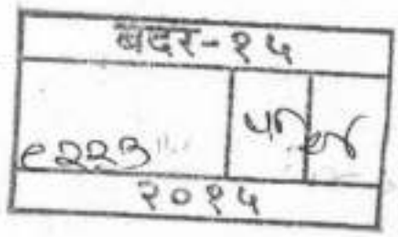

UV Water Purifier & Geyser
Open type sink mixer. – JAQUAR.
CP Jali on Nhahani tap.
Exhaust Fan & Chimney
16 – A electric power points for Washing Machine, Purifier, Mixer, Microwave etc.
Plumbing Connection for washing machine / dryer and dishwasher.
Tube lights, Fan
Modular switches of Toyama / Anchor make
Locks of reputed make
Aluminum window with tinted float glass, Mosquito net.
MS Grill
Magnetic Door Stoppers
Heavy duty Latches
Lift if possible
Wooden door frames with Flush Door.

<u>BEDROOMS</u>
600mm x 600mm Size Vitrified Flooring. -ANY ASIAN BRAND I.S.I MARK.
Night Lights
Two way switches
P.O.P. on walls with cornice on the ceiling.– J.K LAXMI / DIAMOND.
Tube Lights, Fans
Internet Connection
20- A power points for A/C and adequate points.
Modular switches of Toyama / Anchor make.
Locks of reputed make
Alluminum window with tined float glass, Mosquito net.
MS Grill
Magnetic Door Stoppers. – STANLEY.
Heavy Duty Latches.– STANLEY / GODREJ.
Wooden door frames with Flush Door. – KALPATRU / TIMEX / SHRIJI.

<u>BATHROOM</u>
GI concealed piping in toilets.
Ceramic tiles on wall/ Antiskid flooring tiles of reputed brand
Jaquar fittings
Branded Sanitary ware. – JAQUAR.
Storage type water heater.– ANY I.S.I REPUTED BRAND.
Towel Racks and rods.
Overhead shower, basin & spout.– JAQUAR.
Basin Mixer.– JAQUAR.
Shower with Shower arm, Shower mixer. – JAQUAR.
Angle Stop Cock.– JAQUAR.

