

पावती क्र. 4973 दिनांक: 16/03/2023

पावतीचे नाव: इम्तारिया

दस्तावेजाचा अनुक्रमांक: बंदर 18-4597-2023

दस्तावेजाचा प्रकार: डेव्हलपमेंट ऑफीस

मादर काळाच्या नाव: सिडी सुप्रीम बिल्डर्स एवढली वॉफे भागीदार कवींद्र रविनाथ शाह

लॉटसी की

₹. 30000.00

इसत हावाळणी की

₹. 4800.00

गुडोनी सेक्टर: 240

एकूण:

₹. 34800.00

आपणाम मुद्रा देण, भवनेत दि. 9/3/2023 अंदाजे

9:29 AM हा कलेस मिलेन.

Joint S.R. Andheri-T

सह. दुष्यम निर्मलक, अधेरी क्र. 9
मुंबई उपनगर जिल्हा

वापरास मुद्रा: ₹. 87399000/-

मोबिलिटी ₹. 85452000/-

मरसेल मुद्रांक शुल्क: ₹. 4369950/-

1) देवघाता प्रकार: DHC मूद्रा: ₹. 2000/-

सीडी/अनविभाग ऑफर क्रमांक: 1603202300081 दिनांक: 16/03/2023

अधिके नाव व पत्ता:

2) देवघाता प्रकार: DHC मूद्रा: ₹. 2000/-

सीडी/अनविभाग ऑफर क्रमांक: 1603202300089 दिनांक: 16/03/2023

अधिके नाव व पत्ता:

3) देवघाता प्रकार: DHC मूद्रा: ₹. 8000/-

सीडी/अनविभाग ऑफर क्रमांक: 1603202300090 दिनांक: 16/03/2023

अधिके नाव व पत्ता:

4) देवघाता प्रकार: eChallan मूद्रा: ₹. 30000/-

सीडी/अनविभाग ऑफर क्रमांक: MH016848053202223E दिनांक: 16/03/2023

अधिके नाव व पत्ता:

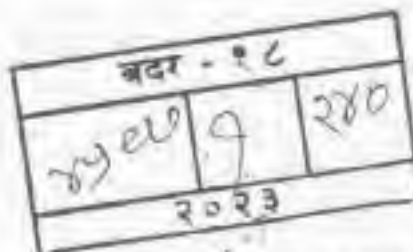
Shale

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 23/03/2023



GRN	MH016848053202223E	BARCODE								Date	16/03/2023-00:18:38			Form ID				
Department Inspector General Of Registration									Payer Details									
Registration Fee									TAX ID / TAN (If Any)									
Type of Payment Ordinary Collections IGR									PAN No.(if Applicable)									
Officer Name BDR18 _JT SUB REGISTRAR ANDHERI 7									Full Name				SIDDHI SUPREME BUILDCON LLP					
Location MUMBAI									Flat/Block No.				MANHAR CHS LTD					
Year 2023-2023 One Time									Premises/Bldg									
Account Head Details							Amount In Rs.		Road/Street				NATWAR NAGAR ROAD NO 1 JOGESHWARI EAST					
0030063301 Amount of Tax							50000.00		Area/Locality				MUNBAI					
									Town/City/District									
									Pin				4000080					
									Remarks (If Any)									
									SecondPartyName=MANHAR CHS LTD-CA=0-Marketval=0									
									Amount In				Thirty Thousand Rupees Only					
Total							30,000.00		Words									
Payment Details BANK OF BARODA									FOR USE IN RECEIVING BANK									
Cheque/DD Details									Bank CIN		Ref. No.		U2003942023031800154				1327645881	
Cheque/DD No									Bank Date		RBI Date		16/03/2023-00:19:41				Not Verified with RBI	
Name of Bank									Bank Branch				BANK OF BARODA					
Name of Branch									Scroll No. , Date				Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only; Not valid for unregistered document.
सदर चालन केवल मुख्य निवासी कार्यालय में दर्ज करवाया जाना है। नोंदणी न करवाया गया दस्तावेजी सार चालन मान्य नहीं।





बदर - १८		
येव	२	२४०
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Department ID: _____ Mobile No: _____ 8992252511

Sr. No.	Ref. No.	Defacement No.	Defacement Date	Issued	Defacement Amount
1	1897	0008067154292221	16/01/2025-05.14.07	IGR505	3000.00
Total Defacement Amount					30,000.00



Page 11

बदर - १८		
Page	3	Print Date
२०२३		



बदल - २८		
४५६७	४	२०
२०२३		



D H C
Document Handling Charges

Department of Registration & Stamps

Receipt of Document Handling Charges

PRN 1603202300089

Receipt Date 20/03/2023

Received from SUPREME BUILDCON LLP, Mobile number 9022766611, an amount of Rs. 2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4597 dated 16/03/2023 at the Sub Registrar office Joint S.R. Andheri-7 of the District Mumbai Sub-urban District.

DEFAID

₹ 2000

DEFAID

Payment Details

Bank Name BARB

Payment Date 16/03/2023

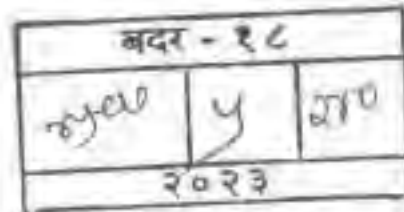
Bank CIN 10004152023031600085

REF No. 1344577577

Deface No 1603202300089D

Deface Date 16/03/2023

This is computer generated receipt, hence no signature is required



बदर - १८		
४५६	६	२७०
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D H C
Document Handling Charges
(Inspector - Assistant Civil Registrar Office & Assistant)

Receipt of Document Handling Charges

PRN 1603202300061

Receipt Date 20/03/2023

Received from SIDDHI SUPREME, Mobile number 9022786611, an amount of Rs 2000/- towards Document Handling Charges for the Document to be registered on Document No. 4597 dated 16/03/2023 at the Sub Registrar office Joint S.R Andheri 2 of the District Mumbai Sub-urban District.

OFFACED

₹ 2000

DEFALED

Payment Details

Bank Name: BARB

Payment Date 16/03/2023

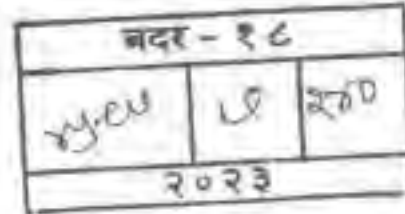
Bank CIN 10004152023031600057

REF No. 1344577244

Deface No 1603202300061D

Deface Date 16/03/2023

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





ਕਾਨਸਟੇਬਲ - ਡੀ. ਟੀ.		
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D H C
Document Handling Charges

(Accepted by Government of Maharashtra)

Receipt of Document Handling Charges

PRN 1603202300090

Receipt Date 20/03/2023

Received from SIDDHI SUPREME BUILDCON LLP, Mobile number 9022766811, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 4597 dated 16/03/2023 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District



Payment Details

Bank Name BARB

Payment Date 16/03/2023

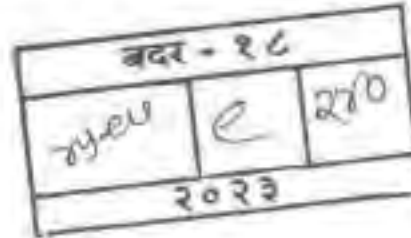
Bank CIN 10004152023031600087

REF No. 1344577580

Deface No. 1603202300090D

Deface Date 16/03/2023

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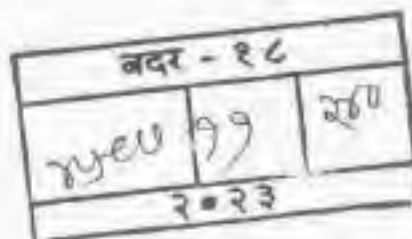


बदर - २८		
२५६०	१०	२५०
२०२३		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1603202300090	Date 16/03/2023
Received from SIDDHI SUPREME BUILDCON LLP, Mobile number 9022766611, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name BARB	Date 16/03/2023
Bank CIN 10004152023031600087	REF No. 1344577500
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1603202300089	Date 16/03/2023
Received from SUPREME BUILDCON LLP, Mobile number 9022766611, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name BARB	Date 16/03/2023
Bank CIN 10004152023031600085	REF No. 1344577577
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1603202300061	Date 16/03/2023
Received from SIDDHI SUPREME, Mobile number 9022766611, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name BARB	Date 16/03/2023
Bank CIN 10004152023031600057	REF No. 1344577244
This is computer generated receipt, hence no signature is required.	



बंदर - १८		
येव	१२	२१०
२०२३		



मुद्रांक जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांदे कुर्ली संकुल, वांदे- पूर्व, मुंबई - 400 051.

दुरध्वनी : 022 26591894

ईमेल : corb.andheri@mahasahakarboard.gov.in

जा.क्र.अभि./अंतिम आदेश/ 1077/23

दिनांक - 14 MAR 2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/141/2023 अन्वये Siddhi Supreme Buildcon LLP यांनी दिनांक 27/02/2023 रोजी Development Agreement चा संश्लेष अभिनिर्णयाकरीता सादर केलेला आहे. सदर संश्लेषामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of Execution	Unexecuted Dated
Type of Document	Development Agreement
The Society	Manhar Co-op. Hsg. Soc. Ltd.
The Developers	Siddhi Supreme Buildcon LLP
The Members	Sachin Tanaji Jadhav & Others
Detail of the Property	
Village	Ismalla
C.T.S No.	CTS No.66, 66/1 to 4
Plot Area	905.70 Sq. Mtrs
Members	16 Residential Members 1 Shop Member
Rate per sq. mtr.	
Zone 2022-23	52/247, Ismalla
Land Rate	Rs. 65,850/-
Flat Rate	Rs. 1,51,520/-
Const. Cost	Rs. 30,250/-
Completion Period	36 Months + 06 Grace period
D. P. Remark	Ch.E./DP34202302111447805 K/E/2023/113447807 - 24/02/2023



बदर - १८

१३ २०२३

अभिनिर्णयाकरीता सादर केलेला दस्त हा Development Agreement या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society), सोसायटी सभासद हे विकासक (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तात Schedule नुसार 905.70 चौ.मी. असे नमूद केले आहे. सदरचा दस्त हा सोसायटी, सभासद व विकासक या तीन पक्षांकरा यांचे मध्ये झालेला आहे.

सदर दस्ताचे अवलोकन केले असता, असे दिसून येते की, सोसायटीच्या इमारतीमध्ये 17 (16 Residential Members + 1 Shop Member) सभासद असलेली "Manhar Co-op. Soc. Ltd." नावाची इमारत मोठकळीस आल्याने तसेच सदर मिळकतीमध्ये 17 (16 Residential Members + 1 Shop Member) सभासद व सोसायटीने विकासक यांच्या सोबत इमारतीच्या पुर्नबांधणीच्या अनुषंगाने

करावयाच्या विकासा संबंधी विकास करारनामा (Development Agreement) केल्याचे दिगून वेले. प्रस्तुत विकास करारनामानुसार एकूण 17 (16 Residential Members + 1 Shop Member) सभासदांच्या ताब्यातील Plot मध्ये नमूद केल्याप्रमाणे रहिवासी सोसायटी सभासदांच्या ताब्यातील मूळ क्षेत्र 8993.95 चौ.फुट कारपेट म्हणजेच 1003.04 चौ.मी. विल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहिवासी सभासदांना मूळ कारपेट क्षेत्रावर 30% वाढीव बांधकाम रहिवासी वापराच्या सभासदांना नविन इमारतीमध्ये देत आहेत. 11692.00 चौ.फुट रेश कारपेट म्हणजेच 1195.29 चौ.मी. विल्टअप नविन इमारतीमध्ये देणेत येत आहे. तसेच दुकानधारक सोसायटी सभासदांच्या ताब्यातील मूळ क्षेत्र 125.5 चौ.फुट कारपेट म्हणजेच 14.00 चौ.मी. विल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहिवासी सभासदांना मूळ कारपेट क्षेत्रावर 30% वाढीव बांधकाम दुकानधारक सोसायटी सभासदांना नविन इमारतीमध्ये देत आहेत. 163.15 चौ.फुट रेश कारपेट म्हणजेच 16.68 चौ.मी. विल्टअप नविन इमारतीमध्ये देणेत येत आहे. या शिवाय दस्तात मध्ये नमूद केल्यानुसार दुकानधारक व रहिवासी सभासदांना Rent, Hardship Compensation, Shifting Charges, Brokerage, कार पाकिंग विकासक सभासदांस देणार आहे. सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. प्रकरणात मूळ सोसायटी रहिवासी सभासदांना, दुकानधारक सभासदांना त्यांचे ताब्यातील मूळ कारपेट देण्यात येणारे क्षेत्र हे वाढीव क्षेत्र 35 टक्के देय फॅजिबल क्षेत्रा पेक्षा कमी असल्याने देय फॅजिबल वाढीव क्षेत्रावर मार्गदर्शक सुचना क्रं 21 मधील अट क्र (अ) (X) लागू होत नाही. सदर मिळकतीस दस्तात नमूद केल्यानुसार 18.30 मी. रुंदीचे विकास रस्ता उपलब्ध होत असल्याने सदर मिळकत क्षेत्रात Additional FSI 0.50 व Admissible TDR 0.90 असा एकूण 1 रीड विड्य टि.डी.आर अनुज्ञेय होत आहे म्हणजेच सदर मिळकत क्षेत्रात 35 टक्के देय फॅजिबल FSI सहीत 3.24 वाटई निर्देशांक अनुज्ञेय होत आहे मार्गदर्शक सुचना क्रं.21 (ब)(x) नुसार फॅजिबल प्रिमियम 0.50 टक्के विचारात घेण्यात येत आहे.

सदर दस्तात नमूद केल्याप्रमाणे बांधून द्यावयाचे क्षेत्र विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 905.70 चौ. मी. क्षेत्र विचारात घेण्यात येत आहे.



Development Agreement (Compliance Period: 36 Months + 06 Months Grace Period)					
	Land	Plot	Office	Shop	Land Cost
Plot - Ismafi	65,850	1,51,520		1,89,400	30,150
Net Plot area	905.70	squ.mtrs			
बंदर - २८					
Existing area (as per list)		9119.45	1017.04		
No. of Flat Member	16	8993.95	1003.04		
No. of Shop Member	1	125.5	14.00		
२०२३					
New Area Additional 30% (RERA) (as per list)		11855.28	1211.97		
Plot Members	16	11692.13	1195.29		

July

बदर - १८		
२५६६	१५	२५००
२०२३		

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला रक्कम रु. 8,54,52,000/- हे बाजारमुल्य रक्कम रु. 8,73,99,000/- पेक्षा कमी असल्याने जास्तीच्या बाजारमुल्य रक्कम रु. 8,73,99,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

बाजारमुल्य रक्कम (रु.)	अनुच्छेद	देय मु.शु (रु.)
रु. 8,73,99,000/-	5 (p-a) (5%)	43,69,950/-

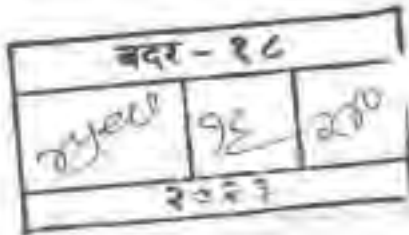
अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5 (p-a)(5%) नुसार मुद्रांक शुल्क रु. 43,69,950/- देय असल्याबाबत जा.क्र.अभि/आदेश/1058/2023 दिनांक. 13/03/2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविता पक्षकार यांनी केला असल्याने दिनांक. 14/03/2023 रोजी विरूपित केलेल्या चलन क्र. MH016729972202223E वरून दिवस येत असल्याने दिनांक. 13/03/2023 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकारांचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी वी जरी घातल्याकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.
- एकूण पाने 1 ते 142 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(डॉ. जयश्री कटारे)

मुद्रांक जिल्हाधिकारी, अंधेरी.

पति	Siddhi Supreme Buldcon. LLP
पत्ता	117, Esquare Subhash Road, Vile Parle (East) Mumbai - 400057.
पत्र	सह दुय्यम निर्बंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7





CHALLAN
MTR Form Number-6



GRN	MH0187239722622238	BARCODE	Date		14/03/2023-11:19:43	Form ID
Department			Inspector General of Registration			
Non-Judicial Stamp			Payer Details			
Type of Payment			Duty on Doc Voluntarily brought for attestation SoS			
Office Name			Full Name		SIDDHI SUPREME BUILDING LLP	
Location			Flat/Block No.			
Year			Premises/Building			
Account Head Details			Road/Street			
Amount in Rs.			Area/Locality			
1000050891 Amount of Tax			Town/City/District			
4369950.00			PIN			
Remarks (If Any)			ACJ / 1100900 / 141 / 2023			
Amount in			Forty Three Lakh Sixty Nine Thousand Nine Hundred			
4369950.00			Words			
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF BARODA			Cheque/DD Details			
Cheque/DD No.			Bank C/N		Ref. No.	
Name of Bank			Bank Date		RBI Date	
Name of Branch			Bank Branch		BANK OF BARODA	
Serial No. , Date			Not Verified with Serial			

Department ID:

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

Mobile No: 9022702811

चलान पत्राचे वरून दुरुपत्र निलंबित कारवाईसाठी नोंदणी प्रत्येकाच्या दफ्तारासाठी लागू आहे. नोंदणी व कारवाईसाठी दफ्तारातील खोर खोल लागू आहे.

Challan Defacement Details

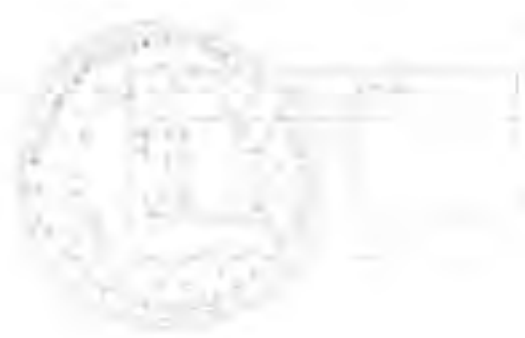
Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1		1000050891	14/03/2023-15:27:34	IGR240	4369950.00
Total Defacement Amount					4369950.00



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Plot Area - 905 Sq. mtrs

MVRS-873990001-

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Certificate of the Joint Sub Registrar, Mumbai, under the Bombay Stamp Act, 1938.

Office of the
Collector of Stamps
Case No. A4/1402900/14/2023
Date 27/02/2023

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Received from Shri. Sushil Supreme Builders LLP

Stamp duty of Rs. 1,36,995/-
Forty Three Lakh Sixty Nine Thousand Nine Hundred Fifty only.
vide challan No. 1402900/14/2023
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1938 that the full duty
of Rs. 1,36,995/- Forty Three Lakh Sixty Nine Thousand Fifty only
with which this instrument is chargeable has
been paid vide article No. 51325.1
of schedule.

This certificate is subject to the provisions
of section 23-A of Bombay Stamp Act, 1938.
Place: Mumbai

14 MAR 2023

Collector of Stamps

GRN- MH016729972202223E

Ref- 00083347/2202223

Date- 14/02/2023

THIS DEVELOPMENT AGREEMENT ("this Agreement") made at

Mumbai this 16th day of MARCH

Thousand Twenty Three

BETWEEN

MANHAR CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Housing Society having PAN No. AAAAM2937R, registered under the Maharashtra Co-operative Societies Act, 1960 (Mah. XXIV of 1961), bearing Registration No. BOM/(W-KE)/HSG(TC)/2042/85-86, having its registered office at Plot No.33, Natwar Nagar, Road No.1, Hindu Friends Society, Jogeshwari (East), Mumbai- 400 060, through the members of the Managing Committee (1) **ASHA NARENDRA MUNI**, the Chairman (2) **JAGDISH UMAKANT SAMANT**, the Secretary and (3) **RAJVEER VIRCHAND DHARAMSHI**, the Treasurer duly authorized by the Special General Body Meeting of, the Society vide

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its resolution dated 28th April, 2022 hereinafter referred to as the **"SOCIETY"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Society its, Present Office bearers and their respective successors) of the **FIRST PART**, (1a) **SACHIN TANAJI JADHAV**, having PAN No.ADJ6828K and (1b) **SUVARNA SACHIN JADHAV**, having PAN No.AJJP19258J, both residing in Flat No.1, on ground floor ^{through PAN Sushheel Mundra} (2a) **NISHA SUSHEEL MUNDRA**, having PAN No.AKVPM5216B and (2b) **ARVINDA SUSHIL MUNDRA**, having PAN No.ANRPM7962M, both residing in Flat No.2, on ground floor, (3a) **NARENDRA RAMNIKLAL MUNI** having PAN No.AABPM7609L, and (3b) **ASHA NARENDRA MUNI**, having PAN No.AAAPV9099C, both residing in Flat No.3, on ground floor, (4) **NISHA SUSHEEL MUNDRA**, having PAN No. AKVPM5216B residing in Flat No.4 on ground floor, ^{through PAN Sushheel N Mundra}

~~PRADIP CHANDRANATH NAYAK, having PAN No. AAAPV9099C, both residing in Flat No.5, on ground floor, (5) NISHA SUSHEEL MUNDRA, having PAN No. AKVPM5216B residing in Flat No.6 on ground floor, (6) MAHIMA BHARAT MERCHANT,~~

(6) **MAHIMA BHARAT MERCHANT**, PAN No.AAAPM6876G, residing in Flat No.11, on first floor,

(7) **BHARAT RAMESH MERCHANT**, having PAN No.AADPM7122N, residing in Flat No.12, on first floor, (8a) **RAJVEER VIRCHAND DHARAMSHI**, having PAN No.ADXPD3818K, and (8b) **VIJAYRANI VIRCHAND DHARAMSHI** having PAN No.

AJMPD0803D, both residing in Flat No.13, on first floor, (9a) **SMITA VINOD NAIK**, having PAN No.ACFTN8666E and (9b) **VINOD MAHOMAR NAIK**, having PAN No.ABKPN9019R, both residing in Flat No.14, on first floor, (10a) **MILIND RAJARAM REDKAR**, having PAN No.ACVPR1435R (10b) **VAISHALI MILIND REDKAR**, having PAN No.AKXPK6189M, both residing in Flat No.21, on second floor, (11a) **ARVIND VINAYAK PARANJPE**, having PAN No.AKTPP4993L, (11b) **UMA ANAND PARANJPE**, having ~~xxxxxx~~ through her Constituted Attorney **ARVIND PARANJPE**, both residing in Flat No.22, on second floor. (12) **CHANDRAMOHAN SINGH MANMOHANSINGH HAJARI**, having PAN No.AATPH4577Q, residing in Flat No.23, on

SMITA VINOD NAIK, having PAN No.ACFTN8666E and (9b)

VINOD MAHOMAR NAIK, having PAN No.ABKPN9019R, both residing in Flat No.14, on first floor, (10a) **MILIND RAJARAM**

REDKAR, having PAN No.ACVPR1435R (10b) **VAISHALI MILIND**

REDKAR, having PAN No.AKXPK6189M, both residing in Flat

No.21, on second floor, (11a) **ARVIND VINAYAK PARANJPE**,

having PAN No.AKTPP4993L, (11b) **UMA ANAND PARANJPE**,

having ~~xxxxxx~~ through her Constituted

Attorney **ARVIND PARANJPE**, both residing in Flat No.22, on

second floor. (12) **CHANDRAMOHAN SINGH MANMOHANSINGH**

HAJARI, having PAN No.AATPH4577Q, residing in Flat No.23, on



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Handwritten signatures and notes at the bottom of the page, including 'Rajaram', 'Shree', 'Aparna J. Samant', and others.

second floor, **(13a) RAJESH MANMOHANSINGH HAJARI**, having PAN No.AAZPH4367E and **(13b) ANJU RAJESH HAJARI**, having PAN No.ABHPH0306C, both residing in Flat No.24, on second floor, **(14a) NILESH JAGANNATH SAWANT**, having PAN No.APYPS2790A and **(14b) JANHAVI NILESH SAWANT**, having PAN No.ADUPS6956J, both residing in Flat No.31, on third floor, **(15) MRINALINI SHIRISH BHOSLE**, having PAN No.AJPPP4834P, residing in Flat No.32, on third floor, **(16a) SHAILENDRA VENKATRAMAN RAJA**, having PAN No.ABNPR5176L and **(16b) KOMALADEVI SHAILENDRA RAJA**, having PAN No.APIPK6014M, both residing in Flat No. 33, on third floor, **(17a) APARNA JAGDISH SAMANT**, having PAN No.AAKPS9238A and **(17b) JAGDISH UMAKANT SAMANT**, having PAN No.AIMPS4204L, both residing in Flat No.34, on third floor, all having their respective Flats and Office in the building known as Manbar Apartments, Flat No.33, Natwar Nagar, Road No.1, Hindu Friends Society, Sector 10, Gurgaon, Haryana.

No.33, Natwar Nagar, Road No.1, Hindu Friends Society,
Jogeshwari (East), Mumbai- 400 060, hereinafter referred to as

"MEMBERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include

their respective heirs executors and administrators,

SECOND PART AND SIDDHI SUPREME BUILDCON LLP, a limited liability partnership

liability partnership firm, registered under the provisions of the Limited Liability Partnership Act, 2008, having PAN No.

AEFS5097N having its registered office at 117, Esplanade, Subhash Road, Vile Parle (East), Mumbai-400 057 through its Designated

Partners (1) KAVINDRA RATILAL SHAH, aged 52 years, having PAN No.AAGPS5665M and (2) PRAKASH RATILAL SHAH, aged

48 years, having **PAN No.AMYP55732M**, hereinafter referred to as the **"DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said LLP and their respective heirs, executors administrators and assigns) of the **THIRD PART**.

THIRD PART

WHEREAS:

- (a) The Hindu Friends Co-operative Housing Society Limited (hereinafter referred to as the said **"Parent Society"**) is the owner and as such the owner is entitled to all that piece and parcel of land situate, lying and being at Natwar Nagar Road No.1, Hindu Friends Society, Jogeshwari (East), Mumbai- 400 060, bearing Plot No.33 corresponding C.T.S. No.66, 66/1 to 4 of Village Ismailia and admeasuring 905.70 sq. meters or thereabouts (hereinafter referred to as the said **'Land'**).
- (b) The Society is the Lessee and seized and possessed of and/or otherwise well and sufficiently entitled to the said Land together with the ownership rights of the building known as **"MANHAR APARTMENTS"** (hereinafter referred to as **"the said Existing Building"**) (The said Land and the said Building are collectively hereinafter referred to as **"the said Property"**) and the said Property is more particularly described in the Schedule hereunder written and the said Land is more particularly shown in **Red** colour wash on the plan annexed hereto as the **"ANNEXURE - 1"**.



(6) The Society vide its letter dated 18th May, 2022 formally accepted the said revised offer dated 24th January, 2022 of Siddhi Solitaire LLP, the Group company of the Developers herein for the redevelopment of the said Property and further informed the Siddhi Solitaire LLP, the Group company of the Developers herein that at the Special General Meeting of the Society held on 28th April, 2022 all the present members of the Society unanimously resolved that the Siddhi Solitaire LLP, the Group company of the Developers herein, to be appointed as the developer for redevelopment of the said Property in the manner therein contained. The photocopy of the said letter dated 18th May, 2022 is annexed hereto as **"ANNEXURE-4"**

(p) In the circumstances herein above, the Society has agreed to grant full and complete development rights in favour of the Developers herein being the group company of the Siddhi Solitaire LLP, the Group Company of the Developers herein up on the terms and conditions hereinafter appearing.



in compliance of the Circular dated 3rd January, 2009 issued by the Government of Maharashtra under Section 79A of the Maharashtra Co-operative Society Act, 1960 (the short **MCA 1960**) the Society had applied to the Registrar of

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Co-operative Housing Societies for appointment of an authorized officer to attend the Special General Body Meeting of the Society for selection of the Developer. In

response thereto Virbhaval Jadhav Authorised Officer from the Office of the Dy. Registrar of Co-operative Societies "K" East Ward Mumbai was deputed to witness the proceedings of the Special General Body Meeting.

(r) Accordingly, Special General Body Meeting was held on 26th January, 2023 under the supervision of the said Virbhagat

(r) Accordingly, Special General Body Meeting was held on 26th January, 2023 under the supervision of the said Virbhagat

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed, declared and confirmed by and between the Parties hereto as follows:-

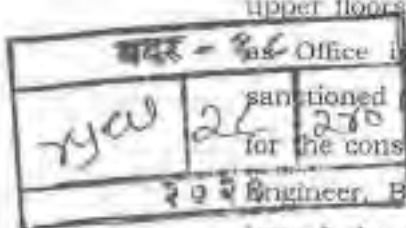
1. DECLARATIONS BY THE SOCIETY:-

The Society declares that:-

- 1.1** the Society is the Lessee and seized and possessed off and/or otherwise well and sufficiently entitled to all that piece and parcel of land situate, lying and being at Natwar Nagar, Road No.1, Hindu Friends Society, Jogeshwari (East), Mumbai- 400 060, bearing Plot No.33 corresponding C.T.S. No.66, 66/1 to 4 of Village Ismailia and admeasuring 905.70 sq. meters or thereabouts (hereinafter referred to as the said 'LAND') together with the ownership rights Building known as "Manihar Apartments" (hereinafter referred to as "**the said Building**") (The said Land and the said Building are collectively hereinafter referred to as "**the said Property**") and more particularly described in the Schedule hereunder written.



- 1.2** the said Existing Building consists of Ground plus Three upper floors having 17 Flats out of which one Flat is used as Office is constructed on the said Land as per the sanctioned plan and all the F.S.I of the said Land is utilized for the construction of the said Building and the Executive Engineer, Building Proposal (Zone W.S) H & K of BMC issued the Completion Certificate on 28th May, 1985 in respect of the said Building.



- 1.3** as per the Deed of Assignment dated 26th June, 1998 duly registered with the Sub-Registrar of Assurance at Mumbai under Serial No.BBJ-2313 of 1998, the Society is entitled to the portion of the said Land bearing Plot No.33

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1.8 the Society has not entered into any agreement or arrangement for the re-development or otherwise in respect of the said Property with any person or persons.

along with their respective existing area and shares are also mentioned in the "Annexure-2" annexed herein and the Members are absolutely and exclusively entitled to the right, title and interest in his/her/their respective existing Flats and Office in the said Building and the each Members'

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dealing with the said Property or entering into this Agreement.

1.15 the Society has not granted any right of way or easement or license or any other right to any person over the said Property and that no such right has become effective by prescription or otherwise.

1.16 all rates, taxes, assessments, duties, etc. payable by the Society in respect of the said Property have been paid up to date hereof by the Society and Society shall pay further till the date of handing over the vacant and peaceful possession of the said Property to the Developers.

1.17 the Society is absolutely entitled to enter into this Agreement and in future shall not do any act, whereby the right of the Developers created herein may prejudice or affect or terminate the development rights granted hereby in favour of the Developers provided however that the Society and the Developers may by mutual consent and by an agreement in writing, decide to terminate this Agreement. However, it is expressly clarified that under no

circumstances shall the Society be entitled to unilaterally terminate this Agreement, however in विद्वेष of Developers not handed over the Entitlement of the Members within the stipulated time herein mentioned and the grace period for the completion of the said New Building subject to the force majeure, then in such event the Society shall give the notice specifying the breaches and the Developers shall within 90 days from the date of the receipt of such notice comply with the breach and further it is made very clear that under no circumstances, the Society shall affect the rights of the Prospective Purchasers of the Entitlement of the Developers and without affecting the rights of the Prospective Purchasers the Society may after completion of



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the notice period opt to take the decision for taking over the said Project but Society and shall not terminate this Agreement on any ground whatsoever.

1.18 the Society has not in any way made any commitment to anyone for allowing the right to use FSI and/or by way of TDR-FSI, Fungible FSI and benefit of the set back FSI or any other FSI in any form or in any name whatsoever for constructing the New Building on the said Property.

1.19 except the Members, whose names appear in Annexure- 2 herein there are no other Members having any interest in the Flats/Office and the Shares or any part thereof.

1.20 no notice has been issued for acquisition or requisition of the Member's Flats/ Office and/or shares as set out in Annexure-2 herein or any part thereof, as per the records of the Society.



REPRESENTATIONS BY MEMBERS OF THE SOCIETY.

The Members do and each of them doth hereby declare in respect of his/her/ their respective flat/Office/shares in the Society that:

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The Member/s is/are the absolute legal and beneficial owners of his/her/their respective Flat/Office/ shares of the Society as set out in the Annexure-2 annexed herein and has/have a clear and marketable title free from all encumbrances, mortgages and litigations and further no notice has been issued for acquisition or requisition of the Members' respective flat/Office/shares nor any attachment or prohibitory order is issued by any statutory authority or court prohibiting or attaching either before or after judgment or under Income-tax Act, Wealth Tax Act or any other statute nor the Members has/have given any

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no Members have obtained any loans and/or advances from any person or persons, banks, financial institutions or any other third party by mortgaging his/her/ their shares and/or respective flat/Office/ shares, as set out in the Annexure-2 annexed herein, and/or against collateral security thereof. In the event any Members has/have so obtained loans and/or advances from any person or persons, banks, financial institutions or any other third party such Member shall be required to procure required NOC from the Mortgagor within the stipulated time for vacating their respective Flats/Office as mentioned in **clause 6.3** hereinafter mentioned.

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Sunil Singhania

Sunil Joshi

- 3.3** the Developers are financially and technically competent to carry out and complete the redevelopment of the said Property of the Society within time stipulated and mutually agreed.
- 3.4** the Developers will provide to each member the Residential Flat free of costs an additional 30% area (including the fungible area and door jambs area) on existing Flat/Office carpet area in lieu of the existing carpet area as may be approved under the DCPR 2034. It is made very clear that the Member using the Flat as an Office will be provided with Residential Flat with the same additional area as other Flat Member including monthly compensation etc., as herein mentioned and no other additional benefit will be provided under any circumstances whatsoever.



- 3.5 the Developers undertake that under no circumstances the Members and the Society have to contribute any amount (i) for any purchase of TDR, (ii) Premium for Plumbable for the saleable component and (iii) construction costs of the New Building till the Developers obtain certificate of the New Building to be constructed on the said Property.

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- 3.6 the present offer is given by the Developers on the basis of the master document in which area is mentioned and in case any changed in policy or circular or modification of rules by the government, the Parent Society or any other concerned authorities affecting the existing F.S.I, T.D.R and fungible F.S.I norms and if any F.S.I, T.D.R or fungible is reduced or deficiency due to any other way arises in the total F.S.I inclusive of T.D.R fungible F.S.I, F.S.I available due to road widening and/or width of road then below prevailing available FSI as per the DCPR 2034 in such case the

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road widening and/or width of road then below prevailing available FSI as per the DCPR 2034 in such case the

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can be availed by purchase of TDR (TDR-FSI) and other FSI
for road set back or any other name whatsoever will be

Additional Area	बदल - १८	
Per Flat Member	१३००	३६
Benefit will be	२००	
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Residential Flat Member one car parking space against the New Flat, which may either in still stack parking/open car parking/pit puzzle or any mechanical puzzle car parking

5.2 the Developers shall provide to the Society for each Residential Flat Member one car parking space against the New Flat, which may either in still stack parking/open car parking/pit puzzle or any mechanical puzzle car parking

(hereinafter referred as the **"Members' Car Parking Spaces"**) as per the norms of the BMC.

5.3 after allocation of Members' Car Parking Spaces under **clause 5.2**, all the remaining car parking spaces will belong to the Developers and their prospective purchasers and it is further agreed that the permanent car parking spaces allotted by the Developers to the prospective purchasers of the New Flats shall not be cancelled by the Society or its present or new members by passing any resolution either in majority or otherwise whereby affecting the right of permanent car parking spaces of the prospective purchasers of the Developers nor shall the Society or its members shall be entitled to cancel or change such permanent allotment of the car parking spaces on any ground whatsoever (hereinafter referred as the **"Developers' Car Parking Spaces"**).

it is further agreed that the Car Parking Spaces allotted to the Members by the Society as herein mentioned and the Developers permanent allotment of the car parking spaces to the prospective purchasers of the Developers shall be used only for the car parking and the same shall not be used for any other purpose.



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It is agreed by and between the Society, its Members and the Developers that in case if there is any variation in area of the New Flat of the Members' and in case if the area of the New Flat is reduced by 1% due to planning or construction constraint, then in such case the Developers shall not be liable to compensate such Member but in case if the area is reduced or increase more than 1% then in such case the Developers shall compensate or charge to such Member whose area is reduce or increased above 1%.

if the area is reduced or increase more than 1% then in such case the Developers shall compensate or charge to such Member whose area is reduce or increased above 1%

of the total area of the Member's Flat as may be mutually agreed by and between such Member and the Developers,

6. MODALITIES FOR APPROVAL OF PLANS AND COMPLETION OF THE NEW BUILDING:

6.1 The Developers shall submit the plan to BMC for construction of the New building on the said Property and further the Society and Members undertake to sign all the required papers, applications, undertakings, affidavits, deeds, documents for the same which may be required to be submitted before such concerned authorities for the purpose of obtaining sanction of Plan and approvals for constructions.

6.2 Upon the registration of this Agreement and the irrevocable Power of Attorney in favour of the Developers and partners, the Developers shall also purchase the required T.D.R for the further development of the said Property in the name of the Society and shall load the same before commencement of the construction of New Building.

Once the plan is sanctioned by BMC the Developers shall first allocate to each Member his/her/their respective New Flat in the New Building to be constructed on the said

Property and same shall be marked on the approved plan and give the certified true copy thereof to the Society within

(Thirty) 30 working days along with the intimation to the

Society for getting the existing Flats/Office vacated from its Members and once such intimation is received by the Society, the Society shall give the intimation to its Members within 7 days from the date of receipt of such intimation to vacate his/her/their respective Existing Flat/ Office within (Thirty) 30 days from the date of receipt of such intimation from the Society and Members shall hand over the



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his/her/their respective existing Flat/ Office to the Society and the Society shall within the stipulated time hand over the vacant and peaceful possession of the said Property to the Developers.

6.4 The Developers shall sign and execute an individual agreement with members upon the Developers receiving the I.O.D for the New Building to be constructed on the said Property.

6.5 In case if any Members fails to hand over vacant and peaceful possession of his/her/ their existing Flat/Office to the Society within the stipulated time of (Thirty) 30 days as mentioned in **clause 6.3** above, then in such case defaulting Member shall be liable to pay to the Developers a sum of Rs.5,000/- (Rupees Five Thousand Only) per day, penalty and further in case if any litigation arises then in such case all the costs incurred by the Society and/or the Developers shall also be paid by such defaulting Member and the Developers will be fully entitled to deduct the same out of the monthly compensation, hardship amount and other amount if any payable to the such defaulting Member or otherwise such defaulting Member shall pay out of his/her/their own sources and till the same is paid to the Society and also to the Developers, the Developers shall not hand over the New Flat to the Society or to such defaulting Member.



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Once the Society hand over the vacant and peaceful possession of the said Property for demolition of the same to the Developers, the Developers shall **within (Ninety) 90 days** thereafter demolish the said Building and shall thereafter within 60 days from the date of demolition apply for the Commencement Certificate for the construction of the New Building on the said Property.



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force majeure i.e. due to reason beyond the control of the
Developers or for the force majeure as per clause 16.1
herein mentioned if the construction of the New Building is
not completed then in that event completion time stands

7. TEMPORARY ACCOMMODATION:

7.1 the Developers shall pay the Monthly compensation to each Member at the rate of Rs.75/- (Rupees Seventy Five Only) per month per sq. feet carpet area of the existing Flat/Office from the date of the Society handing over the vacant and peaceful possession of the said Property along with the said Building standing thereon to the Developers till the completion of the New Building (hereinafter referred to as the "Monthly Compensation").

7.3 the Developers shall further pay to all Members one month compensation as the **brokerage charges** simultaneously upon the Society handing over the vacant and peaceful possession of the said Property to the Developers.

compensation as the **brokerage charges** simultaneously
upon the Society handing over the vacant and peaceful
possession of the said Property to the Developers.



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however that the Developers avails the complete base F.S.I of the said Land along with the TDR and Fungible F.S.I and other F.S.I as may be available for the said Land. It is agreed that the Developers shall pay the said hardship and

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8. AMENITIES AND SPECIFICATIONS:

The list of the specifications and amenities to be provided in the said New Flats for the Members in the New Building is listed in the **Annexure "7"** annexed hereto and same shall be similar to the Amenities provided in the Entitlement of the Developers being salable component.

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work of the New Building on the said Property as per the permissions of the BMC and other authorities and obtain Occupation Certificate in respect of the New Building as herein mentioned, provided however, the Developers are not prevented from doing the construction due to the force

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rectification of such defects in the said New Building after

been subject to any structural changes/additions or alternations carried out by the concerned Members or otherwise the Developers shall not be responsible for rectification of such defects in the said New Building after



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