बस्ल - ८/
94604 80 24
2022

b. In the event any income tax/ capital gains tax is payable by the Society/ the Members by virtue of this Agreement at any time in future, the Society and/or the Members shall be liable to pay/ shall pay the same and the developer shall not be liable to pay the same.

c. Goods And Services Tax (GST), if any, payable in respect of the grant of development rights by the Society to the Developer, shall be borne and paid by the Developer alone. However if any tax or GST payable in future on Permanent Alternate Accommodation Agreement, (PAAA) the same shall be borne and paid by the concern Member only as a capital gain to the Member.

56. This Agreement shall be governed in accordance with the laws of India and all or any dispute arising during the continuation of this Development Agreement and/or interpretation and/or enforcement of any of the terms and conditions hereof, shall be subject to the exclusively jurisdiction of the Courts of Mumbai. The parties agree that they shall in good faith work towards the implementation of this Agreement and any dispute arising out of or in relation to this Agreement shall be first attempted to be resolved amicably by mutual negotiations, failing which such dispute shall be referred to Arbitration of a sole arbitrator to be conducted in accordance with the Arbitration and Conciliation Act, 1996 & rules thereunder as amended from time to time. The place of arbitration shall be Mumbai and language of Arbitration shall be English. Arbitrator shall be appointed by consent of both the parties.

57. it is expressly agreed by and between the parties hereto that any suit, application and/or any other legal proceeding with regard to any matter, claims, differences and for disputes arising out of this Agreement shall be filed and referred to the courts at Mumbai for the purpose of jurisdiction.

58. All notices, letter, communications etc. required to be served by the parties hereto under this agreement shall be in writing and shall be deemed to be properly, sufficiently and effectually if dispatched by hand delivery, or registered post acknowledgement due or by email to the other Party.

Address of the Developer:

M/s. Om Sai Developer & Promoter

101, Shivprasad CHS Ltd, Kurar Village,

Malad east, Mumbai-400097.

Email address : osdp.infra@gmail.com

बरल - ८/		
७५४७५	८१	८५
२०२२		

Address of Society :

NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED,
Atmaram Mhatre road, Dahisar (west),
Mumbai- 400068.
Email address: neelamchs1985@gmail.com

59. The parties herein declare that they are having proper and sufficient power to enter into this agreement and to this agreement has been in accordance with resolutions passed in the each other/s meetings under the statute applicable.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land admeasuring about 681.26 Sq.mtrs or thereabouts out of C.T.S. No.743 A, Village Dahisar with the benefit of Road set back as per Present Policy amended up to date, in the revenue village Dahisar, Taluka Borivali along with the building known as NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at Atmaram Mhatre road, Dahisar (west), Mumbai - 400068 thereon assessed to municipal taxes under `R'- north Ward of Municipal Corporation of Greater Mumbai.

Photo Left Hand Signature Thumb

The Common Seal of the within)
Named "Society" **NEELAM CO-OPERATIVE**)
HOUSING SOCIETY LTD)
is hereto affixed Pursuant to Resolution passed by)
the Managing Committee on 07th August 2022)



Hasmukh H. Gada

1. MR. HASMUKH HIRJI GADA
   The Chairman,



2. MR. AJIT .D. JAIN
   The Secretary,



3. Ms. Sarika .S. Redij
   The Treasurer
   (Associate member to flat Nos.102 as per Resolution Dated 27th August 2021)

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI

बरल - ८/
९५६७५ | ८२ | ८५

4. MR. SUNIL GIRDHARLAL SHAH
The Committee Member

5. MR. PRAVIN BHAGWAN PAWAR
The Committee Member

6. MR. KIRAN BHIMSI SHAH
The Committee Member

7. MRS. SHAMIKA VAGASKAR
The Committee Member

in the presence of

1. MR. ARVIND .K. DHOTRE
The Member

2. MR. DINESHCHANDRA .J. UPADHYAY
The Member

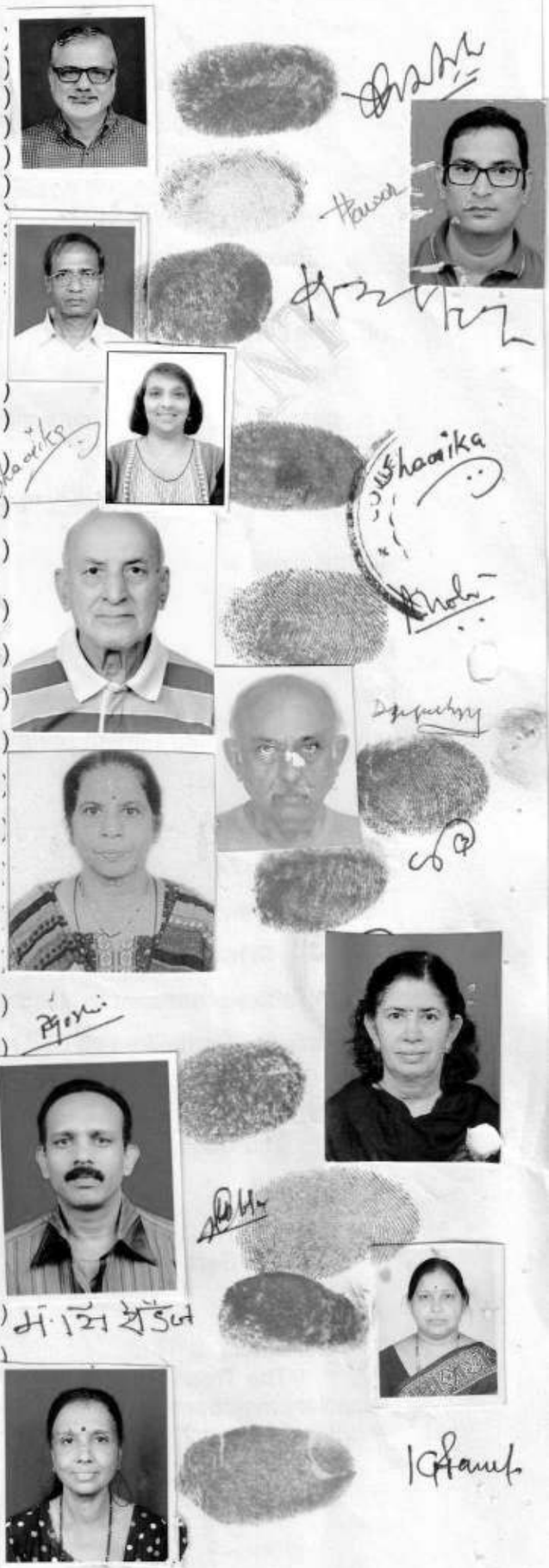
3. MRS. SHUBHRA .D BHONDWALKAR
The Member

4. MISS. ROHINI .R. JOSHI
The Member

5. MR. MANGESH CHAPHE
The Member

6. MRS. MANGAL .S. REDIJ
The Member

7. MRS. KALIKA N. RAUT
The Member





बरम - ८/
१५८७ ८३ ८५
२०२२

8 MR. HASMUKH HIRJI GADA
The Member



9. MR. MILAN P. GANATRA
& MR .ASHWIN P. GANATRA
The Member





10. MR. PRASHANT .M. JOSHI
The Member



11. MRS. SAPNA S. PUJARI
The Member



12 MR. KIRAN BHIMSI SHAH
The Member



13. MR. SUNIL GIRDHARLAL SHAH
The Member



14. MRS. AKSHATA .S. KARPE
The Member



15 MR. AJIT D. JAIN
& MRS. LALITA D. JAIN
The Member





16. MR. MURLIDHAR SONA PATIL
The Member



17. MR. PRAMOD R. GAJMAL
The Member



THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 8 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ८/
९५६७५ | ४८ | ८५

18. MR. PRAVIN BHAGWAN PAWAR
The Member



19.. MRS. SHAMIKA VAGASKAR
The Member



20. MR. PRAMOD M. SURVASE
The Member



SIGNED AND DELIVERED by the

within named "Developers"

OM SAI DEVELOPERS & PROMOTERS

through its Authorized Partner

1.Shri Deepak B Dodiya
Partner.

2..Shri Ajay P. Shukla
Partner.





in the presence of

1.

2.









MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202210111419267 D.P. Rev. dt. Refer Inward Number: R/N/2022/111419273 Payment Dated 04/10/2022

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. SANDIP NAMDEO SHEKHAR
134, I Wing, Raj Arcade, Opp. D-Mart, Mahavir Nagar, Kandivali (W), Mumbai.

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 743 of DAHISAR Village situated in R/N Ward, Mumbai.

Ref : Application u/no. R/N/2022/111419273 Payment Challan No. DP34202210111419267 Dated 04/10/2022 certifying payment of charges made under Receipt no. 18200052433 Dated 04/10/2022

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	743	
Village	DAHISAR	
Development Plan 2034 referred to Ward	R/N	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EOS1.4(Play Ground) and EE1.2(Primary & Secondary School)	
Whether a listed Heritage building/ site:	~~Yes~~ / No	
Whether situated in a Heritage Precinct:	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	~~Yes~~ / No	
Whether a listed archaeological site (ASI):	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	~~Yes~~ / No	

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202210111419267/DP/R/N

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmeed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

DP 2034 Remarks

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.83 meters far) has 150 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. null, 0.00 meters far) has invert level 31.00 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 31.60 meters and maximum 32.20 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):
Land bearing C.T.S. No.(s) 743 of Village DAHISAR in R/N ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 9.10mts. i.e. (30.0' approx.) wide Godawari Mhatre rd marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):
Land bearing C.T.S. No.(s) 743 of Village DAHISAR in R/N ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 9mts. i.e. (30.0' approx.) wide DHAISAR GAONTHAN RD marked in violet colour on the RL plan submitted by you.

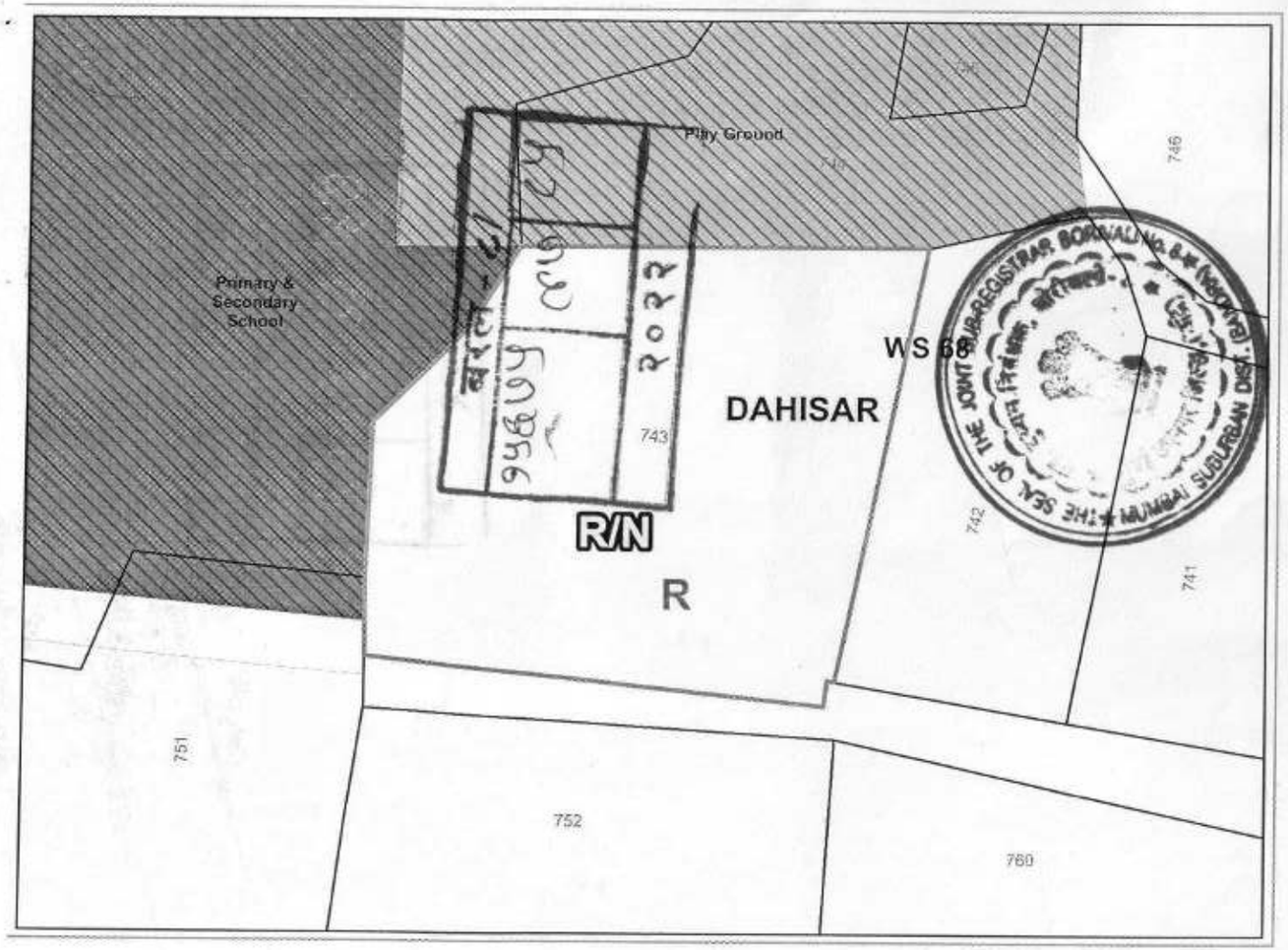
Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 8 MUMBAI SUBURBAN DIST. (BANDRA)

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202210111419267/DP/R/N



BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 743 of DAHISAR Village in R/N Ward



LOCATION PLAN

Scale 1:4000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

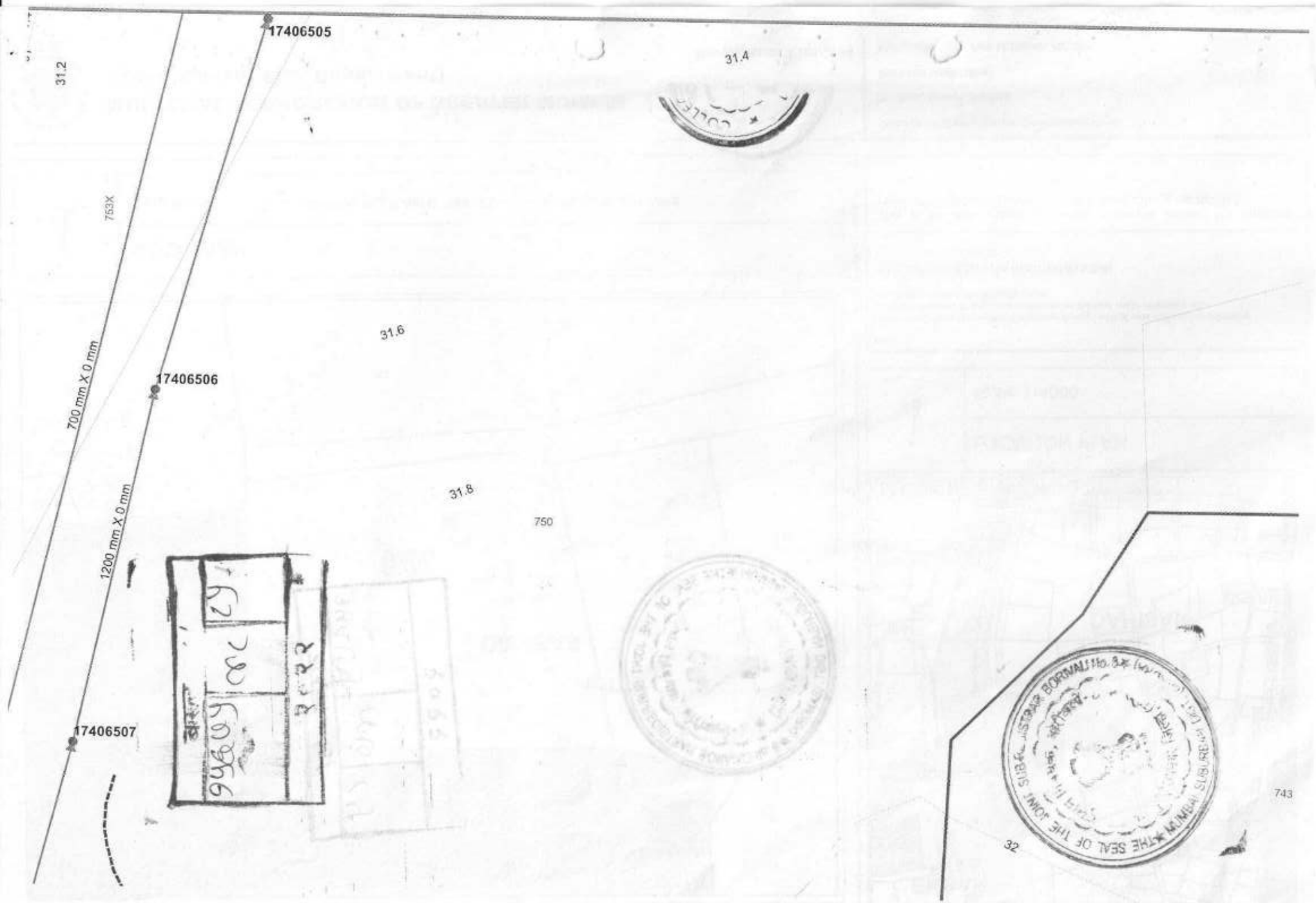
CHE/DP34202210111419267/DP/WS/R/N

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/N Ward. Dated: 04/10/2022

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika[illegible], Fort, MUMBAI - 400 001.


17406505
31.4
31.2
753X
700 mm X 0 mm
31.6
17406506
1200 mm X 0 mm
31.8
750
17406507
743
32

महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 91146023509

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

91146023509

गाव/पेठ : दहिसर

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

जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
७४३/अ			६८१.२६	सी	-

सुविधाधिकार :

हक्काचा मूळ धारक : H

वर्ष : १९६७ [श्री. कृष्णराव माणिकराव पाठारे]

पट्टेदार :

इतर भार :

इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
22/03/1974	मा.उ.जि.अधि.मु.उ.जि.अंधेरी यांचेकडील क्र.ए.डी.सी./एल.एन.डी. सी./७७ दि.१५.२.७४ प्रमाणे सुधारित बि.डे. सारा नॉद घेतली सारा र.रु.५९.९० दि.१/८/७१ पासून			फेरफार क्रं. २२३ प्रमाणे सही- 22/03/1974 न.भू.अ.बोरीवली
16/03/1979	[illegible] खरेदीखत दजवाब प्रमाणे नॉदकेली.	1979	H [वसंत गणिक पठारे]	सही- 16/03/1979 न.भू.अ. बोरीवली
14/01/2016	मा.जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म.राज्य) पुणे यांचेकडील परीप्रत्रक क्र.सा.मु.क्र.१८/अक्षरी नॉद /२०१५ , पुणे दिनांक १६/०२/२०१५ व न.भू.अ.बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरी एक हजार एकशे आकरा पुर्णांक सात दशांश क्षेत्राची नॉद केली.			फेरफार क्रं. १३०७ प्रमाणे सही- 14/01/2016 न.भू.अ.बोरीवली
31/07/2017	सह दुयम निबंधक बोरीवली -५ मु.उ.जि.यांचेकडील नॉदणीकृत अभिहस्तांतरण पत्रा क्र-बरल-५ /३४८५/२०१७ नॉदणी दि.२९/३/२०१७ व सुची क्र.२ अन्वये कैवल्य को-ऑप.हौ.सोसा.लि.यांचे ४३०.४४ चौ.मि.क्षेत्रापुरते नाव दाखल केले.		H [कैवल्य को ऑप हौ सोसा लि ४३०.४४ चौ.मि.क्षेत्रापुरते]	फेरफार क्रं. १४७६ प्रमाणे सही- 31/07/2017 न.भू.अ.बोरीवली
17/12/2019	सह दुयम निबंधक बोरीवली -८ यांचेकडील नॉदणीकृत दस्तान्वये धारकातर्फे राजेंद्र वीर सक्षम प्राधिकारी तथा जिल्हा उपनिबंधक सहकारी संस्था-४ मुंबई यांनी ६८१.२६ चौ.मि. खरेदी दिल्याने खरेदीने घेणार यांचे नाव दाखल	सह दु.नि.बोरीवली 8 6982/2019 01/01/1900	H निलम को ऑप हौ सोसा लि चौमि पुरते	फेरफार क्रं. १६७० प्रमाणे सही- 17/12/2019 न.भू.अ. बोरीवली
09/02/2021	मा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेश क्र.सी/कार्या-७४/पो.वि./एस.आर.वी.५८३ दि.२८/०९/२०२० अन्वये पोटविभाजन मो.र.न.८३३/२० व इकडिल आदेश दि.९/२/२०२१ अन्वये न.भू.क्र.७४३ चे एकूण क्षेत्र १११९.७ चौ.मि.मधून ४३०.४४ चौ.मि.क्षेत्र वजा करुन त्यांची नविन स्वंतत्र न.भू.क्र.७४३/ब अशी नविन मिळकत पत्रिका उघडून त्यावर मुळ मिळकत पत्रिकेप्रमाणे धारक व सत्ता प्रकार दाखल केला व न.भू.क.७४३ चे शिल्लक क्षेत्र ६८१.२६ चौ.मि.कायम करुन त्यास ७४३/अ असा शोज बदल केला अक्षरी क्षेत्र सहाशे एक्क्याऐंशी पुर्णांक सव्वीस शंतराश मात्र नमुद केले			फेरफार क्रं. १७४० प्रमाणे सही- 09/02/2021 न.भू.अ.बोरीवली