

[illegible]

Friday, November 27, 2015
12:47 PM

पावती

Original/Duplicate

सौचली क्र. : 39म

Regn.: 39M

पावती क्र.: 8211 दिनांक: 27/11/2015

बकाये नाव: कोबुर

वस्तुसंख्या: अनुक्रमांक: कलम 5-7970-2015

वस्तुसंख्या: इतर: विवरण: (नामा)

बापार बकाये नाव: मेवरी की खाती मजूर डेविलर्यो तर्फे भागिदार श्री वेभव बालाराम कोरडे

सोदणी फी रु. 30000.00

इतर हाताळणी फी रु. 1800.00

कुलानी संख्या: 90

एकूण: रु. 31800.00

बापारम मूळ रक्कम, बंकरेल वि. सुची-२ व सीडी अंदाजे
1:05 PM ला वेळेस मिळेल.


Joint S.R. Kuria-5

बापार मूल्य: रु. 133080000/-

करलेले मुद्रांक मूल्य: रु. 6654000/-

मोबिली: रु. 0/-

**सह दुय्यम निर्बंधक
कुर्ला-५**

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

सीडी/वस्तुसंख्या अंदाजे क्रमांक: MH004818701201516M दिनांक: 27/11/2015

बंकरेल नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 1800/-



मूळ दस्त, स्टॅम्ड प्रिंट

मिळाली

01 DEC 2015



CHALLAN
NTR Form Number-8

करल - ५		
७७७७	९	७७
२०१५		

GSN	6643048163120151EM	BARCODE			Date	10/11/2015-11:53:20	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fees			Tax ID (If Any)				
	Ordinary Collections IGR			PAN No. (If Applicable)				
Office Name	KRI/5_JT SUB REGISTRAR KURLA NO 5			Full Name		SHREE SWAMI SAMARTH DEVELOPERS		
Location	MUMBAI			Flat/Block No.		440-B		
Year	2015-2016 One Time			Previous Building				
Account Head Details		Amount In Rs.		Road/Street		2892 SQ.MTRS		
0020003301 Amount of Tax		30000.00		Area/Localty		VILLAGE KAMUR MUMBAI		
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In		Thirty Thousand Rupees Only		
Total		30000.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
000100000				Bank CH		REF No.	6643048163120151012510	70003601
Cheque/DD Details				Date		10/11/2015-17:49:25		
Cheque/DD No				Bank Branch		IGR BANK		
Name of Bank				Scoll No. , Date		Not Verified with Scoll		
Name of Branch								

知照事項 556.1 建築設備管理規則31

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करल - ५		
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१) अधिनियम संख्या २०००/१९/१४ दि. २५/११/०० दि. २०/३/२०००

२) न.स.वि.क.मु.वि., मुंबई एवं न.स.वि.क.मु.वि. संयुक्त न्यायिक प्रणाली दि. २५/३/०० दि. २०/३/२०००

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071.

RECEIPT FOR PAYMENT TO GOVERNMENT

COLLECTOR OF STAMPS, KURLA

NOT TRANSFERABLE

Receipt No.: CNT-1 ADJ- 1973

Receipt Date

Received From: M/S. SHREE SWAMI SAMARTH DEVELOPERS

On Account of: ADJ FEE

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

Case No.:

ADJ/1190901/1972/15/K

Lot No.:

Lot Date :

Sr. No.

Description of Stamp

Quantity

Denomination

Hearing Date on :

15/11/2015

Rs.

Rs. 100.00

Cashier / Accountant

Rupees :

ONE HUNDRED ONLY



Signature & Designation

FOR COLLECTOR OF STAMPS, KURLA
NEW ADM. BLDG. R.C. MARG, CHEMBUR, MUMBAI - 71

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१०००	१०००
२४९५	१०००
५९०९	



महाराष्ट्र शासन
२०१०-११



२०१०-११

करल - ५		
७२००	५	२०
२०१५		

महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग,
मुद्रांक जिल्हाधिकारी कुला तालुका,
 प्रशासकीय इमारत, तळमजला, आर.सी.मार्ग,
 चेवुर, मुंबई-४०००७९

(मुद्रांक क्र. ०२२-२५२८५६३१, फॅक्स क्र. ईमेल :- cos.kurla@grm) दिनांक :-

नमुना "घ"
 [नियम ३(५) च्या]
 अनंदाश्रित दयाकराची पोच पावती

प्रति,

श्रीमती सतीश डेवकर

विषय :- डेवकरांपैकी डेवकर मुद्रांक असल्या
 दिनांक २९/०९/१५ रोजीचा अर्ज

महोदय, महोदय,

आपला उपरोक्तित अर्ज या कार्यालयास दिनांक २९/०९/१५ रोजी (अर्ज प्राप्त झाल्याचा दिनांक नमूद करावा) प्राप्त झाला. आपल्या अर्जाचा प्रत्येक २५ दिवसाचा अर्ज आपल्या विनंतीसंबंधी केलेल्या कार्याबद्दलचे पुढील माहिती देण्यास २५ दिवसाच्या आत कळविण्यात येईल. त्यानंतर जर या कार्यालयाकडे कोणतीही चौकशी करावयाची असल्यास ती पुरवणीवरून किंवा ई-मेलद्वारे आपला अर्ज क्रमांकव विषय उद्धृत करून करावेईल.

नाम :- M.M. MORE
 (CLERK)
 पदनाम :- COLLECTOR OF STAMPS, KURLA

- कागदिकांची सनद वाकरीत निर्धारित केलेला कालावधी-
- अभिनियमाकरिता --- परिपूर्ण अर्ज सादर केलेला असल्यास --- ४५ दिवस
- परतावाकरिता --- परिपूर्ण अर्ज सादर केलेला असल्यास ---
 १. रु. १ लाख किंवा त्यापेक्षा कमी रकमेचा परतावा असेल तर ३५ दिवस
 २. रु. १ लाखपेक्षा जास्त न १० लाखपेक्षा कमी रकमेचा परतावा असेल तर ३५ दिवस
 ३. रु. १० लाखपेक्षा जास्त रकमेचा परतावा असेल तर ४५ दिवस



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५६०	२	१०
२०१५		



करल - ५			
५६००	८	१०	
२०१५			



करल - 4

वेवो	ए	ए
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पंथे कार्यलय: 3094

June 20/11/15

निर्णय

कनकदावा निष्पादन दिनांक	UNEXECUTED
कनकदावा प्रकार	DEVELOPMENT AGREEMENT
कनकदावा देवार	AAREEL TOWER CHS.LTD.
कनकदावा देवार	M/S SHREE SWAMI SAMARTH DEVELOPERS
कनकदावावा मिळालेले क्षेत्र	PARCEL OF LAND WITH BUILDING, CTS NO.445 B, VILLAGE-KANJUR, TAL.KURLA
क्षेत्रफल	2592 SQ.MTRS.
गोपवर्ण	CONSTRUCTED AREA

M.V.	ARTICLE	St. Duty	PAID S.D.	BAL S.D. PAID	PENALTY PAID
133080000/-	5(g-a)	6654000/-	6654000/-	0/-	NIL/-

अनिम आदेश

(प्रतिभा फुलकावत)
मुदांक जिम्हाधिकारी, कुला.



५ - लिफ्ट		
करल - ५		
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२०१५		



50' NO 2
मु. नि. चर्चकद्वारा प्राप्त झालेला ई-मेल व दि. 26/11/15
रीटोव्हा परापूर्व प्राप्त झालेला झालेली झालेल्या कार्यवाही
आदी असून, ते सर्वोच्च न्यायालयीन झालेले आहे.

GRY-MH00481804370516 m- 10/11/15
JPM-000295708320516 - 12/11/15

m+ps: 1330800001 -

Certificate u/s. 32(7) of the Bombay
Stamp Act, 1958
Office of the
Collector of stamps, Kurla
ADJ No. 1108901/1932-151K/1921/15

Area = 2592 sq mtr -

Received from Shree Swami Samarth Developers

Residing at 6654001

Stamp duty of Rs. Sixty Six Lakh Fifty Four Thousand only

Vide cheque No. 6654001 dated 10/11/15

Certified under Section 32 (1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 6654001/- Sixty Six Lakh Fifty Four Thousand only

With Which this instrument is chargeable
Has been paid under No. 5(9-9)

Of Schedule

This Certificate is subject to the provisions
Of section 32A of Bombay Stamp Act, 1958

Place Kurla

Date 20/11/15

Collector of Stamps
Kurla

हे प्रमाणपत्र मुलाखती अधिनियम १९५८ च्या
आधारे निष्पत्तीस आलेले आहे. यात उक्त
दस्तऐवजावर कोटित झालेल्या रकमेचा
होतो. या रकमेवर १९५८ च्या अधिनियमातील
तरतूनुसार कोटित झालेली वस्तुनिष्ठ करपत्र
करावले.



DEVELOPMENT AGREEMENT

करल - ५		
वेवो	७७	१०
२०१५		

THIS DEVELOPMENT AGREEMENT made and entered into at
Mumbai on this 27th day of NOV 2015 BETWEEN **AAREE TOWER**
CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under
Maharashtra Co-operative Societies Act, 1960, bearing Registration
No. BOM/W-S/HSG/(TC)/8510 dated 29/6/1998, having its registered
office at N.E.S. Marg, Bhandup (West), Mumbai - 400 058, through its
office bearers (1) Mr. Nitin Patankar (Chairman), (2) Mr. S. S. Rawat
Mullani (Secretary), (3) Mr. S. S. Rawat (Treasurer), hereinafter called
the "SOCIETY" (Which expression shall unless repugnant to the context
or meaning thereof mean and deem to include its members, successors
and assigns) of the **ONE PART:**

AND

Shree Swami Samarth Developers

Partner



M/S. **SHREE SWAMI SAMARTH DEVELOPERS**, the Partnership Firm represented through its partner **Shri Vaibhav Atmaram Kokate**, having their office at 101, Shri Harihar Residency, Shiva Industrial Estate, Lake Road, Off. LBS Marg, Bhandup (West), Mumbai - 400 078, (hereinafter referred to as the "**DEVELOPERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said Fir, Survivors or Survivors of them, heirs, executors, administrators and assigns of the last Surviving Partner) of the **SECOND PART**;

AND WHEREAS in conformity with the Deemed Conveyance Order dated 27/12/2012, issued by the Competent Authority and District Dy Registrar (CS), Kharan Bhavan, CBD Belapur, Navi Mumbai under Section 11(3) of Maharashtra Ownership Flats Act 1963, vide Order No. 2/बो-3/होसिंग/डीम्ड कन्वेयन्स/४४१२/२०१२ in favour of **AAREEL**

TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under Maharashtra Co-Operative Societies Act, 1960 vide Registration No. BOM/W-S/HSG/(TC)/8510 dated 29/6/1998 and having registered office at N.E.S. Marg, Bhandup (West), Mumbai - 400 078, (hereinafter referred to as "the said Society") is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land, admeasuring 2592.00 sq.mtrs. area (3119.70 sq. mtrs before road set back), bearing Survey No. 161 (pt), CTS No. 449B of revenue Village Kanjur, Taluka Kurla, District Mumbai Suburban, together with the structures standing thereon popularly known as "**AAREEL TOWER**", situated at N.E.S. Marg, Bhandup (West), Mumbai - 400 078 and more particularly described in the Schedule written hereunder (hereinafter for brevity's sake referred to as the "**Said Property**").

AND WHEREAS the building of the Society was constructed in the year 1989 and the same is not in a good condition and as such the members of the Society have proposed to go for redevelopment of the said property by demolishing the existing building thereon.

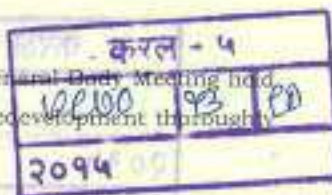
AND WHEREAS the Society consists of a building having 36 flats and 11 shops, having total 67 members and area occupied by them are all set out in **Annexure "A"** hereto.

Shree Swami Samarth Developers

Partner

[Handwritten signatures]

3
AND WHEREAS the said Society in its General Body Meeting held on 23/06/2013 has discussed the subject of redevelopment thoroughly and decided to re-develop its property.



AND WHEREAS as the Society Members after elaborate discussion decided to appoint Shree Swami Samarth Developers as their Developers for the re-development project. The society members unilaterally accepted the offer letter dated 17/06/2013 of the builders.

AND WHEREAS the Society accordingly, convened and held a Special General Body meeting ("SGM") on 23/06/2013 which was presided by the Chairman of the Society, Mr. Nagesh Patankar. The selection of the Developers was resolved unanimously by all the members present at the SGM. The General Body Minutes regarding the appointment of M/S. SHREE SWAMI SAMARTH DEVELOPERS, herein as the Developers vide its letter dated 17/06/2013. All the consent letter of the members was duly notarized before the SEM. A certified true copy of the resolution passed by the Society in the aforesaid SGM is annexed hereto and marked **Annexure - "B"**.



AND WHEREAS The Developers intends to re-develop the adjacent land/s bearing CTS No. 451 of Vrindavan CHS Ltd, CTS No.450 of Nagappa Chawl, CTS No.452 of Dabre Chawl and CTS No.454 of Ganesh Society of revenue village Kanjur, Taluka Kurla, District Mumbai suburban together with the structures standing thereon, situated at village Kanjur, Taluka Kurla, District Mumbai (hereinafter for the sake of brevity referred to as **"the said Adjoining Property"**) and for development of the said **Adjoining Property**, as per the development plan of the Municipal Corporation of Greater Mumbai, there is no direct access to the nearest public road and therefore the Developers requested the Society to **grant them a right of way admeasuring approx 356.90 sq. mtrs or 3842 sq. Ft.,** over the portion of the said Property which is a common access road for the protein of land.

AND WHEREAS in the Special General Body Meeting on 23/06/2013, the Society member authorized the authorized signatory to finalise the Draft Development Agreement, General Power of Attorney

Shree Swami Samarth Developers

Partner



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12/06/20
209405

AND WHEREAS the Society and the Developers have accordingly agreed to execute the Development as under:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1] The recitals contained hereinabove shall be deemed to be integral part of this Agreement as if the same are set out herein and repeated verbatim.

2] The Society hereby grants and entrust the complete rights of development of the said property, more particularly described in the First and Second Schedule hereunder written to the Developers herein, all that piece and parcel of land, admeasuring 2592.00 sq.mtrs. area (100.00 sq.yards), bearing Survey No. 161 (pt), CTS No. 449B of revenue Village Ranjur, Taluka Kurla, District Mumbai Suburban, together with the structures standing thereon popularly known as "AAREEL TOWER", situated at N.E.S. Marg, Bhandup (West), Mumbai - 400 078, by constructing a new building on the said land and thereafter demolishing the old structure according to the plans to be sanctioned by the Municipal Corporation of Greater Mumbai by utilizing and consuming the basic available one FSI originating from the said Plot, and additional fungible 0.35 FSI available on basic one FSI originating from the said Plot, by paying premium or without premium to the Municipal Corporation of Greater Mumbai / State of Government and also TDR plus 0.35% additional fungible FSI on TDR that shall be acquired/purchased by the DEVELOPER on the said plot as per the construction plans as may be sanctioned by the Corporation. In consideration of acquiring the development rights of the said Property, the Developers shall pass on benefits in favour of the Society as stated hereunder:

Allot flats on ownership basis to 56 flat holders in the newly constructed building, as per Annexure 'A' and enclosed with this agreement. The details of the area allotted to each Flat holders will be as per Annexure 'A' which includes the benefit of compensatory Fungible FSI. The 11 shop holders will be allotted area in the new sale building and the details of the area to be allotted to each member are set out in Annexure 'A' enclosed herewith. It is clarified that the area allotted as per Annexure 'A' is the final area to be allotted to the existing flat



Shree Swami Samarth Developers

[Signature]

Partner

[Signature] *[Signature]* *[Signature]*

owners. There will be no claim accepted by the developer above the final area and each member of the society has confirmed that area in their irrevocable individual consent.

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१६/०९/२०१५	२०
२०१५	

3] It is agreed between the parties hereto that the existing building structure will remain as it is till the new building is constructed on the said Property and there will be no shifting of existing members of the Society during the construction of the new redevelopment. On handing over possession of Flats to the members of the Society in the new constructed building, the members shall vacate the existing building and handover its possession to the Developers. As there is no shifting of members, during construction period, the Developers are not under any obligation to pay rent or Deposit towards temporary accommodation.

4] It is also agreed between the parties here to that as the existing building is in a very depilated condition, and if due to this the members of Aareel Tower Co-Operative Housing Society Ltd. wants to shift for alternate accommodation in that case the developers will pay refundable security deposit Rs.1,50,000/- (Rupees One Lac Fifty Thousand Only) to each member and Rs.7,500/- (Rupees Seven Thousand Five Hundred Only) per month rent each to 56 members for 36 months.

5] As the existing Structure will be demolished only on the construction on the new building and shifting of the existing flat holders to the new building. So there is no requirement to furnish any Bank Guarantee to the Society.

6] The Society will grant a right to way from their plot to the builder i.e. M/s. Shree Swami Samarth Developers for getting access to Plot located at C.T.S. No. 450, 451, 452, 454 and any other plot located on any CTS No as required by the builder. The grant of right to way will be an irrevocable right grant by the Society to the builder. If the Development agreement is cancelled by the Builder then the Right of way Agreement will be rescinded by the Society. The Developer is also authorized to shift the existing transformer from the Right of Way area to the open space area available in between existing Aareel Tower Building and Saroj Niwas Chawl.

7] The Developer at their own risk and costs shall obtain requisite consent and approval from appropriate authorities and carry out the

Shree Swami Samarth Developers

Partner

entire redevelopment and reconstruction of the said building. The Developer hereby agree to indemnify and keep indemnified the Society & its members on its behalf against any damages or injuries caused to the any third party including the labour employed by the Developer during the course of carrying on construction activities.

In case if any action is taken or proceedings are initiated by Municipal Authorities or any other authorities against the Society due to any of the act of the Developer under MRTTP Act or such other statutes, the Developer undertakes to indemnify and keep indemnified the Society, its members at all times against all such acts and proceedings and also undertakes to settle such matters at their cost and within 60 days of occurring such event.

3) The Developer have taken inspection of all relevant title documents in the custody of the Society and satisfied themselves regarding prima facie marketability of title of the Society to the said Property and further Developer have ascertained the area, and viability of the said Development project before execution of this Agreement and confirm that under any circumstances even due to change in D.C. Rules or otherwise, the area agreed to be allotted to the members shall not be reduced.

9) The Developers on execution of this Agreement shall be entitled to appoint Architects, Structural Engineers, Contractors and other professional people to survey the property and submit the plan for construction of proposed building in consultation and subject to the approval of the Society. The Society shall approve the plan as it is or suggest amendment therein within 15 days from receipt of the plan from the Developers.

10) The Developers shall have full liberty to acquire and use on same plot, TDR/Fungible FSI or any FSI allowed by the Sanctioning Authority. The Developer is required to get plans to the Flats to be allotted to the existing members approved by the members of the society before getting it Sanctioned from the Competent Authority.

11) The Developers shall be at liberty to amend or change the plan for the flats which will be available for them for sale component as may be

Shree Swami Samarth Developers

Partner

required by MCGM / SRA, with due intimation to the Society without disturbing area of Flats of members.

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12] The Developers shall be entitled to purchase/acquire 0.33 premium FSI and Fungible FSI from the MCGM / SRA/Government by making necessary payment and utilize the same on the said Property.

13] No commercial activity will be allowed before, during or after redevelopment of the said Property i.e. the flats constructed exclusively meant for residential purpose only (R Zone) except the shop to be constructed in the newly constructed building (i.e. Shop Building in the front side). The terms & conditions for the shop owners are already mentioned in their offer letter dated 18/06/2013. (enclosed Herewith).

14] It is also agreed that the Developers shall be entitled to 0.33 F.S.I. including Fungible FSI which will be available to them against permissible Balcony, Staircase, and useable area etc. benefit by paying premium over and above, the above mentioned area available for the proposed development and construction.

15] The Developers shall prepare plans in consultation and subject to the approval of Society of the building to be constructed for them on the said property for confirming area, floor of the Flats to be allotted to the existing members and the Developers shall get the same approved from Municipal Corporation of Greater Mumbai and all other Concerned Authorities with minimum variations at their cost. The Developer will take approved of only the building to be constructed for the society & not any other building.

16] It is agreed that the Society shall be responsible to take vacant possession of the flats on obtaining O.C. of the new building within agreed period. The Society shall be responsible for delay in taking the vacant possession by members in the new building as delay would affect the construction and entire future schedule of construction.

17] All Costs, including fees of the Architects/Engineers for preparing and getting the plans, and/or amendments, if any, thereon approved and all other charges and expenses incidental and ancillary thereto shall be borne and paid by the Developers. All deposits whether refundable or non-refundable, scrutiny fees, development

Shree Swami Samarth Developers

Partner

[Signature] *[Signature]* *[Signature]*



charges and other charges in connection with the proposed building to be constructed on the said plot will be paid by the Developers. Any amount paid by the Developers, the same be recovered by the Developers from the concerned authority by producing receipts and Society will sign, execute necessary documents as demanded by Developers. It is agreed and made clear that entire cost of development will be borne by the Developers alone. The Developers shall take insurance for labours as required in law and keep the Society harmless from any claim.



Developers on execution of this Agreement shall be entitled to get the same published in News-Papers and cause to take search etc. In case any third party or interested party raises any objection or makes any illegal claim or demand on the said property, or any part thereof the same shall be settled by the Society at its own costs. The Society agreed to produce marketable title to the satisfaction of the Developers and keep the Developers well defended and harmless with regard to such claims, if at all or any.

19] The Developers shall be entitled to enter into the said property and start the construction work of the proposed building thereon at their own cost. The Developers can also book the remaining residential premises other than the premises allotted to the members of the Society in the proposed building to be constructed on the said property for the sale to the prospective purchasers, after allotment of 56 Flats/11 shops to the existing members of the said Society.

20] On execution of the Development Agreement, the Developers by themselves, its partners, Directors, employees, representatives, agents etc. shall have license to enter upon in the Said Property to develop the same and carry out all developmental activities as per sanctioned plans, in conformity with the terms and conditions of this Development Agreement. It is hereby expressly agreed by and between the parties hereto that possession of the Said Property is not being given or intended to be given at the time of execution of these presents by the Society to the Developers in part performance, as contemplated by Section 53-A of the Transfer of Property Act, 1882. The possession of the Said Property is deemed to have been given to the Developers at the time of execution of Development Agreement, but only for the purpose of development thereof and carrying out developmental activities in the capacity of Developers, as agreed herein.



Shree Swami Samarth Developers

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21] The Society shall pay all taxes and outgoing in respect of the said property till the entire existing building is vacated by the Members and they shift to the new building constructed for them thereafter the same shall be paid by Developers. The developers shall be responsible to pay property tax for the area unsold by them in the new constructed building.

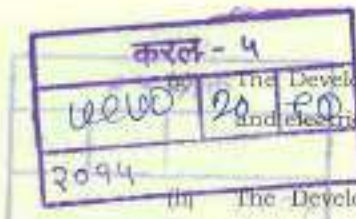
22] The Developers shall in course of construction do all lawful acts and things required by and perform the works in conformity with the provisions of the statutes applicable thereto and the rules and regulations of the M.C.G.M. /S.R.A. or any other authorities having jurisdictions to regulate the same and the Developers shall take obligations as follows that is to say:-

- (a) Payment of all contractors, sub-contractors bills;
- (b) Payment of bills for the building materials;
- (c) Payment to the Labour including their respective Insurance's as required to be obtained under the law;
- (d) Payment of municipal taxes such as taxes for Land Under Construction (LUC), Development Charges, Construction Water Charges, Electricity Charges etc. till completion of construction work of proposed building to be constructed on the said property.
- (e) To keep harmless and free the Society herein of and from and against any obligations, liabilities, charges, expenses, claims and demands of any whatsoever which may arise by reason of the Developers while carrying out the redevelopment/ construction building on the said property.
- (f) The Developers do hereby indemnify the Society of from against any such costs, charges, expenses and claims, demands which the Society may incur or suffer by any of the reasons aforesaid.

Shree Swami Samarth Developers

Partner





(15) The Developers shall make their own arrangement for water and electricity required for the construction work.

(16) The Developers shall demolish the existing building of the Society at their own cost and shall be entitled to sell the debris and salvaged materials and appropriate the consideration on their own.

(23) The residential flats other than allotted to the members of the Society in the new building to be constructed on in the said property shall be sold by the Developers on the ownership basis to the Prospective Purchasers of their choice and the Developers shall be solely liable and responsible to discharge the obligations under the MAHARASHTRA OWNERSHIP FLATS ACT, 1963 as regards the Agreements that may be entered into for sale of such balance flats including the obligations to construct the said flats and sale thereof. The Developers will do all acts, deeds, matters, and things as may be necessary under the agreements which may be entered into by them with the Prospective Purchasers of the flats, and indemnify and keep the Society indemnified against the losses and damages that may arise on account of the non-performance of such obligations or on account of the loss or damages that may be caused to any third party or workmen during the course of development of the said property. The Developers undertakes to use the standard material for the construction of the proposed building on the said property provides amenities enclosed in this agreement. The Developers alone shall be entitled for all sale proceeds. It is made clear that the Developers shall be entitled to provide amenities to the Purchasers of the premises as per his/her/their requirement. The Developer will get pro-rata amount from the prospective customer/buyer towards the Corpus Fund of the society.

(24) The Developers shall allot parking spaces to the existing members as per the policy and D.C. Regulations, and the Society member not allotted parking as per D.C. Regulation will be given parking spaces earmarked in open space of the proposed new building premises as the developer have to allot one open/stilt car space to each existing member of the society, if permissible as per MCGM / SRA norms. All the existing 56 flat holders will be allotted one parking space each. The society and its members will not park their vehicles on the parking spaces allotted by the Developers to the prospective Purchasers.



Shree Swami Samarth Developers

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25] The possession of the said property together with newly constructed building will be handed over to the Society only after obtaining O.C. from the Municipal Authorities, within a period of 36 months from the date of obtaining Commencement Certificate with the grace period of 6 months. The builder estimates to obtain C.C within 18 months from the execution of all the documents to be executed by the society. The time being essence of this Contract.

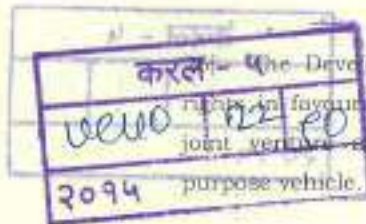
The parties hereto agree that the period for completion of the construction work shall be subject to Force Majeure and circumstances beyond the control of the Developers provided however that the Developers shall inform the Members in writing within 30 days of such force majeure conditions occurring with details of such conditions. The term "Force Majeure" shall, inter alia, mean and include the following circumstances viz.,

- (i) Court proceedings adopted by any person in respect of and concerning the said property and affecting the project or any part thereof, which is duly and reasonable defended to by the Developer, not caused due to any negligence, intentional fault of the Developers;
- (ii) Statutory moratorium prohibiting constructing activities;
- (iii) Due to known shortage of building material in market, however escalation of price of material shall not in manner shall be deemed to constitute circumstance affecting "Force Majeure";
- (iv) Acts of God, war, insurrection, riot, civil commotion, strike, earthquake, storm, floods, lightening, explosion, fire and other natural calamities directly affecting the project or implementation of the project;
- (v) The Developer also undertakes & assure that the construction work will not be halted due to any financial crisis.

Shree Swami Samarth Developers

Partner





The Developer shall have the right to transfer its development rights in favour of its Sister Concern/Associate Concern or enter into joint venture agreement with any developer or create any special purpose vehicle.

27] Simultaneously with the execution hereof, the Society shall execute General Power of Attorney in favour of the Developers in respect of the said property for authorizing them on behalf of the Society and to do lawful acts, deeds, matters and things pertaining to the, construction of building on the said property and for that purpose to approach the concerned authorities including the Municipal Corporation of Greater Mumbai or the Competent authority under any Act or law and in respect of any Act, deed, matters and thing which may be done or caused by the Developers as also to sign all letters, applications, affidavits and such other documents court proceedings affidavits and such other papers containing true facts and correct particulars as may from time to time required for the redevelopment of said property to sell the flats/shops from Developers share and allotment of parking spaces(subject of MCGM / SRA approval). The Developer shall use the POA granted only for the Development purpose.

28] The Society and Members hereby declares that except this Agreement they have neither sold nor agreed to sell or entered into an Agreement or otherwise concerning the said property or any part thereof and they have not entered into any Agreement for sale or Development Agreement with anybody else nor received earnest money, token money in respect of the said property and that the title of the Society is clear marketable and free from encumbrances.

In case any third party or interested party raises any objection or makes any claim or demand on the said property, the same shall be cleared/settled by the Society herein within a period of 30 days from the date of receipt of such objection, claim or demand, by the Advocate of the Society.



29] The Society hereby declares that they have not received any notice for acquisition, requisition or reservation in respect of the said property, or any portion thereof from Central Government, or Government of Maharashtra, Municipal Corporation of Greater Mumbai or any other public body or Authorities. The Society

Shree Swami Samarth Developers

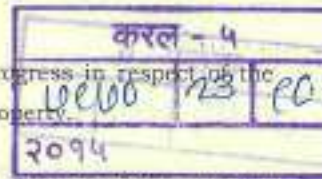
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further declares that no proceedings are in progress in respect of the said property or pending concerning the said property.



30] The Developers at their own risk and costs shall carry out the entire development of the said property. The Developers hereby agrees to indemnify and keep indemnified the Society in that behalf against any damages or injuries caused to the members of the Society or any third party including the labour employed by the Developers during the period construction. The Developers shall take out proper insurance of construction to be carried out and also labour to be employed on the said property, as may be required by the concerned authorities and shall produce the copy of the said insurance policy to the Society before the commencement of the construction/redevelopment work. Copies of the documents relating to the Society will be given to the Society from time to time.



31] The Parties hereto have mutually agreed to carry out all the enactments and/or laws in force pertaining to the said property and give such co-operation and assistance to one another as may be required or necessary for the development during construction of the proposed building by the Developers herein but at the cost and expenses of the Developers.

32] The Society herein agrees to sign and execute whenever called upon by the Developers all such applications, letters, declarations, affidavits, undertakings, etc., which are reasonably required for the construction of the proposed building on the said property.

33] The Society undertakes and agrees to enroll as its members the persons/parties purchasing balance flats in the new building to be constructed on receiving their application for the membership in the prescribed form and Share Money of Rs.500/- and the Entrance Fee of Rs.1000/- after obtaining in writing from the Developers to that effect and only after complying all formalities as prescribed in the bye laws of the Society.

34] The Society shall be entitled to collect from the prospective purchasers, amount equivalent or matching to the existing funds of the Society, as on date of admitting, on pro-rata basis.

Shree Swami Samarth Developers

Partner

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Partner





It is specifically agreed that the Developers agrees to complete the construction of building within a period of **36 months** from the date of Commencement Certificate **with further grace period of 6 months** with Occupation Certificate. It is agreed that due to any order of stay/injunction brought by any member of the Society or construction is delayed on account of change of policy of Government or MCGM / SRA the period of such delay shall be extended automatically. It is further agreed that the looking to the satisfactory completion of building substantially, the Society shall grant grace period up to 6 months to the Developers to complete the construction.



On completion of construction activities, all the "as built" drawings and plans in original will be handed over to the Society for future reference along with record of all deviations, which might have been necessitated due to actual site conditions by the Developer. The Developer will obtain all necessary clearance for the completed structures such as regular water/electricity connections and Full Occupation Certificate.

37] The parties hereto have mutually agreed upon certain specific terms and conditions which are as under:-

- a) Allotment of the flats/shops to the existing members shall be done by the Society and the Developers shall in no manner be responsible for the same. The Society shall furnish a copy of allotment letter for all 56 flats and 11 shops given to existing member to the Developers. It is agreed that the flats to be allotted to the members shall be mutually decided between the Society member & the developer once the sanctioned plans are received by the Developers.
- (b) Within a period of 120 days from the intimation by the Developers to the Society regarding sanction of the plan, the Society shall confirm exact identity of all premises to be allotted to the existing members, the details whereof shall be submitted to the Developers. The individual allotment letters to the existing members of the Society for allotment of new premises under the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 shall be issued by the Developer. However the Individual



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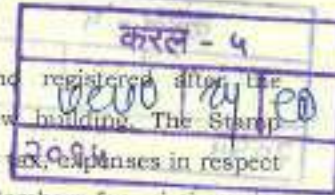
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Agreement shall be executed and registered after the existing members shift to the new building. The Stamp Duty, Registration fees, vat, service tax, expenses in respect of the Individual Agreement with Members for existing area and additional free of cost area shall be borne and paid by the Developers. The Stamp Duty, Registration fees, vat, service tax, expenses in respect of the Individual Agreement with Members for the additional purchased area shall be borne and paid by the Individual members.

- (C) The amenities to be provided in the flats/shops to be allotted to the members of the Society by the Developers are set out in the list annexed hereto and marked as Annexure "D".
- (d) The Developers agree to utilise the standard materials for the construction of the proposed building and also undertake to follow and observe the norms of construction as prescribed by the concerned authorities in respect of the quality and workmanship of the work.
- (e) The Developers are permitted to assign Development Rights to their Sister Concern/Associate Concern only. They are also allowed to enter into joint venture agreement or enter in special purpose vehicle.
- (f) A variation of 5 sq.ft. plus or minus will allowed to the Developer as per the offer letter mentioned above.
- (g) The Developer after reserving 56 flats & car parking for the existing members of the society in the proposed newly constructed building as mutually decided among the members & the developer, the Developer will have full liberty & right to sell the balance flat available in the said building to the newly proposed buyer/customer.
- (h) The Developer assures that any defect in quality of material & workmanship noticed within 18 months from the date of possession will be rectified by them free of cost.

Shree Swami Samarth Developers

Partner



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Developers shall be responsible for a period Eighteen Month from the date of receipt of Occupation Certificate in respect of the new buildings so constructed by the Developers, to attend to all the defects in construction work as may be pointed out by the members of such new flats and the Developers shall indemnify and keep indemnified the Society, its members and flat purchasers against all liabilities arising out of the defective construction and / or substandard construction materials used for construction, PROVIDED the members have not done structural alterations in their respective premises. The Developers shall give guarantee of water proofing for one year.

The Society and the existing members through Society hereby consent with Developers:

That all the dues, taxes, outgoings, rates and cess of the said property till such time that all the existing members vacate their existing premises shall be borne and paid by the said Society. Such payments as may be payable thereafter till the date the Developers notifies that the new premises are ready with Occupation Certificate for taking possession shall be borne and paid by the Developers alone. All applicable taxes in respect of their respective flats/additional area shall be paid by the Members alone with effect from taking over possession of their respective flats.

- b. The Society shall pay all outgoings including municipal taxes, rates and cess with effect from the date of possession of the building to the Society by the Developers.
- c. In respect of the unsold Premises in the new building and belonging to the Developers, the Developers shall pay proportionate outgoing by way of share of municipal tax as may be demanded by the Society from time to time till the same are not sold. In case the Developers shall retain any unsold flat/s for itself, then, upon application made by the Developers the Society shall grant membership to it, subject to the Developers making all payments of Municipal Taxes as provided aforesaid the Society will not charge any



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transfer fee by whatever name called on sale or transfer of the premises by the Developers to any person.

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- d. The Society shall render all co-operation to the Developers as and when called upon to do so and sign and execute any deed, document, plan and other paper and supply certified copy of title, deeds, plans, specifications and other papers and documents to the Developers so as to enable the Developers to submit the same to various authorities in the course of carrying out the development work under this agreement. Further, the Society agrees to grant a General Power of Attorney to and in favour of the Developers to carry out various works in the development or redevelopment of the property hereunder this agreement for and on behalf of and in the name of the Society in carrying out such works.



- e. That the Society confirms that the Developers shall have absolute and unfettered right to put up the hoardings in the property indicating about the development of the said property and also to sell the additional flats and premises to be constructed by the Developers in the new building and belonging to them under the provisions of this agreement, on what is popularly known as ownership basis under the Maharashtra Ownership Flats Act, 1963 with any person and to receive consideration thereof. The Developers shall be entitled to execute an agreement for sale with the intended purchasers of flats under the provisions of Maharashtra Ownership Flats Act and the Society confirms that the entire sale proceeds on sale of the flats and compensation for parking space allotted falling to the share of the Developers under this agreement, shall belong to Developers alone to the exclusion of the Society.

- f. The Society covenants that it shall admit the purchaser of premises sold by the Developers, as member/s of the Society upon making application there for by such purchaser without such purchaser being required to pay any transfer charges or donations whatever. It is further clarified that the Society shall not charge any transfer charges by whatever name called, in respect of the admission of purchaser of new flats upon sales by the

Shree Swami Samant Developers

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Developers. However, the purchasers will be required to pay charges of admission and share money, contribution towards their share for matching of Society funds on pro-rata basis as are mentioned above to the Society.

- g. The Society shall admit the Flat Purchasers only after getting written confirmation from the Developers to admit the Flat Purchaser as member of the Society.



- h. That the Society hereby gives consent for mortgage of the flats by the Purchasers to the bank/financial institution to avail housing loan. However the Society shall not be liable to discharge the loan.

The allotment of flats to the members will be done by the society on grant of Commencement Certificate and inform the Developers about the same in writing within 120 days from as Commencement Certificate.

40] The Developers hereby covenants with the Society:-

- a) That the new building to be constructed shall be the property of the Society and the said property will continue to be the property of the Society save and except the rights created in the Developers herewith to sell and dispose the flats and premises belonging to its share for disposal under this agreement.
- b) That it shall not be entitled to create or claim any right, title and interest or charge on the property of the Society or any part thereof. However, the Developers shall have exclusive right to develop the said property and hold and or sell and dispose of the area in the new buildings constructed or to be constructed upon development of the said property belonging to its share under this agreement whether be it the flats and or silt area.



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- c) That it shall not in any way encumber, transfer and /or assign its right of whatever nature, according to the Developers hereunder this agreement to any person or persons, this agreement executed being privity between the Society and the Developers herein.

- d) The Developers shall adhere to the rules and regulation of the Municipal Corporation and the local authorities while constructing and/or new building.

41] It is agreed that, if any delay is caused due to the dispute created by any member resulting in stoppage of work on account of any stay order or change of policy or stoppage of work by statutory authorities for no fault of the Developers therein the completion period shall be extended accordingly. If the development is stopped due to stay injunction order brought by the member of the Society, the Developers shall be entitled for extension of time, which may be lost due to such stay/injunction.

42] It is hereby agreed by the Developers that the common terrace above the topmost floor in the new building shall exclusively belong to the Society. The Developers shall not have any right to the common terrace above the topmost floor of the proposed new building to be constructed. Except this, the Developers shall be entitled to construct flats with attached terraces and such terraces shall be exclusive and appurtenant to such flats. However the Developers will not permit the purchasers of such flats to make garden directly on the slab of such terraces and commercial activity.

43] The Developer shall bear all cost related to dismantling and re-installation of MSDDC and Pipe gas connections for flats of all the members of the Society. The Developer shall further bear cost related to water supply pipelines and cost of sub-station, if required.

44] All costs, out of pocket expenses including stamp duty and registration charges of this Agreement shall be borne and paid by the Developers.

45] The Developers shall not assign the development rights to a third party without written consent of the Society. But the Developer has rights to transfer / assign its right to its sister concern / associate

Shree Swami Samarth Developers

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consent or enter into Joint Venture or any Special Purpose Vehicle with any other Developers.

46] The Society does hereby agree to **grant to permanent right of way**, full right and liberty to the Developers, their members, servants, labours, successors, assigns etc. to pass and re-pass along with the Developers with or without carts, carriages, motor cars and other vehicles or by foot from time to time and at all times hereafter over and along the strip of land having admeasuring 356.90 sq. mtrs., or 3842 sq. Ft. which passes through the said Property of the Society i.e. all that parcel of land bearing Survey No. 161(pt), CTS No. 449B of Village Kanjur, Taluka Kurla, District Mumbai suburban together with the structures standing thereon and more particularly described in the **Schedule** hereunder written, for using as an common permanent access along with said property of the Society Right of way in favour of the Developer. The Developer will have permanent access to its other plots from these plots.

47] This Agreement shall not be treated as a partnership or a joint venture between the Society and the Developers and this Development Agreement contemplates only the development rights, granted by the Society in favour of the Developers with rights and obligations as provided herein.

48] In case of death of any of the existing member during the redevelopment, the payments due to him/her by the Developers will be paid to the legal heirs of the deceased member or his/her first nominee. Name of the legal heirs of the deceased member / first nominee will be intimated by the Society to the Developer in writing.

49] In case however any Existing Member/s, during the subsistence of this Agreement, transfers by sale, gift, exchange, lease or otherwise his/her flat, then the transfer shall be subject to the terms of this Agreement and the new Transferee shall abide by Development Agreement hereby envisaged and shall sign and execute a Deed of Confirmation in favour of the Developers before completing the transaction subject to prior written approval of the Society and the Developer. The Society further undertakes not to transfer such flat(s) in its records unless the new Transferee executes the Deed of Confirmation with the Developers, complies with the provisions of the Model Bye laws



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adopted by the Society and furnishes a copy to the Developers. The new Transferee shall not be entitled to receive any further compensation save and except as stated in this writing from the Developers or the Society or claim any right adverse to the rights/interest of the Developers.

50] The Draft of this Re-Development Agreement is approved by the committee member and the principal office bearers, i.e. Chairman, Secretary and Treasurer are empowered to execute this Agreement, Power of Attorney, Right of way Agreement and all other documents to be executed in due course of time, incidental to this Agreement.

51] If any of the parties hereto make willful default in carrying out the terms and conditions of this agreement then all disputes and questions of whatsoever nature which arise and touching these presents shall be referred to the Arbitration as per the provisions of the Arbitration and Conciliation Act, 1996 or statute governing the arbitration as may be in force from time to time. The decision of Arbitrator or Umpire shall be final and binding upon all the Parties, subject to amicable settlement of dispute to the satisfaction of both the parties. If the parties are not satisfied with the Arbitration award, then they are free to proceed against another party in the appropriate court of law having Mumbai jurisdiction.

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

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land, admeasuring 2592.00 sq.mtrs. area (3119.70 sq. mtrs before road set back), bearing Survey No. 161 (pt), CTS No. 449B of revenue Village Kanjur, Taluka Kurla, District Mumbai Suburban, together with the structures standing thereon popularly known as "AAREEL TOWER", situated at N.E.S. Marg, Bhandup (West), Mumbai - 400 078.

THE COMMON SEAL OF the WITHINNAMED]
AAREEL TOWER CO-OPERATIVE]
HOUSING SOCIETY LIMITED, the Society]
abovenamed is hereunto affixed pursuant]



Shree Swami Samarth Developers

Partner

[Signatures]



Khawaja Moinuddin Chishti Khawaja
Moinuddin Chishti



Mr. Vaibhav Atmaram Kokate

in the presence of

1. Vijay Jodha
2. Vaibhav Vichare

ofc

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SHREE SWAMI SAMARTH DEVELOPERS

Off. : 101, SHH Residency, Shiva Industrial Estate, Near Tata Power Co. Ltd., Lake Road, Off L. B. S. Marg, Bhandup (W) - 400 078. Tel : 2596 6144 / 45 / 46 (Fax) Email : vskokate@gmail.com, ssbdt12@gmail.com

Date : 17/06/2013

To,
The Chairman/Secretary/Treasurer,
Aareel Tower CHS Ltd,
N.E.S. Marg,
Bhandup (West), Mumbai - 400 078.

Dear Sir,

Sub.: Revised Offer letter for Re-development of Aareel Tower CHS Ltd.
Ref.: Our Meeting with Committee Member of your Society dated 17/06/2013 at 10.00 pm

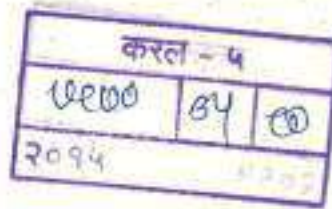
With reference to the above, we wish to list down our revised proposal for re-development of your building viz. AAREEL TOWER CHS. LTD. Our revised proposal is as per our discussion in the meeting is as follows:

- 1) All the 14 1RK holders will be allotted a flat with additional area of 130-135 sq. ft. over the carpet area as per plan sanctioned dated 20/06/1991. (The list of the area to be given to Individual member is given in Annexure 'A').
- 2) All the 42 1BHK flat holders will be allotted a flat with additional area of 145-150 sq. ft. over & above the Carpet area as per sanctioned plan dated 20/06/1991. (The list of the area to be given to Individual member is given in Annexure 'A').
- 3) Existing 11 shop of Aareel Tower CHS Ltd will be allotted an additional area of 60% area over & above the carpet area as per measurement taken on 23/06/2011. (The list of the area to be given to Individual member is given in Annexure 'A').
- 4) The construction of the new proposed building will completed within 36 months from the obtaining of commencement certificate from the Competent Authority.



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5) Aareel Tower CHS Ltd will grant development right of the building to the builder viz. Shree Swami Samarth Developers for development of the above property. Each member will also execute their individual consent with the builder.

6) Existing structure will remain as it is till the new proposed building is constructed in the back side of CTS 449B, the Aareel Tower CHS Ltd. CTS No. 450. There will be no shifting of flat holder during the construction of the new redevelopment building. However the committee member of Aareel Tower CHS Ltd will help the builder to vacate the existing tenants from the plot.

7) Aareel Tower CHS Ltd will also grant a right to way in favour of CTS No. 450 & CTS No. 451 & CTS No. 454 known as "Vrindavan Society". Also the Society will grant the builder an exclusive right to use the way for all the projects to be undertaken by the builder i.e. M/s. Shree Swami Samarth Developers.

8) Deemed Conveyance to be done by Aareel Tower CHS Ltd before 30/06/2013 with the help of Builder i.e. Shree Swami Samarth Developers. All the expenses relating to the deemed conveyance will be borne by the builder.

9) The list of amenities to be provided in the new proposed building is given in Annexure 'B'.

10) The rent, deposit to be paid to shop owner for shifting after the proposed new Re-development building is ready will be decided at that time according to the prevailing rate existing at that time (The new redevelopment building is estimated to be completed within 36 months from obtaining Commencement Certificate & thereafter the builder will obtain Occupation Certificate within one year after completion of building).

11) Each of 56 flat holders will be allotted one parking space free of cost as per the D C Rules in the new Re-developed Building.

12) Method of Documentation & plan for execution of Re-development;

a) The Aareel Tower CHS Ltd will execute a Regd. Re-Development Agreement, Power of Attorney and Right to way Agreement with the Builder.



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b) All the members of the Society will execute a Individual consent with the builder.

c) The builder will not start re-development work at the site till he gets the Deemed Conveyance Certificate from the Competent Authority of Aareel Tower CHS Ltd.

13) Stamp Duty & Registration charges for new flats / shops will be borne by M/s. Shree Swami Samarth Developers. As the Society viz. Aareel Tower CHS Ltd is already a registered society, hence the name will remain the same and only the location of the building will change i.e. the new re-developed building.

14) Aareel Tower CHS Ltd shall appoint one Project Management Consultant (PMC) to observe Re-development project and expenses for the PMC will be borne by M/s. Shree Swami Samarth Developers.

15) For 36 months minor leakages & crack filling work will be done by M/s. Shree Swami Samarth Developers in old building of Aareel Tower CHS Ltd. The period of maintenance will start only after all the documentation with the builder is complete.

16) From Aareel Tower CHS Ltd, any existing members intent to purchase Flat / Shop from saleable area, M/s Shree Swami Samarth Developers will offer 12% discount from existing market value.

17) The Shop Owners will not be allowed to extend their shop over the Chajja area. They will also not be allowed to fix grill or encroach the front area of the shop in any manner.

We request you to kindly send your acceptance letter along with the extract of the resolution passed in Special General Meeting of the society so that we can start the procedure for deemed conveyance. We hope that you will do the needful at the earliest & oblige.

For Shree Swami Samarth Developers

[Signature]
Partner
(Mr. Vaibhav Kokate)



Accepted

For Aareel Tower CHS Ltd

[Signature]
Chairman/Secretary/Treasurer

[Signature]
Recd. *[Signature]*

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ANNEXURE "A"

AAREEL TOWER Co-op Hsg. Society Ltd. National Education School Marg, Bhandup - (W), Mumbai A' Wing				
Sr. No.	Flat No.	Name of the Owner	Area as per Sanctioned Plan	Proposed Area to be given
1	A101	Mr. Laxman Kisan Navale	350	505
2	A102	Mr. Ramiah Dhonu Chawan	376	521
3	A103	Mrs. Lucy Andrade Mr. Romeo Andrade	388	533
4	A104	Mr. Abdul Sattar Abdul Karim	354	499
5	A201	Mr. Vilas Rangnath Kolhapure	360	505
6	A202	Mrs. Shamim Abdul Sattar Tanaj Mr. Adil Abdul Sattar Tanaj	376	521
7	A203	Mrs. T. Princess Saint Mary	388	533
8	A204	Mrs. Fatima mastak Saheb Sheikh	354	499
9	A301	Mr. Dayaram Shukla	360	505
10	A302	Mr. Satyawar Appa Lotke	376	521
11	A303	Mrs. Anjali P. Mohanta	388	533
12	A304	Mrs. Aarti K. Tiwari Mr. Vivek K. Tiwari legal heirs of Mr. K. C. Tiwari	354	499

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AAREEL TOWER Co-op Hsg. Society Ltd. National Education School Marg, Bhandup - (W), Mumbai - 400078 A' Wing				
Sr. No.	Flat No.	Name of the Owner	Area as per Sanctioned Plan	Proposed Area to be given
13	A401	M. Shivprasad Sampat Pal M's. Nirmala Shivprasad Pal	360	506
14	A402	M. Rupesh Pravin Jain Mrs. Lalita Rupesh Jain	376	521
15	A403	Mr. Kapil Hansraj Duggal	388	533
16	A404	Mr. Dharmesh Dayaram Bhanushali Mrs. Pralha D. Bhanushali	354	499
17	A501	Mrs. Sunka Prakash Shetty M. Prakash Raju Shetty	360	505
18	A502	M's. Diptika Dipak Mahadik	376	521
19	A503	M. Mohamad Dawood Tole	388	533
20	A504	Mr. Surendra Singh Rawat	354	499
21	A601	Mr. Vaibhav Vinayak Vichare	360	505
22	A602	Mr. Kailash Chandra Rathi Mrs. Char dra Kanta Rathi	376	521
23	A603	Mr. Bipin Nemmal Shah Mrs. Neeta Bipin Shah	388	533
24	A604	Mr. Ashilashchandra D. Dube	354	499



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AAREEL TOWER Co-op Hsg. Society Ltd. National Education School Marg, Bhandup - (W), Mumbai - 400078 A' Wing				
Sr. No.	Flat No.	Name of the Owner	Area as per Sanctioned	Proposed Area to be
25	A701	Mr. Suchakar Sheeba Gundie Mrs. Narsaba S. Gundie	380	
26	A702	Mr. Khwaja Moinuddin Mohibussab Shahid	375	
27	A703	Mr. Aslam Abdul Sattar Khan	388	535
28	A704	Mr. Harjit Singh Sudan Mrs. Charandeep Kaur Sudan	354	499
		Total	10346	14406



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महाराष्ट्र



APREEL TOWER Co-op Hsg. Society Ltd. National Education School Marg, Bhandup - (W), Mumbai - 400078 Shop 'A' Wing				
Sr. No.	Flat No.	Name of the Owner	Area as per Measurement	Proposed Area to be given
1	A01	Mr. Suresh Waghela		
2	A02	Mr. Ramesh Prem Rajput		
3	A03	Mr. Bhikhubhai Govindobhai Jethva		
4	A04	Mrs. Shanti Kamalakar Indulkar Mr. Kamalakar V. Indulkar	204	
5	A05	Mrs. Lalitha Gopal Poojari Mr. Sujatha Gopal Poojari	90	144
6	A06	Mrs. Shanti Kamalakar Indulkar Mr. Kamalakar V. Indulkar	87	139
		Total	741	1186



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AAREEL TOWER Co-op Hsg. Society Ltd. National Education School Marg, Bhandup - (W), Mumbai - 400078 B' Wing				
Sr. No.	Flat No.	Name of the Owner	Area as per Sanctioned Plan	Proposed Area to be given
1	B101	Mrs. Vijayaben K. Wani Legal heir of Mr. Kiranchandras S. Wani	253	
2	B102	Mrs. Vijayaben K. Wani	258	
3	B103	Mr. Ruby Sebastian	388	
4	B104	Mrs. Margaret J. Rodrigues Mr. Jerome Rodrigues	305	510
5	B201	Mr. Sunit B. Nair	263	393
6	B202	Mrs. Suchika S. Naik Mr. Salim S. Naik	258	388
7	B203	Mr. Seby Johnson	388	530
8	B204	Mr. Pravin Arun Sawant Mr. Arun Achyut Sawant	305	510
9	B301	Mr. Amrupal Hiralal Soni Mr. Kamlesh Hiralal Soni	203	393
10	B302	Mr. Maganlal Venichand Jain	258	388
11	B303	Mr. Vikas Somkanti Kamik	388	533
12	B304	Mr. Lalrason Mishra Mrs. Sushila L. Mishra	305	510



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AAREEL TOWER Co-op Hsg. Society Ltd.				
National Education School Marg, Bhandup - (W), Mumbai - 400078				
B' Wing				
Sr. No.	Flat No.	Name of the Owner	Area as per Sanctioned	Proposed Area to be
13	B401	Mr. Parashuram P. Amare	263	
14	B402	Mr. Sund Vitthal Shinde	258	
15	B403	Mrs. Sushila Lakshan Mehra	388	
16	B404	Mr. Venkatesh Pillai	365	
17	B501	Mr. Ajay Vijay Parab	263	393
18	B502	Mr. Asim Kumar Apurva Kumar Saha	258	388
19	B503	Mr. Mangunath Shivudrappa	388	533
20	B504	Mrs. Shantibai Nemichand Jain	365	510
21	B601	Mr. Tushar Nanji Chheda	263	393
22	B602	Mr. Tushar Nanji Chheda	258	388
23	B603	Mr. Nalin Ganpat Potankar	388	533
24	B604	Mrs. Resha Pramod Shah	365	510
25	B701	Mr. Vijay Vasant Gawade Mrs. Deepali Vijay Gawade	263	393
26	B702	Mr. Kamlesh S. Shinde	258	388
27	B703	Mr. Javed Sikandar Mulani Mrs. Shabli Sikandar Mulani	388	533
28	B704	Mr. Chittaranjan Sinha Mrs. Pushpa C. Sinha	365	510
		Total	8918	12768



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AAREEL TOWER Co-op Hsg. Society Ltd.				
National Education School Marg, Bhandup - (W), Mumbai - 400078				
Shop 'B' Wing				
Sr. No.	Flet No.	Name of the Owner	Area as per Measurement	Proposed Area to be given
1	B01	Mr. Vishal R. Gupta	220	352
2	B02	Mr. Manoj Ramesh Gupta	89	
3	B03	Mr. Lalratan Bishwanath Mishra	210	336
4	B04	Mrs. Veena Vinod Malhotra	121	194
5	B05	Mrs. Veenaben Vasant Galk	165	264
		Total	805	1288



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ANNEXURE 'B'

List of Amenities

1. 3.7 mtrs. Height Decorative Entrance Lobby.
2. Two Stainless Steel Body Elevator of reputed makes. (Johnson / OTIS Make)
3. 100% power backup for common area lightning & Lift.
4. Basement Level & Stilt level Parking as per D C Rules.
5. Granite Kitchen Platform, with S.S. sink (Nirali Make), with platform and glazed tiles dado up to beam level. (Wall Tiles - Johnson or Nitco Make). Modular Kitchen will be provided at extra cost.
6. Designer plumbing with fitting. (plumbing material of ISI Mark & Plumbing fitting - Jaquar /Equivalent Make)
7. Designer railing in balconies upto 3 ft. level. (Sliding Window with powder Coating)
8. Geyser of reputed company.
9. Good quality vitrified flooring. (Vermora / Imported Make)
10. Exhaust fan in Kitchen.
11. Society office on Ground Floor Level. (Area as per D C Rules)
12. Watchman Cabin.
13. Telephone Point in Bed Room & Living Room.
14. T.V. Cable Point in Bed Room, with no regulator for fan.
15. Borewell water provision only in bath Room & Kitchen and for normal use for BMC Connection will be provided.



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16. Modular Electrical fitting in all Rooms with concealed wiring, No Fixtures (Electrical Fitting - Roma /Lexis/Gm Make)
17. Reputed Apex Colour for External Painting. (Nerolac / Shalimar/NITCO)
18. Dhada Finish POP. (Normal POP Ceiling in drawing room)
19. Loft for sintex tank will be provided in common bathroom with for fitting (Sintex Tank - Not provided.).
20. Asian Paint /NITCO OBD in flat with two coat lambi.
21. Terrace with China Chips and wall height upto 3.feet.
22. Gas Pipeline connection for every flat.
23. CC TV Surveillance for common area. (DVR of 8 cameras)
24. Mini Garden as per D C Rules.



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MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
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AAREEL TOWER CO-OP HSG. SOCIETY LTD

(Regn. No. BOM/W-S/HSG./TC/8510 dtd. 29-6-1998)
Near National School, Bhandup (West), Mumbai - 400 078

Minutes of The Special General Meeting:-



The Special General Meeting of the Society was held on Sunday 23/06/2013 at 7.00 pm. The meeting was held at Society Office.

The details of the resolutions passed in the Special General Meeting are as follows;

Agenda No. 1 To appoint Chairman of the Meeting.

Resolution No. 1 Mr. Nitin Patankar was appointed as the Chairman of the Meeting by a common consensus of all the Members present in the Meeting. Thereafter the Chairman took the seat & presided the Meeting for discussion of all the other matters as per agenda of the meeting.

Resolution Proposed By Mr. Surendra Singh Rawat.

Resolution Seconded By Mr. Ramesh Dhonde Chavan.

Passed unanimously

Agenda No. 2 To appoint M/s. Shree Swami Samarth Developers, a registered Partnership Firm, registered under Indian Partnership Act, 1932 and having its office at 101, S.H.H. Residency, Lake Road, Near Tata Power, Bhandup (W) - 400 078 as Developer for the re-development project to be undertaken for the society as per their offer letter dated 10.06.2013.

Resolution No. 2 All the members after discussion & deliberation decided to appoint M/s. Shree Swami Samarth Developers, a registered Partnership Firm, registered under Indian Partnership Act, 1932 and having its office at 101, S.H.H. Residency, Lake

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Meeting No. / सत्र नं.

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION NO. उत्तरा नं.	PRESENT MEMBERS AND RESOLUTIONS हजर समासद व उत्तरा	REMARKS रोल
	Road, Near Tata Power, Bhandup (W) - 400 078 as Developer for the re-development project of the society building. Resolution Proposed By Mr. <u>Parashuram P. Amare</u>. Resolution Seconded By Mr. <u>Surendra S Rawat</u>. Passed unanimously Agenda No. 3 Type of Documentation to be executed by the Society and the Individual members for the re-development project. a) The Aareel Tower CHS Ltd will execute a Regd. Re-Development Agreement, Power of Attorney and Right to way Agreement with the Builder. b) All the members of the Society will execute a Individual consent with the builder. c) The builder will not start actual construction work of re-development project at the site till he gets the Deemed Conveyance Certificate from the Competent Authority in the name of Aareel Tower CHS Ltd. Resolution No. 3 It was unanimously decided by all the members that the above documents will be executed by them in favour of the Builder and it was resolved that Mr. Nitin Patankar (Chairman), Mr. Javed Mulani (Secretary) and Mr. S S Rawat (Treasurer) will be authorized to sign, execute and register development agreement, power of attorney and right to way agreement for & behalf of the society in favour of the Builder. It was also resolved that all the members of the society will sign, execute, notarized individual consent agreement with the builder. It was further resolved that Mr. Nitin Patankar (Chairman), Mr. Javed Mulani (Secretary) and Mr. S S Rawat (Treasurer) will be authorized to sign, execute and register all relevant documents required for Deemed Conveyance for & behalf of the society. And it was clarified to all the members that the	

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सभेचे मिनिट बुक

Meeting No. / सभा नं.

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
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builder will not start any actual construction work till the society gets the Deemed Conveyance Certificate.

Resolution Proposed By Mr. Khawja Moinuddin

Resolution Seconded By Mr. Harjit Singh Sudan

Passed unanimously

Agenda No. 4 To approve all the points mentioned in the offer letter received from the builder dated 10/06/2013. The list of offer is as follows:

1) All the 14 1RK holders will be allotted a flat with additional area of 130-135 sq. fts over the carpet area as per plan sanctioned dated 20/06/1991. (The list of the area to be given to individual member is as per the above offer letter).

2) All the 42 1BHK flat holders will be allotted a flat with additional area of 145-150 sq. fts over & above the Carpet area as per sanctioned plan dated 20/06/1991. (The list of the area to be given to individual member is as per the above offer letter).

3) Existing 11 shop of Aareel Tower CHS Ltd will be allotted an additional area of 60% area over & above the carpet area as per measurement taken on 09/06/2013. (The list of the area to be given to individual member is as per the above offer letter).

4) The construction of the new proposed building will be completed within 36 months from the obtaining of commencement certificate from the Competent Authority.

5) Existing structure will remain as it is till the new proposed building is constructed in the back side of CTS 449B, the Aareel Tower CHS Ltd & on CTS No. 450. There will be no shifting of flat holder during the construction of the new redevelopment building. However the committee member of Aareel Tower CHS Ltd will help the builder to vacate the existing members from the plot.

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Date / तारीख

RESOLUTION NO. दस्तावेज नं.	PRESENT MEMBERS AND RESOLUTIONS हजर समासद व दस्तावेज	REMARKS शेरा
	6) Aareel Tower CHS Ltd will also grant a right to way in favour of CTS No. 450 & CTS No. 451 & CTS No. 454 known as "Vrindavan Society". Also the Society will grant the builder an exclusive right to use the way for all the projects to be undertaken by the builder i.e. M/s. Shree Swami Samarth Developers. 7) The list of amenities to be provided in the new proposed building is as per offer letter. 8) The rent, deposit to be paid to shop owner for shifting after the proposed new Re-development building is ready will be decided at that time according to the prevailing rate existing at that time (The new redevelopment building is estimated to be completed within 36 months from obtaining Commencement Certificate & thereafter the builder will obtain Occupation Certificate within one year after completion of building). 9) Each of 56 flat holders will be allotted one parking space free of cost as per the D C Rules in the new Re-developed Building. 10) Stamp Duty & Registration charges for new flats / shops will be borne by M/s. Shree Swami Samarth Developers. As the Society viz. Aareel Tower CHS Ltd is already is registered society, hence the name will remain the same and only the location of the building will change i.e. the new re-developed building. 11) Aareel Tower CHS Ltd shall appoint one Project Management Consultant (PMC) to observe Re-development project and expenses for the PMC will be borne by M/s. Shree Swami Samarth Developers. 12) If any existing members intent to purchase Flat / Shop from saleable area, M/s Shree Swami Samarth Developers will offer 12% discount from existing market value.	



MEETING MINUTE BOOK

सभेचे मिनट बुक

Meeting No. / सभा नं.

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Date / तारीख		

RESOLUTION NO. उराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व उराव	REMARKS शेरा
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13) The Shop Owners will not be allowed to extend their shop over the Chajja area. They will also not be allowed to fix grill or encroach the front area of the shop in any manner.

Resolution No. 4 The above points offered by the builders were unanimously approved by all the members present in the meeting after long discussion & deliberation. It was resolved that Mr. Nitin Patankar (Chairman), Mr. Javed Mulani (Secretary) and Mr. S S Rawat (Treasurer) are hereby authorized to send a formal acceptance letter to the builder accepting the above terms and on behalf of the society.



Resolution Proposed By Mr. Khwaja Moinuddin M. Sheikh.

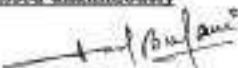
Resolution Seconded By Mr. Ramshuram P. Amare.

Passed unanimously

Agenda No. 5 Any other points to be discussed with the permission of Chairman.

Resolution No. 5 As no other matters came before the Chair. The meeting was dissolved by the Chairman by thanking all the Members present in the meeting.

Passed unanimously


(Shri Javed Mulani)
Secretary


(Shri Nitin Patankar)
Chairman



ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION
NO.

विवरण नं.

PRESENT MEMBERS AND RESOLUTIONS

हजरत सभासद व ठराव

REMARKS

शेरा

Name of the Members:

1) Mr. Laxman Kisan Navale



2) Mr. Ramgadh Chond Chayan

3) Mr. Lucy Andrade

b) Mr. Romeo Andrade

4) Mr. Abdul Sattar Abdul Karim

5) Mr. Vilas Rangnath Kolhapure

6) a) Mrs. Shamim Abdul Sattar Tanaji

b) Mr. Adil Abdul Sattar Tanaji

7) Mrs. T. Princess Saint Mary

3/10/2020

R. D. Chavan

Andrade

Andrade

Shamim

V. Kolhapure

3/1/2021

Tanaji

Princess Saint Mary

MEETING MINUTE BOOK

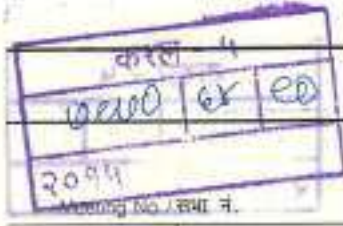
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Meeting No. / सभा नं.

Date / तारीख

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3. RESOLUTION NO. उत्तराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सदस्य व उत्तराव	REMARKS टिप
8)	Mrs. Fatima Mazzeek Saheb Shaikh <i>Fatima</i>	
9)	Mr. Dayarao Shukla <i>दयाराम शुक्ल</i>	
10)	Mr. Satyawar Appa Lotake <i>Satyawar</i>	
11)	Mrs. Anjali P. Mohanta <i>Anjali P. Mohanta</i>	
12)	Mrs. Anurag K. Tiwari Dr. Vivek K. Tiwari - legal heir of Mr. K. C. Tiwari <i>Anurag</i> <i>Vivek</i>	
13)	a) Mr. Shivprasad Sampat Pal <i>Shivprasad</i>	
	b) Mrs. Nirmala Shivprasad Pal <i>NIRMALA</i>	
14)	a) Mr. Rupesh Pravin Jain <i>Rupesh</i>	
	b) Mrs. Lalita Rupesh Jain <i>Lalita</i>	
15)	Mr. Kapil Hanaraj Duggal <i>Kapil</i>	



ANNUAL / SPECIAL GENERAL

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Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS नोंद
16) a) Mr. Dharmesh Dayaram Bhanushali	धर्मेश दि. भागुशाळी	
b) Mrs. Prebha D. Bhanushali	Prebha	
c) Mr. Sunita Prakash Shetty	Sunita	
d) Mr. Pralazh Raju Shetty	PRS	
18) Mrs. Diptika Dipak Mahadik	दीपिका दि. महादिक	
19) Mr. Mahmood Dawood Tole	M.D.Tole	
20) Mr. Surendra Singh Rawat	S.R.	
21) Mr. Vaibhav Vinayak Vichare	V.V.	
22) a) Mr. Kailash Chandra Rathi		
b) Mrs. Chandra Kanta Rathi		



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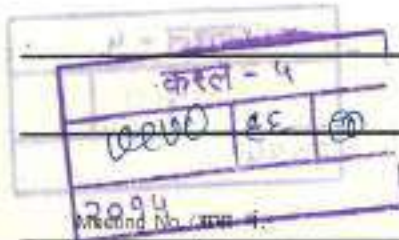
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RESOLUTION NO. तराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर समासद व तराव	REMARKS रोस
23) a) Mr. Bipin Nemmal Shah	Shah Bipin	
b) Mrs. Neeta Bipin Shah	Neeta Shah	
24) Mr. Abhilaashchandra D. Dube		
25) a) Mr. Sudhakar Shetiba Gundile		
b) Mrs. Narsabai S. Gundile		
26) Mr. Khwaja Motuuddin Mehbubshah Shaikh		
27) Mr. Aslam Abdul Sattar Khisan		
28) a) Mr. Harjit Singh Sudan		
b) Mrs. Charandeep Kaur Sudan		
29) Mrs. Vijayaben K. Wani, legal heir of Mr. Kiranchandra S. Wani		



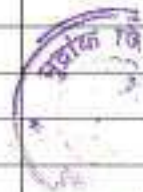


ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION NO. उत्तराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व उत्तराव	REMARKS शेरा
30) Mrs. Vijayaben K. Wani		
31) Mrs. Ruby Sebastian		
32) a) Mrs. Margaret J. Rodrigues		
b) Mr. Jerome Rodrigues	<i>Rodrigues</i>	
33) Mr. Sunil B. Nair	<i>Nair</i>	
34) a) Mrs. Suchita S. Naik	<i>Suchita S. Naik</i>	
b) Mr. Salim S. Naik	<i>Salim Naik</i>	
35) Mr. Seby Johnson	<i>Seby</i>	
36) a) Mr. Pravin Arun Sawant	<i>Sawant</i>	
b) Mr. Arun Achyut Sawant	<i>Arun Sawant</i>	



MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

Date / तारीख

करल - ५		
०९/०९	२५	६०
२०१५		

RESOLUTION NO. उत्तराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व उत्तराव	REMARKS शेरा
37)	Mr. Amrutlal Hirala Soni	<i>Amrutlal H. Soni</i>
38)	Mr. Maganlal Venichand Jain	<i>मगनलाल जैन</i>
39)	Mr. Vilas Somkant Karnik	<i>V. Karnik</i>
40)	a) Mr. Lalratan Mishra	
	b) Mrs. Suahila L. Mishra	
41)	Mr. Parashuram P. Amare	<i>Amare</i>
42)	Mr. Sunil Vitthal Shinde	<i>S. Shinde</i>
43)	Mrs. Sushila Lalratan Mishra	
44)	Mr. Venkatesh Pillai	<i>P. Pillai</i>

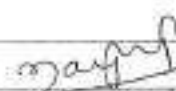
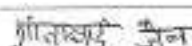
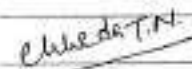
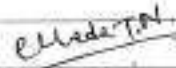
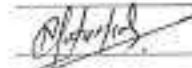


करल - ५		
02/03/20	10	10
2. Existing No. / समा नं.		

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION NO. तरल्य नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व तरल्य	REMARKS हेरा
45) Mr. Ajay Vijay Parab		
46) Mr. Asim Kumar Apurva Kumar Saha		
47) Mr. Manjunath Shiwudrappa		
48) Mr. Nemichand Gornaji Jain		
49) Mrs. Shantibai Nemichand Jain		
50) Mr. Tushar Nanji Chheda		
51) Mr. Tushar Nanji Chheda		
52) Mr. Nitin Ganpat Patankar		
53) Mrs. Reena Pramod Shah		
54) a) Mr. Vijay Vasant Gawade		



MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

Date / तारीख

कडल - ५		
००००	०१	००
२०१५		

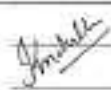
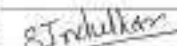
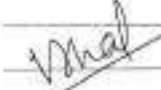
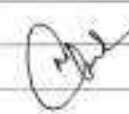
S ⁿ	RESOLUTION NO ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
		b) Mrs. Deepali Vijay Gawade	D.V. Gawade
	54)	Mr. Kamlesh S. Shinde	K. Shinde
	55)	a) Mr. Javed Sikandar Mulani	J. Mulani
		b) Mr. Shaif Sikandar Mulani	S. Mulani
	56)	a) Mr. Chittaranjan Sinha	C. Sinha
		b) Mrs. Pushpa C. Sinha	P. Sinha
	57)	Mr. Suresh Waghela (Shop)	Suresh W.C.
	58)	Mr. Ramesh Prem Rajput (Shop)	
	59)	Mr. Savji Govindbhai Jethwa (Shop)	S. G. Jethwa
	60)	a) Mrs. Shanti Kamulakar Indulkar (Shop)	S. Indulkar



ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर समासद व ठराव	REMARKS शेरा
	60] a) Mr. Kamalakar V. Indulkar 	 
	b) Mrs. Lalitha Gopal Poojari (shop)	 
	c) Mr. Sujatha Gopal Poojari	 
	62] a) Mrs. Shanti Kamalakar Indulkar (shop)	 
	b) Mr. Kamalakar V. Indulkar	 
	63] Mr. Vishal R. Gupta (shop)	 
	64] Mr. Manoj Ramesh Gupta (shop)	 
	65] Mr. Lalratan Bishwanath Mishra (shop)	
	66] Mrs. Veena Vinod Malhotra (shop)	
	67] Mrs. Veenaben Vasant Gala (shop)	

286

संस्कृत-भा.भा. — न.भा. न.भा.

इसलिए मैंने



મુજીબ હિતિપિક
મહારાજ ધુળપ્પન અધિકારી
મુલક

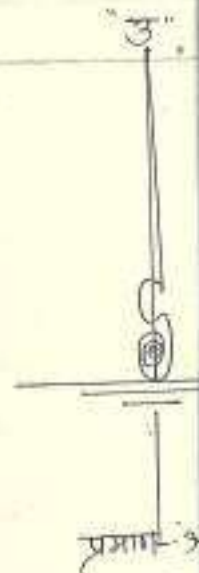
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२०१५		



कमल - ५ म कुल	
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२०५५	



कार्ड - 4		
वेवो	रु	६०
२०१५		



- सिप-सहस्रक, गकाराग, खकाग, गारिची
- गंवर गछहेली कागिख गंकराग्रे ग्याग.
- १) वरपची वरपक पुनविशोधनाची वेळी कागिख गंवर गछहेली कागिख गंकराग्रे ग्याग.
 - २) वरपची वरपक पुनविशोधनाची वेळी कागिख गंवर गछहेली कागिख गंकराग्रे ग्याग.
 - ३) वरपची वरपक पुनविशोधनाची वेळी कागिख गंवर गछहेली कागिख गंकराग्रे ग्याग.

वडी वेल्पाची तारीख १५/०५/१५ एतून मुल्यः

मकळत एवंगर तारीख १५/०५/१५ मकळीचे मुल्यः ४६५०/-

वित्ताची तारीख १५/०५/१५ मकळीचे मुल्यः ४६५०/-

मकळत एवंगर तारीख १५/०५/१५ मकळीचे मुल्यः ४६५०/-

वित्ताची तारीख १५/०५/१५ मकळीचे मुल्यः ४६५०/-

मकळत एवंगर तारीख १५/०५/१५ मकळीचे मुल्यः ४६५०/-

वित्ताची तारीख १५/०५/१५ मकळीचे मुल्यः ४६५०/-

-: सौदणीचे प्रमाणपत्र

वेबो	७५	७७
२०१५		

प्रमाणपत्र - सी ओ एम / १७७५२३/सहाकारी/८८५

संख्या-७५७८१९

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

परिष्कारित को-ऑपरेटिव्ह सोसायटीच्या

का. ६६ सो. सो. सो. - (१) मुंबई-४०



१) या सोसायटीच्या राज्य सहकारी संस्थावे अर्जावर (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ११ (१) अन्वये

संस्थापित झालेली आहे.

२) या सोसायटीच्या अधिनियमाच्या कलम १२ (१) अन्वये राज्य सहकारी संस्थावे नियम, १९६१ मधील नियम

अन्वये संस्थेचे वर्गीकरण गुणवत्ता-१ तसे

सोसायटीच्या उप-वर्गीकरण ग्रेड १ तसे वर्गीकरण गुणवत्ता-१ तसे



सही

मुद्रा

२०१५
२०१२

True Copy
The Registrar
ADJUDICATE HIGH COURT
OFF. ११२०
Bhandup Ind. Estate,
Pamulim Compound,
C.B.D. Marg, Bhandup (W),
Mumbai - 400 078.

करल-जका		
७६४०	७६	८०
२०७५	५१०१	



करल - ५	
वेब	वेब
2094	



Shree Swami Samarth Developers

[Signature]

Partner



[Signature]
Signature

[Signature]

करल - ५		
७७७७	७८	७९
२०१५		



गणराज्य के राष्ट्रपति के कार्यालय

काल - 4		
10000	68	60
2094		

काल - 4		
10000	68	60
2094		



DESCRIPTION OF PROPOSAL & PROPERTY

RD F-15 Part 108 adjoining CTS No. 480 & 481 & 482
 CTS No. 480 & 481 & 482, Adjoining CTS No. 480
 Adjoining CTS No. 480, 481 & 482

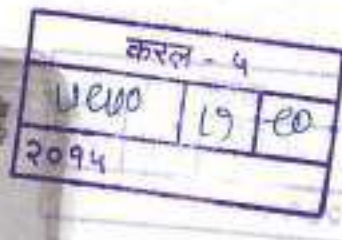
SIGNATURE & ADDRESS OF ARCHITECT

DESIGN
C / e s i

THE ARCHITECT
 10000, 68, 60
 2094

(ARCHITECT'S SIGNATURE & SEAL)

NO.	NAME	DESIGN	SCALE	DATE
1				



Khuraf
Self Attested
(साक्षात्कृत)



Khuraf
Self Attested
(साक्षात्कृत)



करल - ५		
१६५०	१२	००
२०१५		





Signature

Self Attested
(साक्षात्कृत)



करल ५		
७८७०	(४)	२०
२०१५		७७७५



बतावता नोट
(पत्रिका)

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AAREL TOWER CO. OF HSG SOCIETY
LIMITED
28/06/2020
PAN/SAAR/17310

करल - 4		
View	14	00
2094		
PP05		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PATANKAR NITIN GANPAT
GANPAT SALA PATANKAR
27/01/1976
PAN/PP9837K

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SURRENDRASINGH SAWAT
BALASINGH RAWAT
18/06/1980
PAN/PP4450B

Self Attested
(साक्षात्कृत)

Self Attested
(साक्षात्कृत)



M - 12345		
पं.सं. - 4		
VEVO	CE	CO
2094		



(पं.सं.सं.)

(पं.सं.सं.)

करल - ५		
७९७०	८६	९०
२०१५		

५००८		
५ - १०/१२		



Summary-2(दस्तावेजों का नाम - 2)



27/11/2015 12:50:11 PM

दस्तावेजों का नाम-2

करल-5

दस्तावेज संख्या:7970/2015

दस्तावेज संख्या:7970/2015

करल - 4

दस्तावेज प्रकार :- विवरण

क्र.सं.	पक्षधारक के नाम व पता	पक्षधारक प्रकार	प्रमाणित	अंतर्भावित दस्ता
1	नाम:वेसांत श्री. सावित्री देवेंद्रराव शिंदे भाविदार श्री. विमल देवेंद्रराव शिंदे पता:अफिम-नं.101, श्री. हरिहर रेसिडेंसी, विहा इन्डियन इस्टेट, बांद्रा पश्चिम, लोक रोड, ऑफ. एन.डी.एम. मार्ग, महाराष्ट्र, मुंबई. MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:ABTFS1268G	विमल देवेंद्रराव शिंदे वय: -46 स्वाधरी-		
2	नाम:एरिअल टॉवर को. ऑफ. हाउसिंग सोसायटी लिमिटेड पता:प्लॉट नं. अफिम, माळा नं. , इमारतीचे नाम: एरिअल टॉवर, ब्लॉक नं. बांद्रा पश्चिम, लोक रोड नं. एन.डी.एम. मार्ग, महाराष्ट्र, मुंबई. पिन नंबर:AABAA1789Q	विमल देवेंद्रराव शिंदे वय: -39 स्वाधरी-		
3	नाम:एरिअल टॉवर को. ऑफ. हाउसिंग सोसायटी लिमिटेड पता:प्लॉट नं. अफिम, माळा नं. , इमारतीचे नाम: एरिअल टॉवर, ब्लॉक नं. बांद्रा पश्चिम, लोक रोड नं. एन.डी.एम. मार्ग, महाराष्ट्र, मुंबई. पिन नंबर:AABAA1789Q	विमल देवेंद्रराव शिंदे वय: -39 स्वाधरी-		
4	नाम:एरिअल टॉवर को. ऑफ. हाउसिंग सोसायटी लिमिटेड पता:प्लॉट नं. अफिम, माळा नं. , इमारतीचे नाम: एरिअल टॉवर, ब्लॉक नं. बांद्रा पश्चिम, लोक रोड नं. एन.डी.एम. मार्ग, महाराष्ट्र, मुंबई. पिन नंबर:AABAA1789Q	विमल देवेंद्रराव शिंदे वय: -46 स्वाधरी-		

परील दस्तावेज करल देवेंद्रराव शिंदे विवरणकारांना या दस्ता ऐवज करल दिलाचे नमूद करतात.
शिक्का क्र.3 की तारीख:27 / 11 / 2015 12: 46 : 42 PM

अंशक:

आवृत्ति दस्त असे निवेदीय करतात की ते दस्ताऐवज करल देवा-पक्षां आवृत्ति: अंशक, व त्यांची अंशक पटविताने

क्र.सं.	पक्षधारक के नाम व पता	पक्षधारक प्रकार	प्रमाणित	अंतर्भावित दस्ता
1	नाम:वसांतश्री. सावित्री देवेंद्रराव शिंदे भाविदार श्री. विमल देवेंद्रराव शिंदे पता:ए-702, एरिअल टॉवर, बांद्रा पश्चिम, मुंबई पिन नंबर:400078	विमल देवेंद्रराव शिंदे वय: -46 स्वाधरी-		
2	नाम:वसांतश्री. विमल देवेंद्रराव शिंदे पता:ए-702, एरिअल टॉवर, बांद्रा पश्चिम, मुंबई पिन नंबर:400078	विमल देवेंद्रराव शिंदे वय: -33 स्वाधरी-		



शिक्का क्र.4 की तारीख:27 / 11 / 2015 12 : 47 : 17 PM

शिक्का क्र.5 की तारीख:27 / 11 / 2015 12 : 47 : 38 PM मंडळी पुस्तक 1 मध्ये

सह-मुख्यमंडळी

कुर्ला-4 (वर्ग-2) Payment Details.

कॉपी-४ (अनुरोधित)
आवेदन प्रारंभिक



प्रमाणित प्रतिकावली वीरि फी वी प्रमाणित
हस्ताक्षर
कॉपी-४ / २०१५
प्रमाणित प्रतिकावली वीरि फी वी प्रमाणित
हस्ताक्षर
कॉपी-४ / २०१५
प्रमाणित प्रतिकावली वीरि फी वी प्रमाणित
हस्ताक्षर
कॉपी-४ / २०१५

कॉपी-४	२०१५
२०१५	२०१५

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7970/2015

Document Number
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MH004918701201516M

Summary I (GoshwamiBag-1)

सुक्रवार, 23 जनवरी 2016 1:54 म.म.

रजिस्ट्रार ऑफिस

रजिस्ट्रार

रजि. क्रमांक: 740/2016

रजि. क्रमांक: 740/2016

आवेदन शुल्क: ₹. 1,47,70,000/-

मोबिलिटी: ₹. 00/-

आवेदन शुल्क शुल्क: ₹. 7,30,000/-

डु. नि. गड. डु. नि. गड. 23 जनवरी 2016

रज. क्र. 740 रज. नि. 22-01-2016

रीसी 2385 म.म. वा. इतर सेवा.

रजि. क्र. 740

रजि. क्र. 740/2016

नोटिफिकेशन क्र. 2385 म.म. वा. इतर सेवा. रजि. क्र. 740 रज. नि. 22-01-2016

रीसी क्र.

₹. 30000.00

रजि. क्र. 740

₹. 35800.00

पुस्तकी संख्या: 175

रजि. क्र. 740

रजि. क्र. 740

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9. नाक:मैट्रिक्स वैमस मेनेजमेंट प्रा. लिमिटेड सर्वे संचालक
 श्री. वेतन शाह
 पता:प्रादि मे: अश्विन नं. 702, काला मे: .. इमरालदीने
 नाक: मेनकोन मेमस, अश्विन मे: मुमुंड पश्चिम, रोड नं.
 मुमुंड कोरेवक लिंक रोड, महाराष्ट्र, मुम्बई.
 पैन नंबर:AAFDM3516R

मातृका देवता
 वय - 55
 पेशावर:



बहीन इमरालदीन बहन देवता तपाकवीन विकसनकारणाका या बहन देवता बहन विधाने कलुष करतात.

अवेकष:-

घातिल इवम अवे तिगेवीन करतात की ते इमरालदीन बहन देवता-बाला अवेकषा, अवेकषात, व त्यांची अवेकषा करविताने

अनु. 1. पक्षकाराचे नाव व पता

छायाचित्र

अवेकषाचा ठसा

1. नाक:विजय. बाळक
 वय:38
 पता:महारा
 पिन कोड:400081

महाराष्ट्र
 महाराष्ट्र



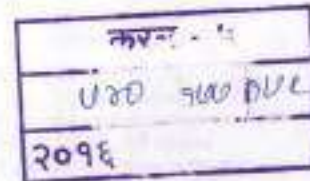
2. नाक:वीरम के. बलदे
 वय:28
 पता:मुमुंड पश्चिम, मुम्बई
 पिन कोड:400086



घातिल पक्षकाराची कडुची उपलब्ध नाही.

अनु. 2. पक्षकाराचे नाव व पता

1. श्री.प्रतापसिंह शृंगी वल्लभदास व श्री.हिरण्यसिंह शृंगी वल्लभदास तर्फे द. मु. मंगल :श्री. आदित्य प्रतापसिंह
 707, 1, मल्लेश्वरी सेक्टर, 18, छलमिया इस्टेट, मुमुंड पश्चिम, .. मुमुंड इव रोड, MAHARASHTRA, MUMBAI.
 Non-Government.
 ASKPK0642C



सह. दुष्पन निवेदन

कुर्ता - 4 (वर्ग-2) EPayment Details.

1. Epayment Number
 MH006533618201516E

Defacement Number
 0003823855201516

740/2016

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ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
AKXPM4795M
बसतबुजार पुणेगोम (उद्धर)
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
AEDPT8529A
मेट्रिक्स वेस्ट मॅनेजमेंट प्रा. लिमिटेड तर्फे संचालक: पी. वेन्स शाह
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: सेन्ट्रॉन सेंटर, ब्लॉक नं. मुमुंठ पश्चिम, रोड नं. मुमुंठ कोरेगाव जिक रोड, महाराष्ट्र, मुम्बई.
NAFCN3516R

आवृत्ती पत्रावरील कसोटी उपपत्र आहे



सं. पत्रावरील नाव व पत्ता
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मोहनी श्री क्लासी इन्फर्न डेव्हलपर्स प्रा. लि. संचालक: अश्वराम कोकोटे
ऑफिस नं. 101, , पी डी हार डेव्हलपर्स, बिल्डर इन्स्टिट्यूट ईस्ट, मांजूर पश्चिम, लेक रोड, डॉ. एन. बी. एस. मार्ग, मोहनी इन्फर्न, एमआर, MAHARASHTRA, MUMBAI, Non-Government.
ABTFS1268G
अश्वराम कोकोटे वींगी रोडशाह तर्फे कु. मु. पी. राजा बाबुलाला मनेडिया
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
AKCPG5851D
अश्वराम कोकोटे वींगी रोडशाह तर्फे कु. मु. पी. राजा बाबुलाला मनेडिया
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
AAEPT3982G
अश्वराम कोकोटे वींगी रोडशाह तर्फे कु. मु. पी. राजा बाबुलाला मनेडिया
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
AELRT1138E
अश्वराम कोकोटे वींगी रोडशाह तर्फे कु. मु. पी. राजा बाबुलाला मनेडिया
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
AELPT1128D
अश्वराम कोकोटे वींगी रोडशाह तर्फे कु. मु. पी. राजा बाबुलाला मनेडिया
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
ANTPR3523K
राजा बाबुलाला मनेडिया
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
AKXPM4795M
बसतबुजार पुणेगोम (उद्धर)
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: परमेश्वरी सेंटर, ब्लॉक नं. 18, डालमिया ईस्ट, मुमुंठ पश्चिम, रोड नं. , महाराष्ट्र, मुम्बई.
AEDPT8529A
मेट्रिक्स वेस्ट मॅनेजमेंट प्रा. लिमिटेड तर्फे संचालक: पी. वेन्स शाह
ऑफिस नं. 707, माळा नं. , इमारतीचे नाव: सेन्ट्रॉन सेंटर, ब्लॉक नं. मुमुंठ पश्चिम, रोड नं. मुमुंठ कोरेगाव जिक रोड, महाराष्ट्र, मुम्बई.
NAFCN3516R

दिनांक 4 जी वेळ: 28 / 01 / 2016 12 : 24 : 10 PM

दिनांक 5 जी वेळ: 28 / 01 / 2016 12

सह. दुष्कर्म निबंधक

मुला - 4 (वर्ग-2) EPayment Details



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करल - 4/ 1080 2096
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नोंदला
दिनांक: 24/9 /2096

सह. दुष्कर्म निबंधक, मुला - 4
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स. Epayment Number
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