

2030.07 X 72550 X 2%	
Soc Off/s.cabin /gym	
84.83 X 30250	
Infrastructure charges	
2030.07 X 72550 X 7%	
PMC Expenses	
TOTAL VALUE (A TO K)	

करल - ५		
2386E	77	280
2022	12,00,000	
₹ 14,88,88,973		
Say Rs.14,88,89,000/-		

Security Flat Value Rs Rs.2,07,79,263/-
1254 x 1.1 /10.76 x 154370 x 1.05 Say Rs. 2,07,79,500/-

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला रक्कम Rs.14,88,89,000/- हे बाजारमुल्य. मुल्य Rs. 5,90,06,500/- जास्त असल्याने ते बाजारमुल्य मुल्य Rs.14,88,89,000/- (Rupees Fourteen Crore Eighty Two Lac Five Thousand Only) ग्राह्य धरून त्यावर मु.शु. आकारणे योग्य आहे. त्यामुळे मुद्रांक शुल्क आकारणी खालीलप्रमाणे

M.V.	Article	Stamp Duty
Rs. 14,88,89,000/-	5(g-a)	Rs. 74,44,450/-
Value Of Security Flat	54	RS. 1,03,897/-
Rs. 2,07,79,500 /-		
		Rs.75,48,347/-



सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि. १०/११/२०२२ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरीम आदेशाच्या , M/s. RDK Constructions यांनी रोजी दि. १५/११/२०२२ चे पत्रान्वये , M/s. RDK Constructions सदर मुद्रांक शुल्क मान्य असून त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

करीता मी श्री हरिश्चंद्र बा. पाटील मुद्रांक जिल्हाधिकारी, कुर्ला मला प्राप्त अधिकारान्वये खालील प्रमाणे आदेश पारित करत आहे.

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 5(g-a), 54 नुसार मुद्रांक शुल्क रु. ७५,४८,३४७/- देय असल्याबाबत जा.क्र. अभि /आदेश/६९१८ दि. १०/११/२०२२ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि. १७/११/२०२२ रोजी विरुपित केलेल्या चलना वरून दिसून येत असल्याने दि. १०/११/२०२२ रोजीचा अंतरीम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.

३. एकुण पाने १ ते ९३ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

करल - ५
२३/६/२०२३

४. सदरील आदेशातील बाजारमूल्याबाबत म. मु. अ १९५८ च्या कलम ३२ - ब नुसार अपील करावयाचे असल्यास आदेशाच्या दिनांका पासून ६० दिवसांच्या आत मा. अपर मुद्रांक नियंत्रक मुंबई प्रधान मुद्रांक कार्यालय, नगरभवन फोर्ट मुंबई- ०१ यांचे समक्ष करता येईल.

सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ५३ अ चे अधिन राहून देण्यात येत आहे, याची नोंद घ्यावी.




(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्राहि	M/s. RDK Constructions
पत्ता	Unit No. 1 Plot NO. 32-33, tps-1, Velji Shivji Wadi. Hingwala Lane, Ghatkopar (W). Mumbai -77
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Signature	
Name of authorized person	
Mobile No	





CHALLAN
MTR Form Number-6



GRN	MH01051230720223M	BARCODE			Date	14/11/2022-11:20:30	Form ID	कल-6
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatr SoS				TAX ID / TAN (If Any)	2022		
Office Name					CSK_COLLECTOR OF STAMPS KURLA	Full Name	RDK CONSTRUCTION	
Location					MUMBAI			
Year					2022-2023 One Time	Flat/Block No.		
Account Head Details					Amount In Rs.	Premises/Building		
0030050801 Amount of Tax					7548400.00	Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						ADJ/1100901/758/2022/K		
						Amount In	Seventy Five Lakh Forty Eight Thousand Four Hundre	
Total					75,48,400.00	Words	d Rupees Only	
Payment Details					STATE BANK OF INDIA			
Cheque-DD Details					Bank CIN	Ref. No.	00040572022111410194	CPACFFOET9
Cheque/DD No.					Bank Date	RBI Date	14/11/2022-00:00:00	Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		520 , 15/11/2022	

Department ID :

Mobile No. : 9819190291

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005317668202223	17/11/2022-13:22:09	IGR241	7548400.00
Total Defacement Amount					75,48,400.00

करल - ५		
२७६०६	१४	२०००
२०२२		



GRN No :- MH010512307202223M - Dt. 14/11/2022
 Deface No :- 0005317668202223 - Dt. 17/11/2022

A.V :- RS. 148889000 +
 Security Flat Value
 RS. 20779500/-
 M.V :- RS. 59006500/-
 Area :- 1104.40 Sq Mt

Certificate u/s 32 (1) of the Bombay
 Stamp Act, 1958
 Office of the
 Collector of stamps, Kuria
 ADJ No. 1100901/758/22/K/796/m
 Date: 14/11/2022

Received from M/s. RDK Construction

Residing at

Stamp duty of Rs. (7548400/-) Seventy
 Five Lacs Forty Eight Thousand

Four Hundred only
 Video No. 14/11/2022

Certified under Section 32 (1) (b) of the
 Bombay Stamp Act, 1958 that the full duty

of Rs. (7548400/-) Seventy Five Lacs Forty Eight Thousand Three

Hundred Forty Seven only
 With value this instrument is chargeable

Has been paid u/article No. 5(9-a), 54

of Scheme

This Certificate is subject to the provisions

of Section 32 A of Bombay Stamp Act, 1958

Place Kuria

Date 14/11/2022

Collector of Stamps
 Kuria

करल - ५		
23808	24	200
2022		

हे प्रमाणपत्र "मुंबई मुद्रांक अधिनियम १९५८ अन्वये
 असलेल्या नियमान्वये विमर्शित केलेले आहे. परंतु जवत
 वस्त नोंदणीसाठी नोंदणी अधिकार-यासमोर दाखल
 झाल्यावर, नोंदणी अधिनियम १९०८ च्या अधिनियमप्रतील
 परतुची नुसार नोंदणी अधिकारी वस्त नोंदणीची कार्यवाही
 करतील."



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Mumbai on this 06th day of
December, 2022

BETWEEN

JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED, bearing its PAN NO.
 AAAAJ8851F, a Society registered under the Maharashtra Co-Operative Societies Act,
 1960 bearing Registration No. BOM/HSR/1941 dated 27/12/1968 and having its
 address at 353/21, R B Mehta Road, Ghatkopar (East), Mumbai-400077, hereinafter
 referred to as "THE SOCIETY", through the Members of the Society and its Office
 Bearers [1] Shri Anil Bhayani, The Hon'ble Chairman [2] Shri Rajesh Mall, the Hon'ble
 Secretary & [3] Shri. Manish Doshi, the Hon'ble Treasurer, being the Authorized



NPK
 RDK
 Be. 13/11/2022
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Signatories appointed and nominated pursuant to the Resolution passed in Special General Body Meeting dated 27th October 2022 [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and the successors

of the Society and the members of the Society including committee members, representatives, authorized signatories and, their heirs, successors, administrators and permitted assigns and all persons claiming through members] of the **FIRST PART**

AND

M/s **RDK Constructions**, a partnership firm constituted under the Indian Partnership Act, 1932 and having its registered office at Unit No.1, Ground Floor, Plot No.32-33, TPS-1, Velji Shivji Wadi, Hingwala Lane, Ghatkopar (East), Mumbai-400077 through its Partners, (1) Mr. Nitin Kamdar and (2) Mr. Rakesh Kanani, hereinafter referred to as **"THE DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm and their respective heirs, executors and administrators) of the **SECOND PART**;

AND

Sr No.	Existing Flat No.	Name Of the Member/s and their PAN Nos
1	A-1	MRS. REMADEVI PRABHAKARAN, AQDPP7989A
2	A-2	MRS. MINAXI BHUPATBHAI DOSHI, AHZPD3739M & MR. BHUPATBHAI V. DOSHI, AACPD7691N
3	A-3	MR. RITESH ASHOK MAJITHIA, AICPM4497R
4	A-4	MR. RAMESH D GADA, ACEPG8575A
5	A-5	MRS. LALITHA SANKARARAMAN, ACRPS9078F
6	A-6	MRS. KASTURI S. MYLAVARAPU, ANGPM9959F
7	A-7	MRS. DEVANGANA A. MODY, ANCPM3846K & MRS. ALPA RAJESH MALL, AJAPM1824D
8	A-8	MS. SUKHBIR KAUR SHAHID, GNMPS9455Q

Handwritten signatures and initials of the members, including names like WNK, RDK, and others, corresponding to the flats listed in the table.

Sr No	Existing Flat No.	Name Of the Member/s and their PAN Nos
30	B-30	MRS. NEELAM P GUPTA, AERPG8366A
2027		

the above being all adults, Indian and the members of the said JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED, having their respective addresses at flat numbers given above in the building Jayanthi CHS, Final Plot No. 353/21, TPS-III, Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar, Mumbai-400077 and hereinafter collectively referred to as "**THE MEMBERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mentioned include his/her their heirs, legal representative, executors and administrators and successors) of the **THIRD PART**.

WHEREAS:

A. The Society is the owner of and seized and possessed of all that piece and parcel of Land bearing Final Plot No. 353/21 in TPS-III, Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai (hereinafter referred to as the "**said Land**") and more particularly described in the **First Schedule** hereunder by way of execution of Conveyance Deed dated 5th March 1969 bearing Registration no. 660 of 1969 dated 22/03/1969 with the Sub Registrar of Assurances, Bandra. A copy of the Property Card reflecting the name of the Society in respect of the said Land is annexed hereto as "**Annexure A**" A copy of the CTS Plan of the said Land is annexed hereto as "**Annexure B**"

B. The Society in accordance with the approved and sanctioned building completion plan granted by the MCGM under no. CE/762/BS-I/AN dated 18th March 1969 had duly constructed on the said Land, one Building with 02 Wings viz. "A" Wing comprising of stilt/ground plus 3 (Three) Upper Floors & "B" Wing comprising of stilt/ground plus 3 (Three) Upper Floors having a Total Carpet Area of 14,320

A-1	A-2	A-3	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-11	A-12	A-13	A-14	A-15
B-16	B-17	B-18	B-19	B-20	B-21	B-22	B-23	B-24	B-25	B-26	B-27	B-28	B-29	B-30

Square Feet and comprising of 30 Nos. Residential Flats of various sizes and areas in the building (hereinafter referred to as **'the said Building'**) and thereafter allotted the said flats to various members which are in use occupation and possession of the 30 members of the Society. Each of the members are also holders of five shares of Rs. Fifty Each of the said Society. A list of the existing members along with their Flat numbers, Area of the Flat and their respective Share distinctive numbers and share certificate numbers is annexed hereto as **"Annexure C"** (hereinafter referred to as **'Members' Existing Flats'**).

C. Out of the said 30 members, 1 (One) member, Mr. Anil Kumar Bhayani, has availed loan facilities and mortgaged or encumbered his flat, B-22 with his bank. The Member/s and the Society agree that it shall be the responsibility of the Member and the Society to deal with the respective banks and ensure the banks do not object to or create any impediments concerning the redevelopment.

D. The Society has hereby informed to the Developer that they have misplaced original Conveyance Deed dated 5th March 1969 bearing Lodging Registration no. 660 of 1969 dated 22/03/1969 with the Sub Registrar of Assurances, Bandra, pursuant to which the Society is the owner of the said Property (**'the said Conveyance Deed'**). The Society has informed to the Developer that in spite of due diligence and extensive search Society has not been able to procure/trace the original Conveyance Deed. The Society has lodged police complaint dated 15-09-2022 in this respect and a copy of police complaint is annexed herewith and marked as **"Annexure-D"**. The Society hereby agrees, accepts and undertakes that Society is the owner of and has right, title and interest in the said Property and shall execute and register Indemnity Bond in favour of the Developers in this respect.

E. The said Building belonging to the Society has become old and dilapidated. In view of this, the Existing Members have explored the feasibility of carrying out the redevelopment of the said Property by demolishing the existing building/s and reconstruct at place thereat New Building/s on the said Property by utilizing and

NPK	RDK	A-1	A-2	A-3	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-11	A-12	A-13	A-14	A-15
PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP
B-16	B-17	B-18	B-19	B-20	B-21	B-22	B-23	B-24	B-25	B-26	B-27	B-28	B-29	B-30		
PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP

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F. The Society accordingly sought offers from various Developers to redevelop the said Property. The Developers after due discussion and negotiation with the Members of the Society submitted their broad offer citing the consideration and monetary compensation and various terms and conditions for redevelopment. A copy of the Developer's Offer Letter dated 21st October 2021 is annexed hereto and marked as

G. After due discussion and deliberation and negotiations with the Developers, the Society in the said General Body Meeting held on 17th January 2022 unanimously accepted the Offer dated 21st October 2021 of the Developers herein and passed a Resolution dated 17th January 2022 appointing the Developers herein as Developer for grant of development rights for redevelopment of the said Property. A copy of the said Resolution passed by the Society appointing the 'Developer' is annexed hereto and marked as "**Annexure F**" hereto.;

H. The Society also finalized the other terms and conditions and issued a Letter of Intent dated 18th January 2022 in favour of the Developers for getting the said Property re-developed through the Developers subject to execution and registration of a Development Agreement. The said Letter of Intent has been duly received by the Developer and the Developer has accepted the contents thereof. A copy of Letter of Intent dated 18th January 2022 along with the acceptance of the Developers is annexed and marked as “**Annexure G**” hereto;

I. Pursuant to the issue of the said LOI, the Society have, mutually with the Developers, at the costs and expenses of Developers, got submitted to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") plans for the proposed new building consuming part of the total FSI permissible and the MCGM has and approved the concession plan and it is under process for issuance of Intimation of Disapproval (hereinafter referred to as "IOD") proposed under file no. P-

Wmk	A-1	A-2	A-3	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-11	A-12	A-13	A-14	A-15
RDK	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10	B-11	B-12	B-13	B-14	B-15