



CHALLAN
MTR Form Number-6



GRN	MH009462239202223E	BARCODE			Date	18/10/2022-12:34:58	Form ID			
Department Inspector General Of Registration					Payer Details					
Registration Fee					TAX ID / TAN (If Any)					
Type of Payment Ordinary Collections IGR					PAN No.(If Applicable)		AABCL9298B			
Office Name BDR4_JT SUB REGISTRAR ANDHERI 2					Full Name		Ms. LASHKARIA HOUSING AND INFRASTRUCTURE PRIVATE LIMITED			
Location MUMBAI					Flat/Block No.		C.T.S. No.831/14 Village Ambivali			
Year 2022-2023 One Time					Premises/Building					
Account Head Details				Amount In Rs.	Road/Street					
0030063301 Amount of Tax				30000.00	Area/Locality				Andheri West Mumbai	
					Town/City/District					
					PIN				4 0 0 0 5 3	
					Remarks (If Any)					
					SecondPartyName=INDRASUKH COOPERATIVE HOUSING SOCIETY LIMITED-					
Total				30,000.00	Amount In Words	Thirty Thousand Rupees Only				
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN	Ref. No.	03006172022101800462		402078213	
Cheque/DD No.					Bank Date	RBI Date	18/10/2022-12:36:44		Not Verified with RBI	
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल मुख्य निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तावेजांसाठी सदर चालन लागू नाही.

Mobile No. : 0000000000

वर्कर - ४		
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Adjudication Application Form

Application Number: 1581-103881

Case Number: Adj/GR240/818/2022

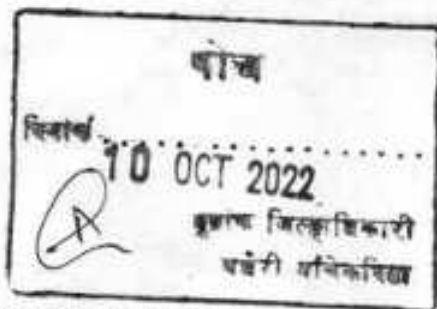
Name of Applicant: LASHKARIA HOUSING AND I P L

Address: 102, DIAMOND APARTMENT, NEW LINK ROAD, JOGESHWARI WEST, 400102

Date: 2022-10-10

Email: pdarshan9987@gmail.com

Mobile No.: 8369982869



To,

Collector of Stamps, Andheri

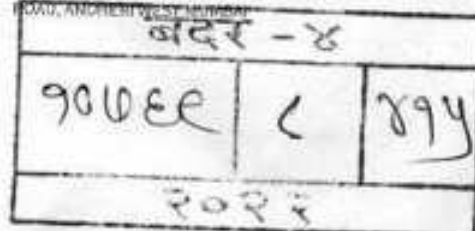
Subject: Adjudication under section 31 of the Maharashtra Stamp Act.

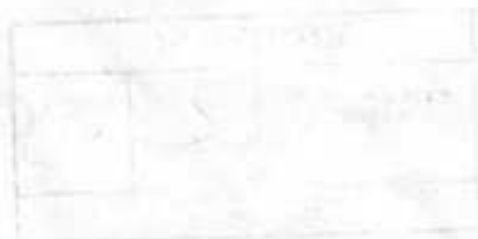
Respected Sir/ Madam,

I want to have your opinion about stamp duty applicable to the document of which details have been mentioned as below



General Information							
Article Type	S-Agreement or its Record or Memorandum Of Agreement			Document Title	डेव्हलपमेंट अग्रीमेंट		
Document Executed or Not	No			Date of Execution of The Document	Not Available		
DELIVERED 17 OCT 2022 Party 1 Details Organization Details							
Type of Organization	Organization Name	Email	Mobile	Address	Detail Address		
Public Ltd company	LASHKARIA HOUSING AND I P L	pdarshan9987@gmail.com	8369982869	102, DIAMOND APARTMENT, NEW LINK ROAD, JOGESHWARI WEST	400102		
DELIVERED 17 OCT 2022 Party 2 Details Organization Details							
Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address
Mr. ARSHAD ASLAM LASHKARIA	1985-04-24	36	OWNER	RAN - ACPL7526P	pdarshan9987@gmail.com	8369982869	102, DIAMOND APARTMENT, NEW LINK ROAD, JOGESHWARI EAST
DELIVERED 17 OCT 2022 Party 3 Details Organization Details							
Type of Organization	Organization Name	Email	Mobile	Address	Detail Address		
Co-operative Society	INDRASUKH CHS LTD	indrasukh1@gmail.com	8655515602	143, INDRASUKH CHS LTD, FOUR BUNGALOWS ROAD, ANDHERI WEST	400003		
DELIVERED 17 OCT 2022 Party 4 Details Organization Details							
Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address
MR. ROMA R SIKKAR	1972-12-27	49	MEMBER	RAN - AAAA1004M	indrasukh1@gmail.com	8655515602	143, INDRASUKH CHS LTD, FOUR BUNGALOWS ROAD, ANDHERI WEST





Organization Details

Type of Organization	Organization Name	Email	Mobile	Address	Detail Address
Co-operative Society	INDRASUKH CHS LTD	indrasukh2@gmail.com	8655515601	143, INDRASUKH CHS LTD, FOUR BUNGALOWS ROAD, ANDHERI WEST	400053

Authorised Person's Details

Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address	Detail Address
Mr. JAYESH R BHATRE	1972-12-27	49	MEMBER	PAN - AAAA1004M	indrasukh2@gmail.com	8655515601	143, INDRASUKH CHS LTD, FOUR BUNGALOWS ROAD, ANDHERI WEST	400053

Party 4 Details

Organization Details

Type of Organization	Organization Name	Email	Mobile	Address	Detail Address
Co-operative Society	INDRASUKH CHS LTD	indrasukh3@gmail.com	8655515604	143, INDRASUKH CHS LTD, FOUR BUNGALOWS, ANDHERI WEST MUMBAI	400053

Authorised Person's Details

Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address	Detail Address
Mr. BHAGWAN R KHELANI	1972-12-27	49	MEMBER	PAN - AAAA1004M	indrasukh3@gmail.com	8655515604	143, INDRASUKH CHS LTD, FOUR BUNGALOWS, ANDHERI WEST	400053

Property Details (Immovable)

Property Details

Property Type	Property Sub Type	Address	Coa Office	Property Area	Boundary Type	Unit	Area	Pot Kharaba	Detail Address	Pincode
Immovable	Apartment/Flat/Room	Maharashtra, Mumbai Suburban, Andheri, अंधेरी (पश्चिम)	Collector of Stamps, Andheri	URBAN	Municipal Corporation	Square Meter	3187		PARCEL OF AGRICULTURE LAN CTS NO R31 14 VILLAGE AMBIVALI INDRASUKH CHS LTD FOUR BUNGALOWS ROAD ANDHERI WEST MUMBAI	400053



Attribute type	Attribute Number	Hissa No. 1	Hissa No. 2	Area
C.S. Number	831			3187

Say About stamp Duty

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DATE	1974
BY	
NO.	
NAME	

Consideration OR Other Valuation	Applicant has not provided stamp details.	Stamp duty as Per Applicant's Opinion	Applicant has not provided stamp payment details.
Stamp Duty Registered as Per Applicant's Opinion Valuation	Applicant has not provided stamp payment details.	Stamp duty reason Valuation as Per Applicant's Opinion	Applicant has not provided stamp payment details.
Stamp Duty Registered as Per Applicant's Opinion	Adjudication Fees Stamp duty reason		
Adjudication Fee Payment	Yes	GRN No.	MH008938173202229U

The draft and other papers as per list are being submitted herewith. Kindly give your opinion under section 31 about the Stamp Duty

Regards
Name of Applicant

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मुद्रांक जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांद्रे कुर्ला संकुल, वांद्रे- पूर्व, मुंबई - 400 051.
दुरध्वनी : 022 26591894 ई मेल : cos.andheri@igrmaharashtra.gov.in

जा.क्र.अभि./अंतिम आदेश/ 7513

दिनांक - 17 OCT 2022

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

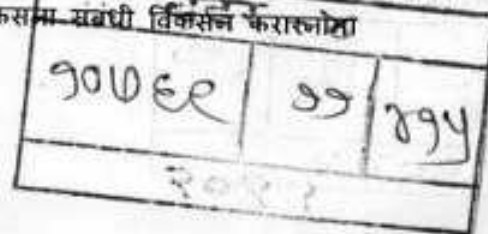
उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/818/2022 अन्वये पक्षकार M/s. Lashkaria Housing & Infrastructure Pvt. Ltd. यांनी दिनांक 10/10/2022 रोजी Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of Execution	Unexecuted
Type of Document	Development Agreement
The Society	Indrasukh Co-op, Hsg, Soc, Ltd.
The Members	Mrs. Priyadarshini S. Baliga & others
The Developer	M/s. Lashkaria Housing & Infrastructure Pvt. Ltd.
Detail of the Property	
Village	Ambivali
C.T.S No	CTS No. 831/14, Plot No. 143/4/B
Society Registration No.	BOM/HSG/3880 Dated - 27/12/17
Plot Area	3187.00 sq.mtrs
Members	47
Zone 2022-23	47/228, Village - Ambivali
Rate per sq.mtr	
Land Rate	Rs. 1,11,990/-
Flat Rate	Rs. 1,95,410/-
Const. Cost	Rs. 30,250/-
Completion period	36 Months + 6 Months Grace Period
D.P Remark	Ch. E/DP34201905111222829 H/W/2019/111222832 Dated - 21/05/2019



अभिनिर्णयाकरीता सादर केलेला दस्त हा Development Agreement या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तात Schedule मध्ये मालमत्ता प्रतका नुसार 3187.00 चौ.मी. असे नमूद आहे. सदरचा दस्त हा सोसायटी, सभासद व विकासक या तीन पक्षकार यांचे मध्ये झालेला आहे.

सदर दस्ताचे अवलोकन केले असता, असे दिसून येते की, सोसायटीच्या इमारतीमध्ये 47 सभासद असलेली "Indrasukh Co-op. Hsg. Soc. Ltd." नावाच्या ची इमारत मोडकळीस आल्याने तसेच सदर मिळकतीमधील एकूण 47 सभासद व सोसायटीने विकासकाबरोबर इमारतीच्या पुर्नबांधणीच्या अनुषंगाने करावयाच्या विकासक संबंधी विकसन केरासुनोत्रा



(Development Agreement) केल्याचे दिसून येते. सदरनिकाधारक सभासदांना नवीन क्षेत्र जुन्या क्षेत्रावर 55% वाढवून देण्यात येत आहे.

प्रस्तुत विकसन करारनाम्यानुसार एकूण 47 सभासदांच्या ताब्यातील क्षेत्र हे Annexure - N मध्ये नमूद केल्याप्रमाणे मूळ क्षेत्र 27370.00 चौ.फुट कारपेट म्हणजेच 3052.42 चौ.मी. बिल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहिवासी सभासदांना मूळ कारपेट क्षेत्रावर 55 % वाढीव बांधकाम रहिवासी वापराच्या सभासदांना नविन इमारतीमध्ये देत आहेत. 42423.50 चौ.फुट रेंरा कारपेट म्हणजेच 4336.97 चौ.मी. बिल्टअप नविन इमारतीमध्ये देणेत येत आहे. या शिवाय दस्तात नमूद केल्यानुसार भाडे, हार्डशिप, शिफटींग, पार्किंग, इ. विकासक सभासदांस देणार आहे. सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. प्रकरणात मूळ सोसायटी रहिवासी सभासदांना त्यांचे ताब्यातील मूळ कारपेट क्षेत्रावर वाढीव देण्यात येणारे क्षेत्र हे 55% वाढीव देण्यात येणारे क्षेत्र हे वाढीव क्षेत्र 35 टक्के देय फंजिबल क्षेत्रा पेक्षा जास्त असल्याने देय फंजिबल रहिवासी सभासदांच्या ताब्यातील वाढीव क्षेत्रावर मार्गदर्शक सुचना क्रं 21 मधील अट क्र (X) लागू होत आहे. सदर मिळकतीस दस्तात नमूद केल्यानुसार व D.P. Remark नुसार 18.30 मी. रुंदीचा विकास रस्ता उपलब्ध होत असल्याने सदर मिळकत क्षेत्रात Additional FSI 0.50 व Admissible TDR 0.90 असा एकूण 1.4 रोड विड्थ टि.डी.आर अनुज्ञेय होत आहे म्हणजेच सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहीत 3.24 चटई निर्देशांक अनुज्ञेय होत आहे मार्गदर्शक सुचना क्र.21 (ब)(x) नुसार फंजिबल प्रिमियम 0.70 टक्के विचारात घेण्यात येत आहे. त्यानुसार प्रकरणात प्रिमियम हिशोबित करण्यात येत आहे.

सदर दस्तात नमूद केल्याप्रमाणे बांधून द्यावयाचे क्षेत्र विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 3187.00 चौ. मी. क्षेत्र व रस्ता रुंदीने बाधित होणाऱ्या क्षेत्र विचारात घेऊन प्रकरणी मुल्यांकन सन 2022-23 चे बाजारमुल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.



Development Agreement (Completion Period 36 Months + 6 Months Grace Period)					
	Land	Flat	Office	Shop	Const. Cost
ADJ 818-2022	1,11,990	1,95,410			30,250
Zone - Amber	47/228				
	3187.00	sq.mtrs			
Existing area (Pg. 2) & (Annexure - N)		27370.00	3052.42		
No. of Society Members	47				
New Area Additional 55% (RERA) (Pg. 2) (Annexure - N)		42423.50	4336.97		
Permissible Area	3187.00	x	3.24	=	10325.88
Permissible / Potential Type of FSI	Area in Sq.mtr.	X Land Rate	X Multiplier	Total Value of Rs.	

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Existing Basic I	3,187.00	1,11,990	1.00		35,69,12,130
Admissible TDR (0.90)	2,868.30	1,11,990	0.70		22,48,54,642
Admissible Premium FSI (0.50)	1,593.50	1,11,990	0.50		8,92,28,033
Fungible FSI (3187.00 + 2868.30 + 1593.50 = 7648.80 sq.mtrs) (7648.80 x 0.35 = 2677.08 sq.mtrs.)					
7,648.80	2,677.08				
Free Fungible (on existing area) (3052.42 x 0.35 = 1068.35)	1,068.35	1,11,990	1.00		11,96,44,038
Charging Premium (2677.08 - 1068.35 = 1608.73)	1,608.73	1,11,990	0.50		9,00,81,076
Total	10,325.88				
Average Rate	Total Value/total area		85292.48		88,07,19,918
Market Value I	Balance Area * Average Rate				
(Balance Area = Total permissible area - New area given to Society members)	10,325.88	4336.97		5,988.91	sq.mtrs
	Balance Area * Average Rate				
	5,988.91	85292.48			51,08,08,570
Value of Developers area is Market Value is i.e. Rs					51,08,09,000
Consideration					
1. New area given to Society members	4336.97	30250	1.05		Amount in Rs.
2. Temporary Alternate Accommodation/Rent (Page No.40, Para No. 24.2)					13,77,53,165
For 1st 11 Months	27370.00	85	11		
For 1st 11 Months (Add 10%)	27370.00	94	11		2,55,90,950
For 1st 14 Months (Add 10%)	27370.00	103	14		2,81,50,045
Brokerage Charges (Page No.41, Para No. 25.1)					3,94,10,063
For First Term	27370.00	85	1		
4. Shifting Charges (Page No.42, Para No. 26.1)	20000.00	47			23,26,450
5. Hardship Compensation (Page No.42, Para No. 27.1)	27370.00	3500			9,40,000
6. Existing Area of the Flat Members 3052.42 sq.mtrs x 1.35 = 4120.76 (2). New Area Given for members 4336.97 sq. mtrs (3) Additional Area of the Flat members = 4336.97 - 4120.76 = 216.21 mtrs Premium will be Applicable on such area	216.21	1,11,990	0.30		7,95,000
7. Car Parking (Page No.38, Para No. 23.1)	13.94	30250	47	0.25	
8. Fitness Centre (Amenities)	10325.88	30250	0.02		49,54,799
9. Common Facilities (Society office, toilet, W.cabin) (22.30+3+4.64=29.95)	29.95	30250			62,47,157
10. Development charges (2%)	4336.97	1,11,990	0.02		9,18,988
11. Infrastructure charges	4336.97	5000			97,13,956
					2,16,84,875
	Consideration		Total		38,55,79,127



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STAMP DUTY PAYABLE ON AOT VALUE OR MARKET VALUE WHICHEVER IS HIGHER		ie.Rs.	38,55,80,000
	Amount	Article	Stamp Duty Amount
Market Value	51,08,09,000	5(g-a) @ 5%	2,55,40,450
Bank Guarantee Rs. 15,00,00,000/- [Page No. 35, Para No. 21.1]	15,00,00,000	54(ii) @ 0.3% or Max 20 lac	4,50,000
Total Stamp Duty Payable			2,59,90,450

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला रक्कम रु. 38,55,80,000/- हे बाजारमुल्य रक्कम रु. 51,08,09,000/- पेक्षा कमी असल्याने जास्तीच्या बाजारमुल्य रक्कम रु. 51,08,09,000/- वर मुद्रांक शुल्क देय भरणा केला आहे.

बाजारमुल्य रक्कम (रु.)	अनुच्छेद	देय मु.शु (रु.)
51,08,09,000/-	5 (g-a)(5%)	2,55,40,450/-
Bank Guarantee Rs. 15,00,00,000/-[Page No. 35, Para No. 21.1]	54(ii)(.3%)	4,50,000/-
एकूण		2,59,90,450/-

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 5(g-a)(5%) नुसार मुद्रांक शुल्क रु. 2,59,90,450/- देय असल्याबाबत जा.क्र.अभि/आदेश/7488/2022 दिनांक. 14/10/2022 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही अर्जासोपविना पक्षकार यांनी केला असल्याने दिनांक. 17/10/2022 रोजी विरुध्दित केलेल्या जा.क्र. MH009309417202223E व MH009354696202223E वरून दिसून येत असल्याने दिनांक. 14/10/2022 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.

- एकुण पाने 1 ते 337 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

बदर - ४		
१००६६	१४	४९५
रजिस्टर	M/s. Lashkaria Housing & Infrastructure Pvt. Ltd.	
पत्ता	102, Diamond Apartment, New Link Road, Jogeshwari (West) Mumbai - 400102	
प्रत	सह दुय्यम निबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7	

(डॉ. जयश्री कटारे)

मुद्रांक जिल्हाधिकारी, अंधेरी.





बदर - ४		
१०७६६	१६	४१५
२०२२		





CHALLAN
MTR Form Number-6



GRN	MH009309417202223E	BARCODE			Date	14/10/2022-16:16:47	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicate SoS				
Office Name				CSA_COLLECTOR OF STAMPS ANDHERI				
Location				MUMBAI				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.				
0030050801 Amount of Tax				20000000.00				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				ADJ/1100900/516/2022				
				Amount In				
				Words				
				Two Crore Rupees Only				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN				
				Ref. No.				
				00040572022101423052				
				CKV1083668				
				Bank Date				
				RBI Date				
				14/10/2022-04:18:01				
				Not Verified with RBI				
Name of Bank				Bank-Branch				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				288 , 15/10/2022				

Department ID

Mobile No. :

9870101786

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

सदर चालन केवल दुर्यम निबंधक कार्यालयत नोंदणी करायत्या दस्तांसाठी लागू आहे. नोंदणी न करायत्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004614541202223	17/10/2022-11:45:53	IGR240	20000000.00
Total Defacement Amount					2,00,00,000.00



बदर - ४		
१०७६९	९८	४९५
२०२२		

एकूण पृष्ठे १ वे ३३७

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

Plot Area = 3187 sq.mtrs
mv = RS 51,08,09,000/-

1018

Office of the
Collector of Stamps
Case No. Adj. 1102900/818/2022

Date 10-10-2022

Received from Shri. Mrs. Lashkaria Housing & Infrastructure
residing at Pst. Ltd.
stamp duty of Rs. (2,59,90,450/-) Re. Two Crore Fifty Nine
Lakh Ninety Thousand Four Hundred Fifty only
vide challan No. 4 Dated
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. (2,59,90,450/-) Re. Two Crore Fifty Nine Lakh Ninety
Thousand Four Hundred
Fifty only
with which this instrument is chargeable has
been paid vide article No. 54 (ii)
of schedule.

This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act, 1958.

Place Andheri

Date 17 OCT 2022

Collector of Stamps
Andheri

1) MH009304417 2022 23E
dt 14-10-2022
2) MH009354696 2022 23E
dt 15-10-2022



DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR RE-DEVELOPMENT is made and entered into at
Mumbai on this 18th day of October, in the Christian Year of Two Thousand and
Twenty Two (2022);

BETWEEN

INDRASUKH CO-OPERATIVE HOUSING SOCIETY LIMITED

operative Housing Society, registered under the provisions of the Maharashtra Co-
operative Society Act 1960, bearing Registration No. BOM/HSG/3880 dated 27-12-
72 and having its office at: Plot No. 143/4/B, C.T.S. No. 831/14, Village
Ambivali, Four Bungalows Road, Andheri (West), Mumbai - 400 053, through their
Executive/Office bearers / Executives namely:-

1. Mrs. Roma Sirkar
2. Mr. Jayesh Mhatre
3. Mr. Bhagwan Khilnani
4. Mrs. Priyadarshini S. Baliga
5. Mr. Salim Khan
6. Mr. Freddy D'Souza
7. Mr. Ravikumar Thekka
8. Mr. Deepak Nana Patil
9. Mr. Ashok R. Shah
10. Mr. Lalit G. Setpal
11. Mr. Vedapudi L. Narayan
12. Mr. Monal Vijaysinh Dutia

Chairman

Secretary

Treasurer

Committee Member

Committee Member

Committee Member

Committee Member

Committee Member

Re-Development Committee Member

Re-Development Committee Member

Re-Development Committee Member

Re-Development Committee Member

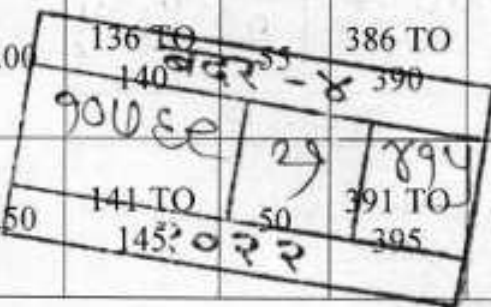
This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958. If this instrument is presented before the registering authority with the necessary action as per provisions of the Act 1958.

hereinafter referred to as "The Society" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include the Society, its members for the time being and from time to time and their respective heirs, executors, administrators, and assigns as also the successors, administrators and assigns of the Society) of the **FIRST PART**;

AND

Sr. No	MEMBERS NAME	FLAT NO.	CURRENT CARPET AREA IN SQ. FT.	EXTRA MOFA CARPET AREA PER FLAT @ 55%	FINAL MOFA CARPET AREA	OLD SHARE NO	SHARE CERTIFICATE NO.	NEW SHARE NO	NEW SHARE CERT NO
					SQ FT				
1	MRS. PRIYADARSHINI S. BALIGA	A 01	650	358	1007.50	221 TO 225	45	236 TO 240	101
2	MR. JAY PRAVINCHANDRA PANDIT	A 02	640	352	992.00	11 TO 15	3	241 TO 245	146
3	MRS. VIDHYA S. TANAVADE	A 03	470	259	728.50	16 TO 20	4	246 TO 250	103
4	MR. SALIM KHAN	A 11	650	358	1007.50	51 TO 55	11	251 TO 255	104
5	MR. ARUN B. RAWAL	A 12	640	352	992.00	56 TO 60	12	256 TO 260	105
	MR. HUSAIN GHAUHAN	A 13	470	259	728.50	61 TO 65	13	261 TO 265	106
	MRS. SHAHNAZ SAIED CHAMHAN	A 21	650	358	1007.50	216 TO 220	44	266 TO 270	107
	MR. VEDAPUTIL NARAYAN	A 22	640	352	992.00	106 TO 110	22 / 57	271 TO 275	108
9	MR. KAPIL SHIK M. JHAVERI	A 23	470	259	728.50	111 TO 115	23	276 TO 280	109
10	MR. MONAL VIJAYSINH DUTIA	A 31	650	358	1007.50	161 TO 165	49	281 TO 285	110
11	MR. LAKSHMAN HARIRAM KHATRI	A 32	640	352	992.00	166 TO 170	34	286 TO 290	111
12	MR. K. B. RAMKRISHNA MURTY	A 33	470	259	728.50	171 TO 175	35	291 TO 295	112
13	MR. MAHESH R. CHOUGHULE	B 01	470	259	728.50	21 TO 25	5	296 TO 300	113
14	MR. R. A. Y. KUMAR	B 02	640	352	992.00	26 TO 30	6	301 TO 305	114
15	MRS. INDIRA MEHTA MRS. ANJANA	B 03	510	281	790.50	36 TO 40	8	306 TO 310	115

	DAVE								
16	MRS. SEEMA SURESH AANAND	B 11	470	259	728.50	66 TO 70	14	311 TO 315	116
17	MR. JAYANT VITTAL KAUP MRS. PRIYANKA JAYANT KAUP	B 12	640	352	992.00	71 TO 75	15	316 TO 320	117
18	MRS. PARVATHI SIVARAMAN	B 13	650	358	1007.50	6 TO 10	2	321 TO 325	118
19	MR. CHETAN GURUNATH NAIK	B 21	470	259	728.50	116 TO 120	24	326 TO 330	119
20	MRS. ALEYAMMA M. JOHN	B 22	640	352	992.00	121 TO 125	25	331 TO 335	120
21	MR. VINAY B. CHAUDHARY	B 23	650	358	1007.50	126 TO 130	26	341 TO 345	122
22	MR. NARAYAN RAOJI GAIKWAD	B 31	470	259	728.50	176 TO 180	36	336 TO 340	121
23	MR. BHAGWAN PARSRAM KHILNANI	B 32	640	352	992.00	181 TO 185	37	346 TO 350	123
24	MRS. ROMA SIRKAR	B 33	650	358	1007.50	191 TO 195	39	351 TO 355	124
25	MRS. AMITA KRISHNA MUSALE	C 02	640	352	992.00	31 TO 35	7	356 TO 360	125
26	MR. BRABHAKAR CHINTAMAN KULKARNI	C 03	470	259	728.50	226 TO 230	46	361 TO 365	126
27	MRS. MALA ARJAN BHATIA MR. ARJAN NARAINDAS BHATIA	C 11	650	358	1007.50	180 TO 185	17	366 TO 370	127
28	MRS. S. B. KHOSLA	C 12	640	352	992.00	81 TO 85	17	371 TO 375	128
29	MR. PRATAPMAL DHANROOPMAL JAIN	C 13	470	259	728.50	86 TO 90	18	376 TO 380	129
30	MRS. LALITA NITIN NAIK MRS. SNEHAL PRASHANT CHAVAN	C 21	650	358	1007.50	131 TO 135	27	381 TO 385	130
31	MRS. NATHALINE D'SOUZA MR. FREDDY D'SOUZA	C 22	640	352	992.00	136 TO 140	28	386 TO 390	131
32	MR. JAYESH ASHOK MHATRE MRS. PREETI JAYESH MHATRE	C 23	470	259	728.50	141 TO 145	29	391 TO 395	132



Amalika
B.B. Bhatnagar
2/11/22
3

33	MR. RAVIKUMAR THEKKA MATHILAKATH MRS. PADMINI RAVIKUMAR	C 31	650	358	1007.50	186 TO 190	38	396 TO 400	133
34	MRS. RESHMA HEMANT CHANDIRAMANI MR. SIDDHARTH HEMANT CHANDIRAMANI	C 32	640	352	992.00	196 TO 200	40 / 48	401 TO 405	134
35	MRS. KANCHAN P. GOREGAONKAR MR. DINANATH A. GUHAGARKAR	C 33	470	259	728.50	1 TO 5	1	406 TO 410	135
36	MR. ASHOK R. SHAH	D 01	470	259	728.50	41 TO 45	9	411 TO 415	136
37	MRS. CHANDRAKANTA RAMESH AGGARWAL	D 02	640	352	992.00	46 TO 50	54	461 TO 465	147
38	MR. VILAYIL IDIKULA PHILIP	D 03	650	358	1007.50	231 TO 235	47	416 TO 420	137
39	MR. DEEPAK NANA PATIL	D 11	470	259	728.50	91 TO 95	19	421 TO 425	138
40	MRS. PREETI JAYESH MHATRE MR. JAYESH ASHOK MHA	D 12	640	352	992.00	96 TO 100	20	426 TO 430	139
41	MR. NIKHIL RAMANATHAN	D 13	650	358	1007.50	101 TO 105	21	431 TO 435	140
42	MRS. NAFEEZA SHIRAJ GORAWALLA	D 21	470	259	728.50	146 TO 150	30	436 TO 440	141
43	MRS. NEETUP BITRA	D 22	640	352	992.00	151 TO 155	31	466 TO 470	148
44	MR. LALIT INDURU HIRANANDANI	D 23	650	358	1007.50	156 TO 160	32	441 TO 445	142
45	MR. LALIT G. SETPAL MR. BHARAT G. SETPAL	D 31	470	259	728.50	201 TO 205	41	446 TO 450	143
46	MR. AVINASH SETHI	D 32	640	352	992.00	206 TO 210	42	451 TO 455	144
47	MRS. SUDARSHAN DESRAJ MALHOTRA	D 33	650	358	1007.50	211 TO 215	43	456 TO 460	145

the 47 members, Indian Inhabitants, the bonafide members of
**INDRASUKH APARTMENT CO-OPERATIVE HOUSING SOCIETY
LIMITED.**, hereinafter referred to as "Members" (which expression