CHALLAN
MTR Form Number-6

GRN	MH002096691201819E	BARCODE		Date	29/05/2018-18:43:24	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7	**Full Name**	SUPREME REALTORS
Location	MUMBAI		
Year	2018-2019 One Time	**Flat/Block No.**	CTS No.4565 4565/1 to 4565/11
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Amount of Tax	30000.00	**Road/Street**	Village Kolekalyan Taluka Andheri
		Area/Locality	Santacruz East Mumbai
		Town/City/District	
		PIN	4 0 0 0 9 8
		Remarks (If Any)	SecondPartyName=SHREE SHREYAS CHS LTD~
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 7 MUMBAI SUBURBAN DIST. (MUMBAI)

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042018052965168	562653997
Cheque/DD No.		Bank Date	RBI Date	29/05/2018-18:43:58	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9324612113

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

सदर - २८

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२०१८

Print Date 29-05-2018 06:44:05

CHALLAN
MTR Form Number-6

GRN	MH002096691201819E	**BARCODE**		**Date** 29/05/2018-18:43:24	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7	**Full Name**	SUPREME REALTORS
Location	MUMBAI		
Year	2018-2019 One Time	**Flat/Block No.**	CTS No.4565 4565/1 to 4565/11
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Amount of Tax	30000.00	**Road/Street**	Village Kolekalyan Taluka Andheri
		Area/Locality	Santacruz East Mumbai
		Town/City/District	
		PIN	4 0 0 0 9 8
		Remarks (If Any)	SecondPartyName=SHREE SHREYAS CHS LTD~
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

DEFACED ₹30000.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042018052965168	562653997
Cheque/DD No.		Bank Date	RBI Date	29/05/2018-18:43:58	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9324612113

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 दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-514-5804	0001156599201819	30/05/2018-09:27:02	IGR555	30000.00
			Total Defacement Amount		**30,000.00**

बदर-१८
५८०८ | २ | ९२९
२०१८

Print Date 30-05-2018 09:27:04

मुद्रांक जिल्हाधिकारी,अंधेरी तालुका,यांचे कार्यालय
एम.एम. आर.डी.ए.इमारत पहिला मजला ,
वांद्रे कुर्ला सकुल वांद्रे(पूर्व),मुंबई - 400051

जा.क्र.अभि.आदेश/ 1754/18 दिनांक 28 MAY 2018

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये अंतिम आदेश)

उरोक्त अभिनिर्णय प्रकरण क्रमांक एडीजे /1100900/1193/2017 अन्वये पक्षकार **M/s.Supreme Realtors** यांनी दिनांक 18/11/2017 रोजी **Developement Agreement** चा सलेंख अभिनिर्णयाकरिता सादर केलेलो आहे. सदर सलेखामधील तपशील खालील प्रमाणे .

संलेख निष्पादनाचा दिनाक	:- Unexecuted
संलेखाचा प्रकार	:- **Developement Agreement**
The Society	:- **Shree Shreyas Co-Operative Housing Society Ltd.**
The Developers	:- **M/s.Supreme Realtors**
संलेखातील मिळकतीचे वर्णन	:- CTS No.4565, 4565/1 to 4565/11 Village - Kolekalyan Tal -Andheri
क्षेत्रफळ	:- 905.20 sq.mt
मोबदला	:- **Rs.6,38,87,000/-**

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

प्रस्तुत प्रकरणातील दस्त हा विकसन करारनाम्याचा आहे. सदर दस्तान्वये लिहून देणारा यांनी लिहून घेणारा यांना नमुद मालमता हि. विकसना करीता दिलेली आहे. सन २०१७ -२०१८ करीताचे बाजारमुल्य मुबंई मुद्रांक (मालमतेचे वास्तव बाजारमुल्य निर्धारण करणे) नियम १९९५ मधील तरतुदी,तसेच बृहन्मुबंई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रण नियमावली आणि बाजारमुल्य तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्ता सोबत सादर केलेली कागदपत्रे विचारात घेऊन प्रकरणी बाजारमुल्य **रू. 8,38,97,500/-** व मोबदला मुल्य **रू. 6,38,87,000/-** /-इतके निश्चित करण्यात आले असून मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

बाजार मुल्य	अनुच्छेद	अनुज्ञेय मु.शु.	भरणा केलेले मु.शु.	कमी भरलेले मु.शु.
रू. 8,38,97,500/-	5(g-a)	रू. 41,94,875/-	रू 0/-	रू. 42,95,000/-
Bank Garuntee				
Rs.2,00,00,000/-	54	रू1,00,000/-	रू.0/-	रू.0/-
Total		रू. 42,95,000/-	रू.0/-	रू. 42,95,000/-

उपरोक्त सर्व वस्तुस्थिती व दस्तातमधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे अतिम आदेश देत आहे .

अंतिम आदेश

1.अभिनिर्णयाकरीता सादर केलेल्या संलेखाल महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसुची 1 मधील अनुच्छेद 5(g-a) व 54 नुसार मुद्रांक शुल्क **रू. 42,95,000/-** देय आहे.जा.क्र.अभि./आदेश /4485/18 दिनांक. 28/12/2017 अन्वये अंतरिम आदेश पारित करण्यात आलेले होते. त्यास अनुसरून मुद्रांक शुल्क भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी दिनांक 22/5/2018 रोजी केलेला असल्याने दिनांक 28/12/2017 रोजीचे अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

2.प्रस्तुत प्रकरणांत पक्षकाराचे मुद्रांक शुल्क तसेच नोदंणी करतांना नोदंणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर ठरणार नाही व बाधंकाम अनधिकृत असल्यास ते अधिकृत होणारा नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील.त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत

COLLECTOR OF STAMPS ANDHERI

(सौ.एन.जोधव)
मुद्रांक जिल्हाधिकारी,अंधेरी.

प्रती. १.M/s.Supreme Realtors
2.सह.दुय्यम निबंधक अंधेरी

बदर - १८		
५८०४	3	१२९
२०१८		

बदर - १८		
५१०४	४	९२१
२०१८		

CHALLAN

MTR Form Number-6

GRN MH001804044201819E	**BARCODE**	**Date** 22/05/2018-12:34:08	**Form ID**

Department Inspector General Of Registration	**Payer Details**
Type of Payment Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS	**TAX ID (If Any)**
	PAN No.(If Applicable)
Office Name CSA_COLLECTOR OF STAMPS ANDHERI	**Full Name** SUPREME REALTORS
Location MUMBAI	
Year 2018-2019 One Time	**Flat/Block No.** CTS No.4565 4565/1 to 4565/11
Account Head Details / **Amount In Rs.**	**Premises/Building**
0030050801 Amount of Tax — 4295000.00	**Road/Street** Village Kolekalyan Taluka Andheri
	Area/Locality Santacruz East Mumbai
	Town/City/District
	PIN 4
	Remarks (If Any) ADJ/1100900/1193/2017
Total — 42,95,000.00	**Amount In Words** Forty Two Lakh Ninety Five Thousand Rupees Only

Payment Details BANK OF MAHARASHTRA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042018052245463	560419116
Cheque/DD No.		Bank Date	RBI Date	22/05/2018-12:35:45	23/05/2018
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		80523 , 23/05/2018	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9324612113

सदर चलन केवल दस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 01
Date: 2018.05.25 13:23:15 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001078899201819	25/05/2018-13:23:10	IGR240	4295000.00
			Total Defacement Amount	बदर - १८	42,95,000.00

Print Date 25-05-2018 01:23:14

बदर - १८

५८०४	६	९२९

२०१८

१) शासन परिपत्रक क्रमांक.२०००/९४/प्र.क्र.२५/म-१, दि. २४/३/२०००.
२) मे.म.नि.व मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

D 91983

COLLECTOR OF STAMPS . ANDHERI .

RECEIPT FOR PAYMENT TO GOVERNMENT COLLECTOR OF STAMPS . ANDHERI **NON-TRANSFERABLE**

Receipt No.: **CNT-1 AD**
CNT-1 ADJ- 1193

Receipt Date **18/Nov/2017**

Received From : **SUPREME REALTORS**

On Account of : **ADJ FEE - 103(II)**

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
CASH		28 MAY 2018			Rs. 100

DELIVERED

Case No.: **ADJ/1100900/1193/2017** 19/12/2017

Lot Date : Lot Date : 3 to 5 Total D.O.:

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	Hearing Date on : DELIVERED 28 MAY 2018			
			Total	

Rs. **Rs. 100.00** Rupees **ONE HUNDRED ONLY**

Cashier / Accountant

COLLECTOR OF STAMPS P.M.G. ERNULAM

Signature / Designation
FOR COLLECTOR OF STAMPS . ANDHERI
1ST FLOOR, MMRDA BLDG. BKC, MUMBAI - 51

बदर - १८

५८०४	०	१२१
३०१८		

Felix / 25000 / 25 Box / 10-10

बदर - १८		
५८०४	८	१२१
२०१८		

Area - 905.20 sq.mtrs.
MV - Rs.8,38,97,500/-
Bank Guarantee - Rs.2,00,00,000/-

Article 5(h) of the Bombay Stamp Act, 1958.

Office of the
Collector of Stamps
Case No. Adj. LIN004001193/2017
Date 18-11-2017

(379)

Received from Shri. M/s. Supreme Realtors
residing at .....
stamp duty of Rs. (42,95,000/-) Rs. Forty Two Lakh Ninety Five Thousand only

vide challan No. ☆....., Dated .....
Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958, that the full duty of Rs. 42,95,000/- Rs. Forty Two Lakh Ninety Five Thousand only with which this instrument is chargeable has been paid *vide* article No. 5(g)-9454 of schedule.

☆ GRN-MH001804044201819R dt. 22-5-18
Def.No. 000/078 899 201819 dt. 25-5-18

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

Name Andheri

Date 28 MAY 2018

COLLECTOR OF STAMPS ANDHERI

"This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before Registering Authority, the registering authority will take further necessary action as per provisions of Registration Act 1908."

DEVELOPMENT AGREEMENT

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI MUMBAI SUBURBAN DIST. (BANDRA)

THIS AGREEMENT (**"this Agreement"**) made and entered into at Mumbai this 30th day of MAY, 2018

BETWEEN

SHREE SHREYAS CO-OPERATIVE HOUSING SOCIETY LIMITED, registered as per provisions of the Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM / HSG / 980 of 1965 dated 28/05/1965, having its address at Kalina, Santacruz (East), Mumbai 400 098, holding P.A.N. No. AAABS7053B, through its duly authorised Managing Committee Members namely Shri C. P. NarayanHon. Chairman, Shri T. V. Gopalkrishnan, Hon. Secretary, and Shri Sachin P. Kabadi, Treasurer, being the Managing Committee Members, 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 its successors and assigns) of the ONE PART;

बदर - १८		
५८०४	८	१२१
२०१८		

AND

C.P. Naraya...	
Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

M/S. SUPREME REALTORS, a partnership firm registered under the Indian Partnership Act 1932, having its registered address at 7, Lata Kunj, Kalina, Santacruz (East), Mumbai 400 029 & **Admn. Office**: Gr/1, Shanti Sadan CHS Ltd, Opp.SBH, Kalina Village Road, Kalina, Santacruz (E),Mumbai – 400029, holding P.A.N. No.ACJFS2310Q, by the hands of its authorized partner Mr. Virendra S. Jain, 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 forthe time being constituting the firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner) of the SECOND PART.

WHEREAS:

A) By Conveyance Deed dated 29th September, 1965 made between Sardar Gokulsingh Gulabsingh, therein referred to as the Vendor of the First Part, Mr. ChhaganlalNarandas& Others, therein referred to as the Confirming Parties of the Second Part and the Society herein therein referred to as the Purchaser of the Third Part, the said Sardar Gokulsingh Gulabsingh, sold and/or conveyed all that piece or parcel of land, ground, hereditaments and premises together with the building/s and/or structure/s standing thereon situate lying and being at Santacruz (East), Mumbai-400098 bearing Plot No. 'B', admeasuring 1041.81 Sq. Mtrs., i.e. 1246 sq. yards and bearing Survey No.333, Hissa No.6(part), C.T.S. No.4565, 4565/1 to 4565/11 and more particularly described in the schedule thereunder written for the terms and upon the consideration therein mentioned. The said Conveyance Deed dated 29th September, 1965 was duly registered with the Sub-Registrar of Assurances, Bandra, Mumbai at Bombay under Serial No.2081 of 1965.

B) The said Society had availed Loan facility from Maharashtra Co-operative Housing Finance Society Limited, under an Indenture of Mortgage dated 08-07-1967 (Regn. No.2852 of 1967). The said Society has repaid the entire Loan Amount alongwith the interest thereon to the said Maharashtra Co-operative Housing Finance Society Limited and got the property released and reconvened through a Re-conveyance Indenture dated 17-05-1988. (Regn. No.BBJ-1070/1988).

C.P. Narayan Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

C) By virtue of the aforesaid Deed of Conveyance the said Society is in the use, occupation and possession of all that piece or parcel of land, ground, hereditaments and premises together with the building/s and/or structure/s standing thereon, as the Owner thereof, situate lying and being at Santacruz (East), Mumbai-400098 bearing Plot No. 'B' and bearing Survey No.333, Hissa No.6(part), C.T.S. No.4565, 4565/1 to 4565/11 of Village Kolekalyan, Taluka Bandra, admeasuring 905.20 sq. meter as per revised Property Cards, as per letter dated 27.09.2016 of the City Survey Officer, Bandra, and together with the premises in the building standing thereon consisting of ground plus **3** upper floors having total **16** residential flats, which premises are in the use and occupation of the members of the Society (hereinafter for the sake of brevity referred to as the said property) and more particularly described in the Schedule hereunder written.

D) A list of the existing members of the said Society together with their flat numbers and the area in their respective occupation pursuant to the bye-laws of the said Society is annexed hereto.

E) Hereinafter, wherever required,

E.1) the Society members Existing Flats shall also be referred to as the **"Society members of the Existing Premises"**;

E.2) the Plot with the Existing Building are collectively referred to as the **"Property"**.

F) The Property is more particularly described in detail in the **Schedule** hereunder written. Annexed to this Agreement and marked **Annexure "A"** are copies of the Property Register Card in respect of the Plot and marked **Annexure "B"** is a plan on which the Plot is shown edged in a red colour line. The details of the Society members of the Existing Premises and of the shares held by them in the Society are set out in a statement hereto annexed and marked **Annexure "C"**;

4608	99	929

G) The Existing Building is around **50** years old and has deteriorated over the years. There are leakages in several of the Society members Existing Flats. Repairs carried out have only provided temporary relief and are becoming increasingly frequent, extensive and expensive, thereby placing a burden on the Society members. At the behest of the Society, a

Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

structural survey was carried out by M/s. Gopinath Nambiar & Associates, Consulting Engineer, who submitted his report dated 11/10/2013. The said report points out inter alia the advanced state of deterioration of the Existing Structures.

H) It is possible to redevelop the Property by demolishing the Existing Building and by constructing a new building on the Plot by utilising the entire Floor Space Index (**"FSI"**) available and permissible in respect of the Plot and the fungible FSI, together with FSI by way of Transferable Development Rights (**"TDR/FSI"**) that can be acquired from other plots and consumed on the Plot in accordance with the provisions of the Development Control Regulations for Greater Mumbai, 1991 (**"D.C. Regulations"**);

I) It the Special General Body meeting of the Society held on 07/08/2011, a decision was taken that the Existing Building be demolished and a new building be constructed on the Plot as, by this exercise, Society members would get new and larger flats. It was also decided that the re-development work be entrusted to professional developers who had the expertise for such a project. Such developers would utilize the area covered by the Society members Existing Premises and any balance FSI of the Plot and a percentage of TDR/FSI/Fungible FSI to construct new flats for the Society members. In return for the same, the balance of TDR/FSI/Fungible FSI could be utilized by the Developers in the construction of additional flats which could be sold by the developers and monies appropriated by them. At such meeting certain norms were laid down to be followed while selecting a developer and a procedure was set up for evaluating and short-listing prospective developers.

J) The Society floated tenders dated 8th November, 2015 and invited offers from various interested developers to develop the said Property on the terms detailed in the said Tender Document. At the Annual General Body Meeting of the Society held on 01/11/2015, the **6** offers were deliberated upon in detail and **2** prospective developers were short-listed. A questionnaire was prepared and circulated amongst the **2** short-listed prospective developers and their responses were sought to assist the

Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

Society and its Society members in the evaluation and selection process of the short-listed prospective developers.

K) At the Special General Body Meeting of the Society held on 28th February, 2016 the Society members discussed various aspects of the offers of the 2 short-listed developers and after detailed deliberations, the matter was put to vote following which the Developers herein were chosen as developers of the project based upon the terms of the offer letter dated 15th February, 2016 of the Developers and marked as **Annexure 'D'.**

L) In accordance with the D.C. Regulations in force, it is possible to construct a new residential building on the Plot after demolishing the Existing Building by availing upto FSI (covering the primary FSI of the Plot and TDR/FSI) and also Fungible FSI as the existing FSI of 1, Transferable Development Rights (TDR up to 100% of the existing Floor Space Index (FSI) of the plot (hereinafter referred to as "TDR-FSI"), and fungible FSI to the extent permissible under the D.C. Regulations as amended on 6th January 2012 and also in force at the time of construction.

M) It is agreed that the entire TDR/Fungible FSI, with or without premium, shall be purchased and acquired by the Developers at their own cost and expenses in the name of the Society and shall be loaded on the said Plot for the purpose of said re-development.

N) The Society has represented to the Developers as under: -

N.1) The Property is of freehold tenure and the copies of the title documents have been provided to the Developers and the Developers have satisfied themselves with respect to the same;

N.2) The Society has not received any notice for acquisition, requisition or reservation of the Property or any portion thereof;

N.3) The Plot is not the subject matter of any pending litigation or attachment. If any of the Society members in the Existing Premises have been mortgaged/encumbered, the concerned Society Member shall be liable for the same and shall be required to obtain the required clearance /

C.P. Naraya. Secretary Treasurer Chairman For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

No Objection Certificate from the concerned bankers/persons so as to ensure that the development work is not held up.

N.4) The Society /Society members have not entered into any other agreement for the development of the Property, apart from these presents with the Developers herein ;

N.5) That neither the Plot nor any portion thereof is the subject matter of any decree or order or attachment before or after judgment of any court of law and/or any authority including under the provisions of the Income Tax Act and that there are no proceedings pending in any court wherein the Plot is the subject matter and that the Society has not received any notice, order or circular from any authority or Public body whereby or by reason or means whereof the Society has been prohibited or prevented or restrained from granting development rights in respect of the Property or any part thereof;

N.6) The Society and/or the Members shall not create any obstacle/ impediment / obstruction / litigation of whatsoever nature in the construction of the new building in the manner envisaged herein and to extend their co-operation and relying upon the assurance given by the society and its members the Developers have agreed to provide them additional area free of cost in the new building as well as monetary consideration as mentioned herein; If there is any default on behalf of the Developer, the Society shall have a right to object to such default as per the clause No. 22written herein below.

N.7) The said property is free of any loan / lien / mortgage as the Society has not obtained any loan / lien / mortgage from any person or persons, banks, financial institutions or any other third party by pledging and/or mortgaging and/or against collateral security thereof and in case of any mortgages presently done or pending by the members of the Society for their individual premises and Shares, the No Objection and Consent of the respective Bank shall be procured by the concerned member prior to the demolition of the said existing structure ;

N.8) Each of the Members, whose names appear in the Schedules hereunder written, is absolutely and exclusively entitled to the right, title and interest in their respective flats and there are no other persons having

C. P. Naraya	
Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

any right, title, claim or interest in the respective flats or any part thereof and none of the existing members have created any tenancy, sub-tenancy, lease, mortgage (equitable or otherwise), charge, hypothecation or any third party right in respect of the individual flats/office therein as per the records of the Society;

N.9) The Society hereby declares that the Society is absolutely entitled to enter into this Agreement for Redevelopment and a Power of Attorney in favour of Partner/s of the Developers so as to enable the Developers to execute redevelopment of the said Property as contemplated herein and in future shall not do any act, whereby the right of the Developers created herein may prejudicially be affected;

N.10) The Society has not in any way made any commitment to anyone for allowing the right to use FSI of other properties and/or by way of TDR/FSI/Fungible FSI for putting up new building on the said property;

N.11) Society has maintained proper audited accounts.

N.12) The Society also declares and confirms that until the new building is constructed on the property and during the subsistence of the Agreement, the Society would not enter into any commitment in respect of the said property except for the sale, mortgage or lease of the flats/office by the Members.

N.13) Each party shall be liable to pay their respective tax liabilities.

N.14) The Society hereby confirms the correctness and accuracy of all the statements, representations, declarations and assurances contained hereinabove. The Society is aware that the Developers have agreed to enter into this Agreement for Redevelopment relying upon and believing the said statements, representations, assurances and declarations of the Society to be true and correct. If any of the above points are found to be false, incorrect or fraudulent and also unintentionally caused to be suppressed that cause delay to the project, then in that case the delay will not be counted towards the Developers stipulated time frame before or during construction and during the subsistence of the development agreement.

बदर - १८
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2016

Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

The Society shall hereby produce copies of Agreements / deeds of sale / release / gift and/or any order / decree of probate / letter of administration, whichever as applicable or any such proofs of their right, title and interest for each of their respective Flats along with duly mutated share certificates so as to allow the Developers to proceed with these presents and any matter related to the redevelopment of this property and as may be needed for representation to statutory authorities or any government bodies etc.

N.16) The Society / Society members shall whenever required to do so, at the request and costs of the Developers, from time to time, the Society / Society members shall do all such acts, deeds or things and / or execute and sign (and register if required) all such letters, forms, applications, deeds, documents and writings in furtherance of the re-development project.

O) Notwithstanding the aforesaid, the Developers have, prior to the execution hereof independently investigated/ caused to be investigated the title to the Property and the title of the Society members to the Society members Existing Premises and have satisfied themselves with regards to the same and have accepted the same and shall not raise any objections, claims, demands, etc. of any nature whatsoever. The Developers have also physically verified the area of the Property and the areas of the Society members Existing Premises, the FSI available for development, setback area, and have verified all matters that affect the Project and have satisfied themselves with regard to the same.

P) The terms and conditions for the re-development project were decided upon and a Development Agreement and Power of Attorney embodying the agreed terms and conditions was drafted and finalized and circulated amongst the Society members. A Special General Body Meeting was held on 23/04/2017at which inter alia the draft Development Agreement and Power of Attorney was approved and all the Society members agreed to execute this Agreement and the Power of Attorney in favour of the Developers herein through its duly elected Managing Committee.

Q) The parties hereto are accordingly executing this Agreement, in lieu of the expertise and knowledge, capacity and knowhow of the Developers to commence and complete such redevelopment projects and being

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Chairman	For Supreme Realtors
For Shree Shreyas C.H.S. Ltd.	

financially sound to do the needful and holding enough man power and machinery to take over such projects, as projected and declared by the Developers.

IT IS NOW HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Definitions and Interpretation.

1.1. **Definitions**

In this Agreement, unless the context otherwise requires the following words and phrases shall have the following meaning:-

"this Agreement" shall mean this Development Agreement and all amendments made thereto.

"Commencement Date" shall mean the date on which the Society shall grant license to the Developers to enter upon the Property for purposes of Re-Development (after all the Society members Existing Premises are vacated)or from the date from which the Bombay High Court shall vacate the stay on new constructions because the state government and Brihanmumbai Municipal Corporation (BMC) have failed to comply with the Municipal Solid Waste (Management and Handling) rules at the Deonar and Mulund dumping grounds(whichever being the later date).

"Carpet Area" in relation to the Society members New Flats shall mean the net usable floor area of an apartment / flat, excluding the area covered by the external walls, area under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment / flat.

	बदर - १८	
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"D.C. Regulations" shall mean the Development Control Regulations for Greater Mumbai 1991.

"Defects Liability Period" shall mean a period of tenyears from the receipt of the Full Occupancy Certificate in respect of the New Building in general (which includes RCC structure, Pillars & Columns); a period of sevenyears for the waterproofing of the terraces of the New Building; a period of one years for the

C P Narayan Tanaki	
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maintenance of elevators and a period of one years for the maintenance of stack parking. The requisite extension of service / maintenance shall be procured by the Developers in favour of the Society and the necessary costs towards such extensions if any shall be incurred by the Society.

"Developers' Sale Premises" mean flats other than the Society members New Flats in the New Building, which the Developers have right to dispose of the same subject to the terms of this Agreement;

"Loft" shall mean the area or portion or space above the bathrooms and W.C.'s, which would be provided to the Society and its members in the new premises, if permissible by the M.C.G.M.;

"FSI" shall mean Floor Space Index AND the fungible FSI as defined and understood under the Maharashtra Regional and Town Planning Act, 1966 and the D.C. Regulations or in the proposed modified D.C. Regulations.

"MCGM" shall mean the Municipal Corporation of Greater Mumbai.

"Society members Existing Premises" shall have the meaning ascribed to the terms in Recital 'C' above;

"Society members New Flats" mean the flats in the New Building earmarked for and to be constructed for the Society members.

"MOFA" shall mean the Maharashtra Membership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and any statutory modification or amendment or re-enactment thereof.

"New Building" shall mean the building that the Developers shall construct on the Plot by utilisation of permissible FSI as available for the Plot area (whether by way of the primary FSI of the Plot and/or by way of TDR as per the D.C. Regulations presently in force or in the proposed modified D.C. Regulations) and by utilizing the benefits of fungible/compensatory FSI (as per/ to the extent stated in the modified D.C. Regulations in force or in the proposed modified D.C. Regulations) but in accordance with the terms and conditions of this Agreement.

9607 | 95 | 929

"Notice to Vacate" shall mean that the Developer shall issue a 30 days notice of vacation to the Society and Society members. The Society members shall vacate their respective premises within the notice period from the date of receipt of such notice and handover vacant and peaceful possession thereof to the Developers.

C.P. Narayan Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

The said Notice to vacate shall be sent only after the Developer receives the IOD and furnishes a copy of the same to the Society alongwith the sanctions plans.

"Notice of handing over of the flat" shall mean that the Developer shall issue a 15 days notice of handing over of the respective flat in the newly constructed building to the Society and Society member/s when the newly constructed flats are ready for possession. The payment of property taxes for the new premises shall be done on individual assessment basis prior to handing over of the physical possession by the Developers to the Society and its members. However, in case, the members shall be liable to pay the property taxes from the month commencing after the notice period.

"Parties" means, collectively, the Society and the Developers and "Party" means any one of them;

"Present Net FSI" shall mean net FSI consumed by the structure of the Society currently standing on the said property (at the time of executions of these presents) considering utilized FSI being on 1:1 basis as per the D. C. Regulations then applicable when the original structure of the Society was constructed.

"Project" shall mean and include the Re-development of the Property by the Developers in the manner provided in this Agreement.

"Re-development" (with all its derivatives) shall mean and include the re-development of the Property by demolition of the Existing Structures and construction of the New Building thereon, utilising therefore permissible FSI as available for the Plot area (whether by way of the primary FSI of the Plot and/or by way of TDR as per the D.C. Regulations presently in force or the proposed modified D.C. Regulations) and by utilizing the benefits of fungible/compensatory FSI (as per/ to the extent stated in the modified D.C. Regulations dated 06th January 2012or the proposed modified D.C. Regulations which may be in force at the relevant time) and in accordance with the terms and conditions of this Agreement.

बदर - १८

५८०१	१९	१२१

"Plot" shall have the meaning ascribed to the term in Recital 'A' above.

"Property" shall have the meaning ascribed to the term in Recital 'B' above. The Property is more particularly described in detail in the **Schedule** hereunder written.

C.P. Naraya	
Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

"**TDR**" shall mean Transferable Development Rights as understood under the Maharashtra Regional and Town Planning Act, 1966 and the D.C. Regulations presently in force or the proposed modified D.C. Regulations.

1.2 **Interpretation** in this Agreement,

1.2.1. a reference to any agreement or document including this Agreement shall include such agreement or document as amended, modified, varied, novated, supplemented or replaced from time to time in writing that may be signed by both the Society and/or Society members and the Developers or their duly authorized representatives;

1.2.2. a reference to a person includes a reference to those person's heirs, executors, successors and lawful and permitted assigns;

1.2.3. a reference to a clause or schedule or annex, unless the context otherwise requires, is a reference to a clause of or schedule or annex to this Agreement;

1.2.4. a reference to a document is a reference to that document as from time to time supplemented or varied.

1.2.5. references to the word "include" or "including" shall be construed without limitation;

1.2.6. the words "hereto", "hereof", "herein", hereunder" or their derivatives refer to this Agreement;

1.2.7. the use of words in the singular or plural, or with a particular gender shall not limit the scope or exclude the application of any provision of this Agreement to such person or persons or circumstances unless the context otherwise permits;

1.2.8. All annexures and Exhibits, whether numbered or not, appended to this Agreement or executed by the parties pursuant to this Agreement form part of this Agreement and shall have the same force and effect as if set out in the body of this Agreement and references to this Agreement include the annexures and Exhibits.

1.2.9. If by the terms of this Agreement, any act would be required to be performed on or within a period ending on a day which is a public holiday

C.P. Naraya Secretary Treasurer	
Chairman For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

that act shall be deemed to have been duly performed if it is performed on the working day immediately succeeding the last holiday.

1.2.10. The terms and conditions as recorded in this Agreement shall prevail over the offers made by the Developers to the Society.

1.2.11. The descriptive headings of the Clauses of this Agreement are inserted for convenience of reference and are not intended as complete or accurate descriptions of such Clauses and do not/ should not be construed to define, explain or interpret the clauses.

2. **Recitals form an operative part of this Agreement** - The Recitals hereof are treated as forming an operative part of this Agreement and the same shall be read and construed accordingly.

3. **Grant of Development Rights.**

3.1. The Society, for itself and on behalf of the Society members, hereby grants Re-development rights to the Developers to carry out the Re-development of the Property on the terms and conditions contained in this Agreement.

3.2. The Developers shall, at their own costs and expenses, carry out the Re-development of the Property in accordance with the terms and conditions of this Agreement.

3.3. It is agreed that the entire TDR/Fungible FSI, with or without premium, shall be purchased and acquired by the Developers at their own cost and expensed in the name of the Society and shall be loaded on the said Plot for the purpose of said re-development.

3.4. The Developers shall at their own costs and expenses, demolish the Existing Building and construct the New Building on the Plot consuming permissible FSI as available for the Plot area (whether by way of the primary FSI of the Plot and/or by way of TDR and/or Compensatory /Fungible FSI as per the D.C. Regulations presently in force OR as per the proposed modified D.C. Regulations).

3.5. The Developers shall construct for and provide free of cost to each of the existing Society members, the Society members New Flats in the New

C. P. Naraya Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

Building, the Carpet Areas of which shall be **137.50 sq. ft.** larger than the existing carpet areas of the Society members Existing Flats.The same shall be subject to the deviation of 2% thereto, as stated hereinabove. The allotment of new flats to the members of the Society will be finalised after the plans are sanctioned by the concerned appropriate authorities and the said details of allotment will be confirmed in the Individual Permanent Allotment Agreement, to be executed in favour of each individual member after the issuance of the I.O.D. in respect of the said project.

3.6. The Society has applied to the Revenue Authorities for correction of plot area in the revenue records. The Developers have agreed to get an order for the said correction of plot area, at the cost and efforts of the Developers. In the event, the plot area is increased or decreased by the Revenue Authorities, there will not be any change in the offer given by the Developers, which is confirmed by the Society. Both the parties have agreed NOT to deviate with any terms of the offer letter dated 15th February 2016in spite of any change in plot area, as envisaged above.

3.7. The Developers shall construct for and provide free of cost to each of the existing Society members, the Society members New Flats in the New Building, the Carpet Areas of which shall NOT be less than the areas as mentioned and described as set out in **Annexure "C"** hereto. The Developer has also informed the society members that the actual area can vary by maximum about 2% of the agreed area due to the casting of the pillar, column and leveling of wall and also due to the variation in the construction and application of the plaster on the wall. The Developers shall send a notice to the Society / Society members to enable them to take actual measurement of the New Carpet areas of their respective flats in the newly constructed building. Upon receipt of the said Notice, within a period of 7 days the Society / Society members shall measure the new Carpet Areas for which the Society / Society members may appoint a professional person at their own cost and further issue a letter to the Developer confirming the new carpet area.

3.8. It is clarified that:

3.8.1. The Property is not to be transferred and is not intended to be transferred by the Society or the Society members to the Developers under this Agreement.

C.P. Narayan Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

Title to the Plot is being retained by the Society and will continue to vest in the Society. The Developers have agreed to obtain the Title Certificate from his own Advocate / Solicitors, before submission of the plans to MCGM.

4. Time for loading of TDR and obtaining approval of plans

4.1. The Developers shall obtain the approval of the Society before putting up their plans for sanction to the MCGM.

4.2. The Developers shall obtain Part IOD within **150** days from the date of execution of this Agreement or from the date from which the Bombay High Court shall vacate the stay on new constructions because the state government and Brihan Mumbai Municipal Corporation (BMC) have failed to comply with the Municipal Solid Waste (Management and Handling) rules at the Deonar and Mulund dumping grounds (whichever being the later date) and execute the Individual Permanent Alternate Accommodation Agreements of all the members prior to getting the vacant possession from the Society members. The Developers shall share the plans submitted with the MCGM with the Society. The Developers shall obtain from the MCGM/ concerned authorities the approval of the building plans in respect of the New Building (so as to cover the entire primary FSI of the Plot and the entire TDR/FSI required for the New Building as also the entire Fungible FSI required for the Project i.e. to cover the new premises to be allotted to the members of the Society). The Developers shall hand over to the Society certified copies of the sanctioned plans of the New Building to the Society within Fifteen days of obtaining sanction thereof from the MCGM. The Developers thereafter within 120 days from the date of receipt of IOD shall get necessary NOC from Civil Aviation Regulatory Department. Upon receipt of such NOC, if the plans need to be revised as per the requisite requirements, the same shall be shared with the Society. This revision shall not affect the Society's existing members' individual areas as mentioned hereinabove.

4008	23	929

4.3. After completion of the plinth area as per the Plinth C.C., the developer shall make arrangement to load the T.D.R for the entire Plot area and Fungible FSI required for the Project, and shall furnish to the Society certified copies of (a) the agreements (duly stamped) for acquiring TDR/FSI along with the D.R. Certificates evidencing loading of 100% of

Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

the TDR/FSI required for the Project, & (b) the Intimation of Disapproval (IOD) with the plans duly sanctioned by the MCGM in respect of the New Building.

4. In the event of the Developers failing to get the building plans sanctioned as aforesaid and failing to get loaded the entire TDR/FSI for the Project within the time stipulated above (or within the extended time if any as mentioned hereinafter), the Society (for itself and for all the Society members), at its discretion, may extend the time required by the Developers to comply with the aforesaid conditions.

5. Acceptance of title & site conditions-

5.1. The Society and the Society members shall before the execution of this Agreement, hand over to the Developers copies of the title deeds of the Plot and copies of the title deeds of the Society members in respect of the Society members Existing Premises to investigate the titles thereof. The Developers state that they have prior to the execution hereof investigated/ caused to be investigated the title to the Property and the title of the Society members to the Existing Flats and have satisfied themselves with regards to the same and have accepted the same. The Developers agree that they shall hereafter not raise any requisitions on title nor shall they rescind this Agreement nor shall they delay complying with their obligations or seek to alter the terms hereof on grounds of any defect in title.

5.2. The Developers have, in the course of negotiations and in the time leading up to the execution of this Agreement, understood all aspects of the Project and the various issues that affect the commencement and completion of Project including the total FSI (including TDR & Fungible FSI) available for utilization in the Project, the time that will be required for the various stages of the Project, set-back in respect of the Plot, the provisions of the D.C. Regulations that affect the Project, the height restrictions, road width in front of the Society Building, the approach / entrance from the main road and the boundaries thereto etc. The Developers have accordingly agreed to execute this Agreement and have agreed to the time limits as mentioned in this Agreement for compliance of their obligations (and the consequences of non-compliance).

C.P. Naraya	
Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

5.3. The Developers state that they have physically verified the area of the Property and the areas of the Society members Existing Premises. The Developers have accepted the areas of the Society members Existing Premises as mentioned in the **Annexure "C"** hereto.

6. Conditions for Sale of the Society members Existing Premises

6.1. Till the completion of the Project, the Society members shall not transfer their shares held in the Society or their rights to any of the Society members Existing Flats or their rights in the Society or rights under this Agreement, under any agreement, arrangement or understanding whatsoever unless and until the intended transferee(s) thereof first give(s) an undertaking in writing to the Society that he/she/they shall abide by and comply with all the obligations of the transferor-member under this Agreement without any demur and until the Society grants its written consent for such intended transfer. Any writings required by the Society to secure the rights of the Society and/or the Developers and/or the other Society members and as required by the Society shall be given by the concerned Society Member/s or by the transferee(s) without any demur.

6.2. This Agreement and the resolution passed by the Society in various meetings in respect of the re-development shall be binding on the new purchaser(s)/transferee(s) to all intents and purposes and such purchaser(s)/transferee(s) alone shall be entitled to the new premises and to the concerned Society Member's share of the consideration/ amounts or the balance thereof or any other benefits as per this Agreement.

6.3. The Society Member(s) who sell(s)/ transfer(s) his/her flat or shares without following the aforesaid process shall be liable and responsible for any claims, objections, hindrances, requisitions, costs, amounts, expenses, losses, etc. from the said purchasers of their premises.

4608	24	929

7. The New Building

7.1. The New Building shall comprise of part stilt + part Ground + 7 (Seven) or more residential floors. The New Building will comprise of the Society members New Flats and the Developers' Sale Flats. In case the height of the proposed building is restricted due to Civil Aviation Regulations, the plans may be revised (without any decrease in the proposed area of

C.P. Narayan Secretary Treasurer Chairman For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

individual members, as mentioned in **Annexure 'C'**). The Developers ensure that any such revision in the plans will be first shown to the Society.

7.2. The New Building and all premises therein will be constructed and sold by the Developers strictly for residential and/or officeuse.

8. Gist of the consideration for grant of Re-development rights

8.1. The Developers for obtaining Re-development rights on the terms hereof, have agreed inter alia: -

8.1.1. To pay to the Society members a hardship amount of **Rs.420/-** per square feet of existing carpet area. (Rupees Four Hundred Twenty only) (detailed provisions of which are mentioned in Clause 9 below) at the time of vacation of the existing premises

8.1.2. To pay to the Society members a Rent amount of **Rs.70/-** per. Square feet of existing carpet area, per month (detailed provisions of which are mentioned in Clause 10 below) at the time of vacation of the existing premises

8.1.3. to construct and hand over possession of the Society members New Flats to the Society members in the New Building of such carpet area mentioned in **Annexure "C"** hereto, free of all costs on ownership basis to the Society members or the Society (detailed provisions of which are mentioned in Clause 11 above). In case of any delay in the completion of the project beyond the said period of 24 months from the Commencement Date with a grace period of 6 months thereto with Full Occupation Certificate having been issued thereto (Clause 21being the Force Majeure Clause to be applied if applicable), the Developers shall pay compensation to the Society of Rs.1,500/- per day every day for each day of delay from the start of 31st month thereto till the completion of the said project and the handing over of the quiet, vacant and peaceful physical possession of the said members premises to each of the member of the Society, with the Full Occupation Certificate having been issued thereto, whichever being the earliest. The aforesaid delay compensation shall not be applicable during the stage of grace period and if the Force Majeure Clause is applicable.

Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

9. The Developers shall also pay one month's rent amount as the brokerage to each of the members, during the period of construction of the new building, to be paid on vacation of the existing premises by the concerned / respective member of the Society.

10. Consideration payable to the Society members

10.1. As mentioned above, the Developers have agreed to pay to each of the Society members hardship allowance / compensation / consideration aggregating to **Rs.2,36,250/- (Rupees Two Lakh Thirty Six Thousand Two Hundred and Fifty only)**. The aforesaid consideration is a pre-determined lump sum amount payable to the Society members for having given concurrence and consent for the Re-development of the Property and is inclusive of but not restricted to (i) compensation for alleviating the hardship that the Society members will have to endure on account of shifting out of the Society members Existing Flats to facilitate the Re-development of the Property, and shifting back into the Society members New Flats on completion of the New Building, (ii) compensation for allowing the Developers to demolish the Society members Existing Premises, (iii) compensation for having agreed to share the common areas with more persons on completion of the Project. (iv) Compensation to help Society members meet the increase in the property taxes/Society charges that would be incurred in the New Building.

10.2. The aforesaid aggregate amount drawn by separate cheques in favour of each Society members shall be delivered to the Society members as follows:

10.2.1. An amount being **25%** of the total amount is payable on execution hereof; (the receipt whereof is acknowledged by the Society)

10.2.2. An amount being **75%** of the total amount is payable and shall be paid to the Society members on their vacating and handing over their respective existing premises to the Developers.

10.3. Besides the aforesaid, the Developers shall pay each of the Society members **Rs.20,000/-** as to and fro packing and moving charges and the same shall be paid to the Society members on their vacating and handing

C.P. Narayan Secretary Treasurer Chairman For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

their respective existing premises to the Developers. The same is for vacating the present premises and also for moving into the new premises.

10. The details of the consideration and the packing and moving charges payable by the Developers to the Society members are shown in Annexure "F".

11. **Society members New Flats.** The Developers shall construct the Society members New Flats on the following among other terms & conditions:-

11.1. The areas of each of the Society members New Flats' as well as other details such as the flat number/floor/location of each of the Society members New Flats in the New Building will be finalized upon sanctioning of the plans by the Competent Authorities. The Developer shall at the time of execution of Permanent Alternate Accommodation shall allot each of the existing Society Members their respective New flats with the duly approved floor plans and premises annexed thereto.

11.2. Under no circumstances shall the Carpet Areas of the Society members New Flats be less than that mentioned in **Annexure "E"** hereto. If, however, the Carpet Areas of any of the Society members New Flats exceed those mentioned in **Annexure "E"** hereto, the Society and/or the Society members shall not be required to pay/compensate the Developers for the same. The same shall be subject to the deviation of 2% thereto, as stated hereinabove.However, if any of the Society members purchase additional area from the Developers beyond the said additional carpet area of 137.50 sq. feet as mentioned hereinabove in clause 3.7, he/she shall pay the consideration for the same as agreed between him and the Developers.

11.3. The Developers shall submit tentative layout plans in respect of the Society members New Flats and once layout plan has been approved by the Society members, the Developers will construct the Society members New Flats as per the chosen layout plan subject to the same being approved by MCGM.

11.4. The clear heights of the Society members New Flats from internal floor to internal ceiling (after tiling the floor and plastering/finishing the ceiling),

C.P. Narayan Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

shall be not less than 2.75 meters (minimum 9 Feet) at any point within the flats;

11.5. The Society members flats will be provided with amenities as listed in **Annexure "G"**.

11.6. Individual agreements will be stamped and signed by and between the Developers of the One Part, the Society and the Society members of the Other Part in relation to the allotment of new flats in the proposed building simultaneously on execution of these presents and the stamp duty if payable and/or applicable, registration charges, or any other charges/levy as applicable on the same shall be paid and borne by the Developers.

11.7. Under no circumstances shall the Developers extend any special favours to any Society Member in any form.

11.8. Under no circumstances shall the Society or its Society members be required to pay any construction costs or any other charges whatsoever in respect of the Society members New Flats or in respect of the Project.

11.9. If the Society members desire to purchase additional area (over and above the areas mentioned in Annexure "E" hereto), and they reach an agreement for the same with the Developers, they shall pay the consideration for the additional area to the Developers as may be agreed with the Developers and the agreed terms shall be included in the individual agreements mentioned above. In such an event all taxes of and related to the additional area (above the areas mentioned in Annexure "E") including without limitation stamp duty, registration charges, GST, service tax, VAT, Sales Tax, Turnover Tax and any other tax etc. shall be borne and paid by the concerned Society member alone.

12. Developers' Sale Flats.

12.1. The Society members shall have no claims over the Developers' Sale Flats, and the Developers alone are entitled to sell the same and enter into agreements with the purchasers thereof as per the provisions of MOFA and appropriate the proceeds unto themselves provided however that the Developers shall not put any person(s) in possession/occupation of the Developers' Sale Flats under any agreement, arrangement or understanding whatsoever until such time that the Society members New

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ready in all aspects as specified in this Agreement, the Full Occupation Certificate in respect of the New Building has been obtained, the existing Society members are handed over possession of the Society members' New Flats in writing. It is expressly clarified that the negative covenants herein contained is of the essence of the contract and shall bind the Developers or any other person claiming through them from entering into, using or occupying any of the Developers' Sale Flats for any purposes whatsoever.

12.2. It is agreed that if any Society Member or any of their respective immediate family members / blood relatives desires to purchase a flat from the Developers, the Developers will give a preference to such Society Member for purchase at the sale price and terms decided by the Developers.

12.3. The Developers shall on their account have the right to allot, cancel allotment, re-allot, sell, lease, grant leave and license or otherwise deal with the flats and parking spaces in the new building (excluding all flats and parking spaces to be allotted to the existing members as provided herein) on the said property ("Developers' Flats") as the Developers deem fit and proper and for that purpose to enter into agreements, allotment letters or such other writings or documents in their own name and put the purchasers of the Developers' Flats in possession of their respective premises, when constructed. Any contract or agreement entered by the Developers in respect of any of the Developers' Sale Flats shall be on principal basis and not as the agent of the Society or the Society members. It is also agreed that the Developers shall be entitled to receive and retain with them all the consideration from the person/s to whom the premises comprised in the Developers' Sale Flats are sold or allotted as the case may be in the New Building and to appropriate the same in such manner as the Developers may deem fit and proper. The Society / Society members shall not be liable or responsible to any such persons for any consideration/ payments made to the Developers or for any misapplication thereof or otherwise howsoever.

12.4. The Developers alone shall be responsible for any breaches of the agreements with the prospective purchaser/s, and the Society or the Society members shall not be responsible for the same in any manner

C P Narayan Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

whatsoever. The Developers hereby agree to indemnify and keep indemnified and harmless the Society and the Society members from all claims that may be brought forward by any purchaser/s;

12.5. The Developers' Sale Flats shall be sold and used for residential / officepurposes only.

12.6. All outgoings, dues, taxes, maintenance and Society's charges in respect of the Developers' Sale Flats shall be paid by the Developers until the Developers' Sale Flats are sold and the concerned purchaser(s) is/are admitted as Society Member (s) of the Society and the Developer shall have a liberty to charge such amount to the respective occupant. If any of the Developers' Sale Flats remain unsold for 12 months from the date of the Full Occupation Certificate, the Developers shall become the Society Member of the Society and shall pay all such amounts towards outgoings, dues, taxes, maintenance and Society's charges in respect of the unsold Developers' Sale Flats which the members of the Society are required to pay. The Developers shall however be entitled to only one vote irrespective of the number of unsold Developers' Sale Flats, subject to the same being held in one name itself.

12.7. Subject to the possession of the Society members New Flats being offered to the Society members and the expiry of the notice period for such possession as per this Agreement, the Society shall enroll such purchasers of Developers' Sale Flats as Society members of the Society within one month of their receiving a written intimation thereof and all of the following documents/amounts from the Developers:-

12.7.1. Application for Society membership with a Society membership fee;

12.7.2. Photocopy of the agreement of purchase along with copies of the stamp duty receipt and registration receipt;

12.7.3. An undertaking to use the flat in question strictly for residential purposes and to not change the user thereof, and to abide by the bye-laws, rules and regulations of the Society ;

12.7.4. Cost of shares;

C.P. Narayan Secretary Treasurer Chairman For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

Society agrees that it shall admit only such persons as new Society members of the Society after receiving a written notice from the Developers alone. The Society undertakes not to admit any purchasers/allottees as member/s on its own.

after the issuance of thel.O.D., shall the Developers become entitled to sell the Free Sale Flats under the terms of this Agreement, shall they be entitled to raise loans from any bank or financial institutions on the security of the Free Sale Flats and also, if required, mortgage the Free Sale Flats to any such lender without creating any financial burden, liability or obligation on the Society and its existing Members but shall not mortgage the plot of land to any bank or financial institution.

12.10. The Society undertakes to induct all the new purchasers as members of the said Society upon the Developers handing over possession of the new Purchasers flats and take all necessary steps in that regard to grant to them identical privileges as those enjoyed by the members including the usage of Common areas and facilities. It is hereby agreed by and between the parties that the Society shall take a Voluntary contribution from the new purchasers to be Rs.75,000/- per unit at the time of inducting the new flat purchasers as members of the said Society. If the Developer retains any of the unsold units and becomes a member as stated aforesaid, the said voluntary contribution shall not be applicable to the Developer.

13. **Temporary accommodation.** The Society members will have to move out of the Society members Existing Premises to facilitate the demolition of the Existing Structures and the construction of the New Building which shall be done only on receipt of the said Notice to Vacate. It is hereby agreed between the parties as follows :-

13.1. The Society members shall make their own arrangements for temporary accommodation elsewhere and they shall be paid compensation in lieu thereof @ **Rs.70/-** per square feet per month of the Agreed carpet areas of each of the Society members Existing Flats during the period that the vacant possession of the Society members Existing Premises and of the said Property is handed over to the Developers for Re-development for the period of first **6** months which shall be paid in lumpsum and in advance by the Developer to each and every member. The Developer has agreed to

C.P. Naraya	
Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

deposit post dated cheques for the remaining 18months (Dated 1st of every month in advance). The said compensation shall be paid to each and every Society Member, from the date the society/ Society member/s has handed over vacant possession of the entire building to the Developers,till the time, each and every Society Member has given the agreed Permanent Alternate Accommodation in the new building that will be constructed by the Developers &till the developer handed over possession of intended flats to the Society members or till obtaining Occupation Certificate commencing whichever being earliest.

13.2. The Developers have estimated that the period required to complete the Entire Redevelopment Project as enumerated through these presents and given possession alongwith Full Occupation Certificate of the intended building of the Society members New Flats will be **24** months from the Commencement Date with a grace period of 6 months thereto. Annexed to this Agreement and marked **Annexure "F"** is a chart showing the compensation payable to each Society Member. In case of non-compliance, the provisions as set out hereinafter shall apply.

14. Development Work - It is hereby agreed between the Parties as follows-

14.1. The demolition of the Existing Structures shall be carried out by the Developers alone. The Society members will have the right to take away detachable fittings i.e., fans water heaters, Air-Conditioners and other electrical items, movable furniture, fixtures and fittings while vacating Society members Existing Flats. Since the Developers have paid the Society for the debris, the debris shall belong to the Developers.

14.2. The entire development/ construction costs including (but not limited to) the fees payable to the Architects, R.C.C.Consultants and all other consultants appointed by the Developers, the bills of the various contractors appointed by them, the wages/ dues of the workmen, bills of suppliers, and all other charges, fees and deposits to be paid to the concerned authorities for the Project, shall be borne and paid by the Developers alone.

14.3. The Developers shall be entitled to enter into contracts in their own name with building contractors, architects and others for carrying out development and construction on the said property at the Developers' risk

C-P Narayan Secretary Treasurer Chairman For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

and costs. The Developers shall pay and discharge duly and punctually all liabilities to building contractors, labour contractors, material suppliers, workmen and other employees employed by the Developers for the purposes of and incidental to the development and construction on the said property and shall indemnify and keep indemnified the Society and the Society Members from and against all actions, costs, losses, claims and demands in respect thereof.

14.4. The Developers shall purchase at their own cost and expenses the TDR/FSI required for the Project and also obtain the fungible FSI required for the Project and shall pay the requisite charges, premiums fees and bear all expenses in this regard. The T.D.R. shall be acquired in the name of the Society.

14.5. All premium, fines, fees etc., as shall become payable to the MCGM and other concerned authorities for obtaining approval of the building plans as also for utilizing TDR/ FSI, Fungible FSI and FSI in lieu of the staircase, lift wells and all amenity areas of the New Building shall all be borne by the Developers alone. Such premiums, fines, fees, etc., shall be paid directly by the Developers.

14.6. All permissions required from concerned authorities for the Project shall be obtained by the Developers at their costs.

14.7. The Developers shall obtain the approval of the Society before putting up their plans for sanction to the MCGM. The Developers shall hand over to the Society certified copies of the sanctioned plans of the New Building to the Society within fifteen days of obtaining sanction thereof from the MCGM. The Developers shall not amend the sanctioned plans in respect of the Society members New Flats without first obtaining the Society's approval for such amendment.

14.8. The Developers shall carry out the Re-development as envisaged herein strictly in accordance with the plans approved by the MCGM, and at their own costs and expense. Under no circumstances will the Society and/or its Society members be required to contribute any monies for the development/ construction work.

C. P. Narayan Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

14.9. The Developers shall be entitled to obtain the refund from the MCGM in respect of all the refundable deposits which may be payable by the Developers to the MCGM in the name of the Society. In the event the MCGM issues refund cheques in favour of the Society, the Society shall in turn refund the same to the Developers, within one month of the amounts being credited into the Society's account.

14.10. The Developers shall alone be responsible for the liability of E.S.I.C., P.F., Workmen Scheme Act and all other statutory liabilities. The Developers shall arrange to insure all the workmen employed/engaged in Project under the Workmen's Compensation Act or as required by law and the Developers alone shall be responsible for all the liabilities in respect of the workmen/ persons so employed/engaged in the construction work and the Developers shall indemnify the Society and its Society members from and against all claims in connection therewith.

14.11. The Developers are not entitled to obtain any loan on the security of the Property or the Society members New Flats but the saleable Flats are exempt from the same.

14.12. The Developers shall be at liberty to fix a hoarding on the said property announcing the scheme of redevelopment of the said property by the Developers simultaneously on the issuance of the I.O.D. and not otherwise.

14.13. The Developers have furnished to the Society aBar Chart (which is annexed hereto as **Annexure "H"**) indicating the start and finish dates of the various activities and phases that comprise the Project. The Developers shall ensure that the progress of activities and phases of the Project will be as per the Bar Chart. In case of non-performance and/or non-compliance, the provisions as set out hereinafter shall apply.

14.14. It is hereby agreed that the taxes, levies and dues in respect of the said plot of land and of the existing structure thereon shall be borne and paid by the Society and its members up to the date of handing over possession of all the existing flats to the Developers. Save and except for income tax, if any, payable by the Society members or the Society in respect of the amounts received from the Developers, all responsibility/ liability of payment arising after execution of these presents of all other Central,

C. P. Narayan Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

State and local taxes including, without limitation, service tax, works contract tax etc., is that of the Developers alone. Each existing Member shall pay their respective outgoings, dues and proportionate taxes such as Service Tax, VAT, Turnover Tax, or any present and proposed / future taxes of their new flats on their being put in possession thereof. The property taxes, water charges, N.A. Tax, Electricity Bills, etc. shall be duly paid by the Developers till the date of handing over physical possession of the new premises to all the members of the Society. The property taxes shall be generated / levied on individual assessment basis by the Developers .The Developers shall not bear and pay the said property taxes for the entire cycle for which the said bill is generated whereas the Developers shall only be liable to pay for such any taxes up to expiry of 15 days notice of handing over of the physical possession to the members

14.15. If any defect in the New Building is brought to the notice of the Developers within the Defects Liability Period, such defect shall forthwith be rectified by the Developers at their own cost and without any demur. However, there shall no variation or alteration to the new premises by the member of the Society in any manner whatsoever.The Developers have no lien over the plans, documents, permissions, receipts, NOCs etc. pertaining to the Property/New Building and the Developers undertake to hand over the same to the Society as and when called for by the Society or the PMC.

14.16. In any event, on completion of the Project, the Developers shall hand over to the Society all documents in original pertaining to the Project which have not been previously handed over including sanctioned plans, I.O.D., Commencement Certificate, Occupation Certificate, Fire Fighting permissions, Civil Aviation Permission and drawings, requisite permissions for the elevators, water and electric supply, etc. including the warranties issued by the respective Contractors and Companies thereto.

15 Car Parking Spaces

15.1 **ONE** car parking to each existing member, i.e. total 16 car parking spaces (whether in the stilts, podiums or in the compound) shall be reserved for the existing Society members. The parking spaces in the basement, stilts, podium or compound will be proportionately divided between the Society and the Developers (subject to the Society getting total **16**car parking

Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

spaces). The Developers are only entitled to permit the use of these car-parking spaces, it being clarified that all open spaces belong to the Society. There shall be stack mechanical car parking provided to the existing members of the Society.

15.2 The Developers shall furnish a parking layout to the Society prior to the Society members vacating the Society members Existing Premises. The location of the car-parking spaces shall be carried out between the Society and the Developers, provided however that the Developers shall not allot/deal with their car-parking spaces till the car-parking spaces are earmarked between the Society and the Developers. The Developers are not entitled to allot or permit the use of any car-park space to any person who has not bought a flat in the new construction.

15.3 The Developers shall allot such 8 car parkings on lower level and 8 car parking on upper level in the aforesaid Stack Mechanical Car parking (being in total 16 car parking slots) to the existing Society members.

15.4 Car-park spaces shall be used only for parking of cars and for no other purpose

16 License to enter upon the Property.

16.1 On the Society members vacating the Society members Existing Flats as aforesaid, a license will be granted in favour of the Developers to enter upon the Property for purposes of its Re-development, and at all material time, the possession of the Property shall remain with the Society.

16.2 It is agreed that the license granted in favour of the Developers shall come to an end on the completion of the Re-development or earlier termination of this Agreement without demur.

16.3 The license to develop the Property will be personal to the Developers and under no circumstances shall the Developers assign their rights or benefit under this Agreement to any other party.

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16.4 The Developers shall have a right to enter upon the property of the Society and its members only on the issuance of the I.O.D to enable the Developers to carry out the re-construction of a new building thereon. The Developers shall not have any rights on the said plot of land of the Society

C. P. Naraya Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

and the building under construction thereon other than the terms and conditions as appearing in these presents and further agree and undertake not to mortgage or create any charge on the said plot of land of the Society and the building under construction thereon other than the flats for sale in respect of which the Developers have right to sale as per the rights given to the Developers under these presents in respect of loans from any banks/financial institutions or any other lenders that may be raised, against the said flats either by the Developers or the prospective purchasers of the said flats.

17 Power of Attorney

17.1 The Society has, on execution hereof, executed a Power of Attorney inter-alia authorizing the Developers to do and execute all such acts, deeds and things required for commencing and completing the new building in terms of this agreement and also to deal with MCGM and other authorities for the approval and sanction of the plans of the proposed construction and for all other acts and deeds required to give effect to this Agreement. This Power of Attorney shall be co-terminus with this Agreement.

17.2 All acts, deeds and things done by the Developers by virtue of the Powers of Attorney shall be at the risk and costs of the Developers.

17.3 The Developers agree to deliver copies of all notices and other correspondence, sent and received on Society's behalf for the redevelopment project, from MCGM and other concerned authority, within 15 days of receiving or sending it.

18 Monthly outgoings/taxes/utility bills – It is agreed between the parties that the monthly outgoings, dues and taxes of the Society members Existing Flats shall be paid by the respective Society members and the taxes, duties and dues in respect of the Property shall be borne and paid by the Society up to the date that the Property is vacated by the Society members and thereafter the Developers shall pay all taxes, duties and dues upto the date of completion of the construction of the New Building and receipt of the Full Occupation Certificate provided however that after 30 days from the date that possession of the SocietyMember' New Flats has been offered to the Society members, the Society members shall pay the proportionate outgoings, taxes, duties and dues in respect of their

Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

respective new flats, whether or not they take possession thereof, without demur.

19 Terrace

19.1 If due to constraint in utilizing the total available FSI / TDR, if half of the top floor is consumed and the balance area is marked as terrace, then the said terrace area shall belong to the said flat purchasers. The entire terrace above the topmost floor & any other open terrace, service area or refuge area which is not part of FSI shall belong to the Society and cannot be sold or allotted by the Developers to any person/s under any agreement or arrangement whatsoever, except the Pocket terraces attached to any individual flats. The common terrace of the Society shall not be encumbered by the Developers or dealt with in any manner whatsoever.Such pocket terrace shall exist only in one corner of the said Terrace area.

19.2 No hoarding or advertisement boards or any structure, mobile tower etc. would be put up by the Developers on any of the terraces or on the building or any part thereon and such rights are reserved exclusively for the Society only. The Developers shall also get the installation of the Mahanagar Gas and Electricity Meters installed accordingly at its costs.

20 Time Schedule for the Project – The following is the time frame for the completion of the Project as agreed between the parties: -

20.1 The time for loading TDR/FSI and Fungible FSI for the Project and for procuring TDR/FSI etc., is mentioned in Clauses 4.1 and 4.2 hereof and the Developers confirm that they shall adhere to the same.

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20.2 The Developers shall obtain Part IOD within **150** days from the date of execution of this Agreement or from the date from which the Bombay High Court shall vacate the stay on new constructions because the state government and Brihanmumbai Municipal Corporation (BMC) have failed to comply with the Municipal Solid Waste (Management and Handling) rules at the Deonar and Mulund dumping grounds (whichever being the later date) and execute the Individual Permanent Alternate Accommodation Agreements of all the members prior to getting the vacant possession from the Society members. The Developers shall share the

C.P. Narayan. Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

plans submitted with the MCGM with the Society. The Developers shall obtain from the MCGM / concerned authorities the approval of the building plans in respect of the New Building (so as to cover the entire primary FSI of the Plot and the entire TDR/FSI required for the New Building as also the entire Fungible FSI required for the Project i.e. to cover the new premises to be allotted to the members of the Society). The Developers shall hand over to the Society certified copies of the sanctioned plans of the New Building to the Society within Fifteen days of obtaining sanction thereof from the MCGM.

20.3 The Developers thereafter within 120 days from the date of receipt of IOD shall get necessary NOC from Civil Aviation Regulatory Department. Upon receipt of such NOC, if the plans need to be revised as per the requisite requirements, the same shall be shared with the Society. This revision shall not affect the Society's existing members' individual areas as mentioned hereinabove.

20.4 The Developers shall serve a 30 days notice to vacate to the Society members Existing flats. The Permanent Accommodation Agreements of all the members of the Society shall be duly stamped and registered prior to such members vacating their premises at the costs of the Developers subject to the costs to be incurred by the respective Society members willing to purchase extra area as and beyond mentioned hereinabove.

20.5 Up on obtaining the sanction of building plans from the MCGM for the entire project and upon receiving necessary NOC from Civil Aviation Regulatory Department and further Commencement Certificate issued by the MCGM, the Developers shall load TDR/FSI and procure Fungible FSI for the project for required for completion of the aforesaid redevelopment project.

20.6 Only on the issuance of the I.O.D., the Society will grant a license to the Developers to enter upon the Property for development purposes as per this Agreement, and the date of such Notice OR from the date from which the Bombay High Court shall vacate the stay on new constructions because the state government and Brihanmumbai Municipal Corporation (BMC) have failed to comply with the Municipal Solid Waste (Management

Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

and Handling) rules at the Deonar and Mulund dumping grounds (whichever being the later date) is the "Commencement Date".

20.7 Within **45** days of the Commencement Date, the Existing Buildings will be demolished, the Developers will obtain the Commencement Certificate of the New Building and the construction work on the New Building shall commence;

20.8 Within **30** months of the Commencement Date, all slabs and RCC work of the New Building shall be completed

20.9 Within **24** months of the Commencement Date, plus a grace period of 6 months thereto, the New Building will be completed in all respects (inclusive of the elevators functioning with permission for the use of the same granted, supply of electricity, water etc) and the Society members New Flats will be completed in a ready-to-move-in condition with all amenities provided therein and the Full Occupation Certificate of the New Building shall be obtained by the Developers and a copy thereof shall be handed over a copy thereof to the Society. The Developer shall give a **15** days' notice to the Society members to take possession of their new flats.

21 **Force Majeure** – The parties hereto agree that the period for completion of the construction work shall be subject to Force Majeure conditions PROVIDED HOWEVER that the Developers shall inform the Society in writing as soon as a Force Majeure condition is encountered with an explanation of such condition and shall also inform the Society when such condition ceases to exist. If the Developers fail to inform the Society in writing in a timely manner, they cannot claim Force Majeure at a later date as an excuse. Force Majeure conditions include acts of God, war, insurrection, riot, civil commotion, strike, earthquake, storm, floods, lightning, explosion, fire, other natural calamities or any act of God affecting the said property and / or any notice, order, rule, election code of conduct, notification of the Government or other public, judicial or Competent Authority affecting the development progress / approval process in respect of the said property. Any shortage or non-availability of any material will not be a reason for delay of the project.

22 **Consequences in case of delay.**

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C.P. Naraya Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

22.1 **Delay by the Developers:** If, within **24** months of the Commencement Date, the New Building and the Society members New Flats are not completed in all respects as per this Agreement except on account of Force Majeure clause and the Full Occupation Certificate of the New Building is not obtained by the Developers, the Developers shall be liable to pay to the Society members the monthly rent at the rate of **Rs.80/-** per sq.ft. Carpet area, till the date of completion of the project and shall have a grace period of **6 months** to complete their obligations.

22.2 **Right of Termination of this Agreement-**

22.2.1 The Society shall also have the right to rescind and terminate this Agreement in any of the following circumstances by giving to the Developers 30 days' notice in writing of their decision to do so.

22.2.2 If there is any assignment or joint venture done by the Developers of the rights conferred herein with any party or person without taking prior written consent of the Society;

22.2.3 If the I.O.D. itself is not issued within the above stated time limits;

22.2.4 If the Developers, having failed to complete the Society members New Flats and the New Building and obtain the Full Occupation Certificate within the **30** months of the Commencement Date, including the Grace Period of 6 months (with exception to the Force Majeure clause AND fail to pay the rent / compensation for the grace period as per Clause 21above; In the event of termination, the Society will be entitled to take charge of the works already carried out on the Plot as also the materials lying on the Plot and in the New Building without any charge or claims whatsoever from the Developers and the Society will be entitled to complete the construction on the Plot in such manner as the Society at its discretion may deem fit including inter alia by appointing contractors or other developers. In case of such termination, the Society will not be liable to perform any of the obligations arising out of the agreement/s or dealings, if any, entered into by the Developers with any person in respect of the Property or the New Building (including any purchasers of Developers' Sale Flats) and the Developers will alone be responsible for any liabilities created or expenses incurred in relation to the Re-development of the Property. In such an event, the Society shall not be

C.P. Naraya Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

responsible or accountable to the Developers or the purchasers of Developers' Sale Flats. The Developers alone shall be liable to the purchasers of the Developers' Sale Flats.

22.3 **Delay by the Society and/or Society members:**

22.3.1 It is agreed between the parties that any delay in handing over vacant and peaceful possession of the said property by the Society/Society members beyond 30 days from the date of notice to vacate, the Society shall take and the Developers shall be entitled to take, necessary steps to take possession of the premises from such Society member/s and also entitled to recover all costs, charges and expenses incurred in respect of any steps taken against such Society member/s from such Society member/s.

22.3.2 It is agreed between the parties that if any consent or any act or any performance or execution of any deed/s and/or document/s relating or arising out of these presents or the construction or application thereof relating the redevelopment project is required from the Society / Society Members then such consent or any act or any performance or execution of any deed/s and/or document/s shall be informed by the Developers to the Society / Society members by a notice / letter. The Society / Society members shall within 15 days from the receipt of such notice / letter shall perform such act / execute such any deed/s and/or document/s as mentioned hereinabove. If the Society / Society members fail to do so within 15 days from the receipt of such notice, then such delay caused on account of / on behalf of the Society / Society members shall not be considered as a part of delay in completion of the project on behalf of the Developers and for such any delay caused on account of / on behalf of the Society / Society members above 15 days as prescribed hereinabove, the delay penalty shall not be charged to the Developers.

22.3.3 It is agreed by and between the parties hereto that in a case any Society Member/s fail to occupy their respective new flat in the newly constructed building within a period of 15 days from the date of receipt of notice of handover of the flat sent by the Developers, such any delay caused by / on behalf such Society Member/s shall not amount to the delay caused by the Developers. Furthermore, delay penalty as envisaged hereinabove shall not be applicable in such case.

C.P. Narang Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

22.3 The Developers shall not be responsible to pay the rent as defined hereinabove in such a case where the Society Member/s fail/s to take possession of his/her respective flat/s in the newly constructed building within 15 days from the date of receipt of notice of handover of the flat.

22.4 Breach of conditions by the Society and/or Society Member/s:

22.4.1 In the event the Society / Society members fail to fulfill their obligations as set hereinabove, time being essence, on account of any default of the Society/Society member/s, unless extended by the Developers at its sole and absolute discretion, the Developers shall give a written notice to the Society/Society member/s to rectify such breach and in the event the Society/Society member/s do not rectify such breach within a period of 30 days from the receipt of such notice then the Developers shall be entitled to specific performance.

23 Undertaking by the Society / Society members upon receiving occupation of the New flats

23.1 The Society / Society member/s shall ensure that they shall not make any change to the R.C.C. structure and also to the elevation of the building. The society and its members shall have to obtain permission in writing from the Developers for any changes that they may want to carry out for the plumbing / electrical work done in the building. In the event that any work is carried out without obtaining written permission, the guarantee hereinabove shall cease to exist immediately and the Developers shall not bear any responsibility for leakages or any mishap that may occur. No changes in plumbing, electrical, walls and any other interior modifications shall be permitted without prior written permission from the Developer. In the event any work is carried out without the above permission, then the guarantee shall cease to exist and the Developers shall not be responsible for any damages caused due to the member's negligence. It is further agreed by the Society / Society members taking possession that no external changes whatsoever shall be made. Any changes that affect the elevation including but not limited to railings, windows, external paint, or any other change that is visible from the outside, shall not be made. Any changes made to the external facade as stated above shall render the Developers guarantee void, in addition to entitling the Developers to

C.P. Naraya Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

initiate legal proceedings and claim damages from the members/occupant.

24 Representations/ Covenants by the Developers

24.1 The Developers represent that their partners are (i) Mr. Virendra S. Jain and (ii) Mrs. Hemlata V. Jain

24.2 The Developers agree, undertake and covenant as under: -

24.2.1 Until the completion of the Project there shall be no change in the partnership firm and the above referred partners shall remain the partners of the Developers and shall fully control the Project as per the terms hereof.

24.2.2 The Developers shall not assign, encumber and/or transfer the benefits of this Agreement nor any right or obligation hereunder to any person or persons.

24.2.3 The Developers have authorized its partner Shri Virendra S. Jain, to represent the Developers and deal with the Society / Society members regarding all matters connected with the Project and also to sign and execute this Agreement and all other documents or writings as may be required for the Project. All decisions that will be taken by the authorized persons or any of them shall be binding to all intents and purposes on the Developers. A letter of the Developers to the aforesaid effect (signed by all partners) is annexed hereto and marked Annexure "I".

24.2.4 The Developers shall also pay to the Society a lumpsum and one time compensation of Rs.1,00,000/- at the time of the possession of the new premises being offered by the Developers to the Society.

24.2.5 The Developers shall also provide to theSociety, the Society Office,watchmen's cabin, GYMNASIUM etc. free of F.S.I. as may be permissible by the M.C.G.M. as per rules and regulations.

बदर - १८
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25 Bank Guarantee

25.1 The Developers agree to provide a Bank Guarantee from any Nationalised Bank for due performance that they shall complete the building within a maximum total period of 24 months (with grace period of 6 months)

C.P. Nayar Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

(subject to force majeure circumstances i.e. act of god, accident, etc. and/or any event not in the control of the Developers) on or before the day vacant possession of the existing buildings is given by the members of the Society to the Developers. The value of the Bank Guarantee shall be for a total sum of **Rs.2,00,00,000/- (Rupees Two Crores only).** The value of the said Bank Guarantee shall keep on diminishing (reducing balance) as per the progress of the work as under: -

i) Rs.50,00,000/- after completion of the construction of the Plinth ;

ii) Rs.30,00,000/- on the completion of the construction of the 3rd floor;

iii) Rs.30,00,000/- on the completion of the 6th floor construction ;

iv) Rs.20,00,000/- on the completion of the entire R.C.C. Structure of the new Building ;

v) Rs.20,00,000/- on the completion of the brick work, plastering, fittings, fixtures, lifts and completion of the entire new Building in all respects ;

vi) Rs.50,00,000/- shall be retained by the society as security and shall be released on the due issuance of the Full Occupation Certificate by the MCGM and on physical possession of the new premises being handed over to the society by the Developers.

It is also agreed by the society to give their NOC without any demer from time to time for reducing the Bank Guarantee as and when required and as demanded by the Developers as per completion of work as above, duly certified by Architect. The Architect of the Developers shall also issue a Certificate as to the cost of construction (post 2 years from the date hereof) to be sufficient as to the present amount tendered as Bank Guarantee for construction of the entire new Building in terms of the plans placed for approval / duly approved.

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26 Indemnification

26.1 The Developers agree to indemnify and keep indemnified and harmless the Society and the Society members from and against any and all lawful

C.P. Naraya Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

actions, suits, claims, proceedings, costs, damages, judgments, amounts paid in settlement and expenses relating to or arising out of

26.1.1 any breach by or of the Developers of the terms and conditions herein;

26.1.2 any act omission or conduct of or by the Developers or any of their employees or agents as a result of which, in whole or in part, the Society and/or its Society members is/are made a party to, or otherwise incur any costs, charges, expenses, losses and/or damages pursuant to, any action, suit, claim or proceeding arising out of or relating to any such conduct;

26.1.3 contravention of any law and/or rules and/or regulations and/or conditions including, but not limited to, laws and/or rules and/or regulations relating to development, town planning, municipal, provident fund, gratuity, labour, environment and pollution, and any action or proceedings taken against the Society or its Society members in connection with any such contravention or alleged contravention;

26.1.4 any act or omission or any breach, delay or default on the part of the Developers in Re-Developing the Property;

27 **Permanent Account Numbers** - The Permanent Account Numbers of the Parties hereto are listed in **Annexure "J"** annexed hereto.

28 **Registration of this Agreement** - This Agreement shall be registered with the Sub-Registrar of Assurances. The Parties shall attend the Office of the Sub-Registrar of Assurances and admit execution hereof.

29 **Stamp duty/registration charges/incidental costs**

29.1 The stamp duty, registration charges on this Agreement, the Power of Attorney and on all documents executed contemporaneously or to be executed in pursuance hereof including on the individual agreements of the Society members in respect of the Society members New Flats shall be borne and paid by the Developers alone.

बरर - १८
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29.2 All incidental costs and charges including search fees, advertisement charges, charges for obtaining certified copies, shall be borne and paid by the Developers alone.

C.P. Naraya Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

29.3 Any Income Tax, Service Tax, VAT, Turnover Tax, GST or any present and proposed / future taxes which shall be in force at the relevant time, shall be borne and paid by the respective parties.

30 **Notices** - A notice or other communication must be personally delivered to the address of the addressee and sent by registered post to the addresses set out below, (or if the addressee notifies another address then to that address) with a copy to the respective advocates. The addresses of each party and their respective advocates is: -

If to the Society and/or to the Society members or any of them-	Their Advocates-
Shree Shreyas C.H.S. Ltd, Kalina, Santacruz (East), Mumbai – 400098.	**Advocate Nikhil Salian** D-10, Ground floor, Parle Colony, Next to Gokul Arcade, Sahakar Marg, Vile Parle (East), Mumbai – 400 057

If to the Developers-	Their Advocates -
M/s. Supreme Realtors: 7, LataKunj, Kalina, Santacruz(East),Mumbai – 400029 & **Admn. Office** : Gr/1,Shanti Sadan CHS Ltd, Opp. SBH, Kalina Village Road, Kalina, Santacruz (East), Mumbai – 400029.	**Dinesh Rane& Associates:** Office No. 311-A, Gokul Arcade, Subhash Road, Near Garware Junction, Vile Parle (East), Mumbai – 400 057

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Any notice required to be served on the Parties hereto shall be in writing and shall be sufficiently served if sent by registered post acknowledgement due or personally delivered at the respective addresses, unless notice of a different address is received. Any notice required to be served on individual Society members shall be deemed to have been received by them if the same has been addressed to the Society and sent to the address of the Society.

C. P. Narayan Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

31 **No Partnership** - This Agreement shall not be treated as a partnership or a joint venture between the Parties hereto and this Agreement contemplates only the Re-development rights agreed to be granted by the Society in favour of the Developers as provided herein.

32 **Arbitration** - All disputes, claims and questions whatsoever which may arise with respect to this Agreement between the parties hereto touching or relating to or arising out of these presents or the construction or application thereof or any articles or thing herein contained or in respect of the duties, responsibilities and obligations of either party hereunder or as to any act or omission of any party or as to any other matter in otherwise relating to these presents or the rights, duties and liabilities of either party under these presents shall be referred to the arbitration of a Sole Arbitrator. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory modifications or amendments or re-enactments thereof. The venue of the arbitration shall be Mumbai and the arbitration proceedings shall be conducted in English.

33 **Jurisdiction** - The Parties hereto agree that the Courts at Mumbai only shall have jurisdiction in respect of all matters whatsoever arising out of this Agreement.

34 **Authority to Sign**

34.1 This Agreement has been duly approved at its Special General Body Meeting held on 23/04/2017 and that the office bearers signing this Agreement on behalf of the Society have full and complete authority to do so on behalf of the Society and execution hereof by them creates a legal and binding obligation on the Society and the Society members.

34.2 The final draft of this Agreement has been duly approved by the partners of the Developers and the person signing this Agreement on behalf of the Developers has full and complete authority to do so on behalf of the Developers and execution hereof by him creates a legal and binding obligation on the Developers.

35 **List of Annexures** - The following Annexures form a part of this Agreement;-

C. P. Narayan. Chairman / Secretary / Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

Annexure "A" : Photocopy of the Property Register Card in respect of the Plot;

Annexure "B" : Plan of the Property; (City Survey)

Annexure "C" : Details of the Society members Existing Premises and its area AND new / proposed flat with its area.

Annexure "D" : Offer Letter of Developers, dated 15.02.2016

Annexure "E" : Details of the consideration, corpus and compensation payable to the Society members;

Annexure "F" : Details of the compensation / rent payable to the Society members for temporary accommodation and packing/ moving charges payable to the Society members;

Annexure "G" : List of Amenities and specifications;

Annexure "H" : Bar-Chart;

Annexure "I" : Authority Letter of the Developers;

Annexure "J" : Permanent Account Numbers of the Parties.

35.1 **Entire Agreement** - This Agreement together with all documents executed contemporaneously with it or referred to in it, constitutes the entire Agreement between the Parties in relation to its subject matter and supersedes the offer made by the Developers and all other prior writings, agreements and understandings, whether oral or written, with respect to such subject matter.

35.2 **Counterparts** - This Agreement may be executed simultaneously in any number of counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument.

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

C. P. Nara... Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of Freehold land or ground bearing Plot No. 'B', Survey No.333, Hissa No.6(part), C.T.S. No.4565, 4565/1 to 4565/11 of Village Kolekalyan, Taluka Andheri, admeasuring 905.20 sq. meters as per revised property cards, as per letter dated 27.09.2016 of the City Survey Officer, Bandra with the building named "SHREE SHREYAS CO-OPERATIVE HOUSING SOCIETY LIMITED" standing thereon, situated at Kalina, Santacruz (East), Mumbai - 400098, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:-

- ON or towards the North : by Saint Anthony Road;
- ON or towards the South : by C.T.S. No. 4563, Govind Nagar Building ;
- ON or towards the East : by Gurudwara Road ;
- ON or towards the West : by C.T.S. No. 4483 Mathuradas Colony.

SIGNED AND DELIVERED)
by the within named "SOCIETY")
SHREE SHREYAS CO-OPERATIVE)
HOUSING SOCIETY LIMITED)
have been hereunto affixed in)
pursuance of the Resolution passed in the)
General Body Meeting of the Society)
held on 23/04/2017 authorizing all the)
Society members to execute these
presents, who have signed
these presents in the presence of each other)

Shree Shreyas CHS. Ltd. MUMBAI 400098. Kalina, Santacruz (E)

बदर - १८
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C.P. Narayan, Chairman / Secretary / Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

1. MR. C. P. NARAYAN - Chairman)

Signature	Left Thumb Impression	
C.P.Narayan		

2. MR. T. V. GOPALKRISHNAN - Secretary&)

Signature	Left Thumb Impression	
T.V.Gopalkrishnan		

3. MR. SACHIN P. KABADI - Treasurer)

Signature	Left Thumb Impression	
S		

बदर - १८
४०८ and in the presence of:) ५२ | ९२९
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1. RAJISH NARAYANAN Rajish)

2. Mr. Uttam Mane)

C.P.Narayan T.V.Gopalkrishnan S	
Chairman Secretary Treasurer For Shree Shreyas C.H.S. Ltd.	For Supreme Realtors

SIGNED AND DELIVERED)

by the within named "DEVELOPERS")

M/S. SUPREME REALTORS)

through its Authorized Partner)

MR.VIRENDRA S. JAIN)

Signature	Left Thumb Impression	
For M/s. SUPREME REALTORS Authorised Signatory / Partner		

in the presence of)

1. RAJISH NARAYANAN

2. Mr. Uttam Mane ( )

अदल - १८		
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C.P. Nadiya			
Chairman	Secretary	Treasurer	For Supreme Realtors
For Shree Shreyas C.H.S. Ltd.			

RECEIPT

RECEIVED from the Developers within mentioned, **Rs.9,45,000/- (Rupees Nine Lakhs Forty Five Thousand only)** being the amount agreed to be paid as per Statement hereof. The details of the payment are as follows: -

Chq.No.	Date	Bank	In favour of	Amount (Rs.)
038835	30-5-18	SBI, Kalina Br.	Shri. Arvind N. Sheldekar	Rs.59,062.50/-
038836	30-5-18	SBI, Kalina Br.	Shri. C. P. Narayan	Rs.59,062.50/-
038837	30-5-18	SBI, Kalina Br.	Smt. SeethaRajagopalan	Rs.59,062.50/-
038838	30-5-18	SBI, Kalina Br.	Smt. Lakshmi Venkiteswaran	Rs.59,062.50/-
038839	30-5-18	SBI, Kalina Br.	Smt. MythiliVenkatachari	Rs.59,062.50/-
038840	30-5-18	SBI, Kalina Br.	Mr. NarayanaswamyEaswaran	Rs.59,062.50/-
038841	30-5-18	SBI, Kalina Br.	Smt. Subha Ramesh	Rs.59,062.50/-
038842	30-5-18	SBI, Kalina Br.	Smt. Sarawathi Murthy	Rs.59,062.50/-
038843	30-5-18	SBI, Kalina Br.	Mr. T. V. Gopalkrishnan	Rs.59,062.50/-
038844	30-5-18	SBI, Kalina Br.	Mr. DharmarajEswaran	Rs.59,062.50/-
038845	30-5-18	SBI, Kalina Br.	Mr. Rama Narayanaiyer	Rs.59,062.50/-
038846	30-5-18	SBI, Kalina Br.	Smt. Saraswathi Murthy	Rs.59,062.50/-
038847	30-5-18	SBI, Kalina Br.	Mrs. MeeraAnantSant	Rs.59,062.50/-
038848	30-5-18	SBI, Kalina Br.	Mr. Sachin P. Kabadi	Rs.59,062.50/-
038849	30-5-18	SBI, Kalina Br.	Shri. VasudevVenkatachari	Rs.59,062.50/-
038850	30-5-18	SBI, Kalina Br.	Smt. V. Jayalakshmi	Rs.59,062.50/-
Total Amount				Rs.9,45,000/-

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WE SAY RECEIVED Rs.9,45,000/-

For Shree Shreyas C.H.S. Ltd.

C.P.Narayan

(Society)

C.P.Narayan	
Chairman Secretary Treasurer	For Supreme Realtors
For Shree Shreyas C.H.S. Ltd.	

(५)

मालमत्ता पत्रक

तालुका/पेठ, मु.मा.का. — न.मु.अ.मर्यादा

जिल्हा — मुंबई उपनगर जिल्हा

कोलेकल्याण

मालमत्ता पत्रक

तालुका/पं.भु.मा.का. — न.भू.अ.कार्यालय

जिल्हा — मुंबई उपनगर जिल्हा

गाव/शहर — कोलेकल्याण

क्र. भूमापन	सिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	कायदेशीर अभिलेखात नोंदविलेल्या इतर हक्कांच्या नोंदी
			चौ.मी.		
४५२५/१	४५६५/१		(२३.०९) चौ.मि. १९.२		सि.स.क्र. ४५६५

भूमापन सिट नंबर

२७/०५/२०१८	अ.[illegible] का. अंधेरीच्या दाव्यांमध्ये
	आदेशाप्रमाणे दि.

पोटहिस्सा

इतर हक्क — [महानगर को-ऑपरेटिव्ह बँकेतील खातेदार]
[कोणताही बोजेदार कर्ज रक्कम रुपये १,०७,०००/-]

एकत्र खाते

दिनांक	व्यवहार	खंड क्रमांक	नवीन खाते क्रमांक (अ) पहिला (ब) किंवा भाग (क)	शेरा/संदर्भ
२७/०७/२०१७				
	अपरजिल्हाधिकारी आदेशानुसार व या स च्या नावे झालेली कार्यवाहीनुसार खाते उघडण्याचे कळविले.			
२७/०७/२०१७	मा. अपरजिल्हाधिकारी आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पु.१/नि.प/अपरजि नोंद/२०१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू. को.क./कि.प्र. १२८३/१५ दि. २७/७/२०१७ अन्वये केलेल्या तरतुदी नोंदवहीमधील खाते व त्यावरील पोटहिस्सेदारांचे क्षेत्र मे.दिवाणी न्यायालय, दिवाणी प्रक्रिया संहिता, १९०८ चे कलम ५८ अन्वये मे.दिवाणी न्यायालयाने पारित केलेल्या हुकूमनामा/आदेशानुसार कमी करणेबाबत.			
३१/०८/२०१७	अंतरा गांव मजकूर कार्यवाहीनुसार सह जिल्हा निबंधक वर्ग २, अंधेरी/मुंबई जिल्हा यांचेकडील क्र. अवजा-१०७८/१९८८ दि.२४/१२/१९८८ चे नोंदणीकृत सहाय्य मालमत्तेचे हस्तांतरणपत्र (दिवाणी) दस्त, अंधेरी यांचा दि.२८/०८/२०१६ रोजीचा अन्वये, प्रतिवादीच्या व जबाबानुसार मे.दि.न्या.क.४५६५, ४५६५/एसे २१ या दिवाणीतील मुळ फौजदारीत इतर मा सर्वोच्च न्यायालय महानगरपालिका को.ऑ.बँक लि.मुंबई यांचेकडे रु.रु.२,०७,०००/- भरण्याची नोंद करणे कोर्टी.			

अंधेरी - १८

पुस्तक क्रमांक ५४७७	५६	१२१

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सही व शिक्का -

न.भू.अ.कार्यालय
मुंबई उपनगर जिल्हा

नकला प्रत

सह दुय्यम निबंधक वर्ग-२, अंधेरी

पावती क्रमांक ११४६३७० दिनांक ६/१/१८

दस्त क्रमांक ६०/-

दस्त हाताळणी फी २/-

एकूण ६२/-

सही

पान नं.

मालमत्ता पत्रक

दिवाणी न्यायालय -- कोर्लेकल्याण तालुका/पं.स.का. -- क.भू.अ.कांहा जिल्हा -- पुणे ग्रामीण जिल्हा

अ.क्र.	हिस्सा नंबर	पोट नंबर	क्षेत्र चौ.मी.	आकारणीकार	मालकाचे नाव व पत्ता (संपादित अथवा खालील क्षेत्र ज्यांच्या नावे आहे)
१	४५/२		[२६.५/१] ४२.२	C	शिवम्मा, इतर ४

पूर्वीचा नंबर ----------

प्रकार व मूळ मालक	को.ऑप.क्रे.सो.ऑपरेटिव्ह हाऊसींग सोसायटी लि.
पोट	----------

इतर हक्क [महाराष्ट्र को-ऑपरेटिव्ह हाऊसिंग सोसायटी] [जिल्हाधिकारी यांचेकडील आदेश क्र.२,०७,०००/-]

इतर माहिती ----------

दिनांक	व्यवहार	खंड क्रमांक	नोंदीचे कारण (का) पहाणारा (प) किंवा आदेश (आ)	शेरा
	सदर आकारापैकी रुपये केले. आकारणीबाबतचे आदेशानुसार व शेरा क्र. ५ मध्ये नमूद केलेली कार्यवाही सदर आकारापैकी रुपये केले.			
२०/०८/२०१७	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील अपिलाचे निकालाचे प्र.क्र.पु.१/अपील-८/कावी सेवा/२०१५, पुणे दिनांक २६/७/२०१७ व झालेली आदेश क्र.क.भू. को.ऑ./वि.का. १२८/२१५ दि. २७/७/२०१७ आदेशाचे केलेले पोटखरी पोटखराबीयोग्य क्षेत्र व वितरकत जमिनीकरीता सदर मंजूर असलेले वितरकत प्रतिफळाचे नमूद अर्धी रक्कम आदेशाचे पुर्ततेस दरम्यान चौ.घो. दाखल केले.			
२०/०८/२०१७	खंडन नोंद मध्ये कांहीबाबत मा.जिल्हा निबंधक वर्ग २, अतिरिक्त, पुणे जिल्हा यांचेकडील क्र. संकीर्ण-१८८८/२०१८ दि.२४/११/२०१८ चे दीर्घमुदतीचा महाराष्ट्र जमीनधारणे (सिलिंग) कायदा, अन्वयेचा आदेश दि.२८/०८/२०१९ रोजीचा आदेश, प्रतिज्ञापत्र व नकाशानुसार क.भू.क्र. ४५/६८, ४५/६५/एवं २१ या मिळकतीचा मुळ चतुरसंबंध हद्दीत सदरी वाहत असलेला महाराष्ट्र को.ऑ.हौ.सोसायटी लि.कोर्लेकल्याण यांचेमार्फत कार्यरत असलेले ४२.२,०७,०००/- वाहतारणे खंड कमी केली.			

सहाय्यक भू-अभिलेख - खोर्ड नकाशा - क.भू.अ.कांहा मुळशी जिल्हा पुणे

अदर - १८		
५८०४	५०	१२१

THE SEAL OF THE JOINT SUB REGISTRAR MAVAL NO. 1 MAVAL (PUNE)

मालमत्ता पत्रक

जिल्हा/पोटे -- कोलेकल्याण तालुका/पे.पु.मा.को. -- न.भू.अ.बांद्रा जिल्हा -- मुंबई उपनगर जिल्हा

भू.क्र./स.नं./हि.नं.	हिस्सा नंबर	जिरायत/बागायत	क्षेत्र चौ.मी.	भाडेपट्टेदार	शासनाच्या हितसंबंधाबाबत अधिकाराचे स्वरूप व त्याबाबतचे शेरे
८५२५/३	८५८५/३				
			(५८.३९.) चौ.मी. ४८८	C	वि.स.नं. ८५३५ प्र.

भाडेपट्टेदार .....

दस्तऐवज मुद्रांक अधिक्षक यांचेकडील प्रमाणपत्रानुसार आकारलेले मुद्रांक शुल्क रु. ४९८/-

पहिला .....

दस्त क्रमांक (सादरकर्त्याची सोयीसाठी)
(फक्त दस्त क्रमांक रकाना क्र. २,३,७,८,९,१०)

दस्त प्रकार .....

दस्त क्रमांक	नोंदणी करुन परत दिल्याचा दिनांक	नोंदणी करुन (अ) पहेदार (ए) विक्री झाल्यास (ब)	शेरा
२७७/२०१७	भा.न.का.कलम १९५६ च्या कलम ७१ अन्वये कार्यालयाने म.रा.प्र.को.कलम १९५८ अंतर्गत तरतूदी कार्यालयानुसार क.७१ व त्या अन्वये संबंधी कार्यालयानुसार सदर अधिकारांचे रूपांतर केलेले.		अ) ₹३७०००-०० ब) विनिमूल्य क) मुद्रांक
२७/०७/२०१७	मा.अधिकारी आयुक्त अतिरिक्त संचालक मुद्रांक अधिनियम (म.राज्य) तुमचे यांचेकडील पत्रांक क.न.मु.१/मि.प.८/आक्षे-नोंद/१०८५, मुद्रांक दस्तांक १४/३/२०१७ व दस्तावेज आदेश क्र.न.मु. को.क/फे.क्र. १२८३/१५ दि. २७/७/२०१५ अन्वये जमाव संकलने मंजूरीपत्रीत क्षेत्र व मिळकत पोटविभागीय क्षेत्र वेगळा असलेले मिळकत पोटविभाग नमूद अंशी क्षेत्र असली अदेयतेचा पुनर्विचार आठ दशांश चौ.मी. दस्तात केलेले.		के मुद्रांक क्र.१४८, दिनांक ३१/७/२०१७ न.भू.अ.बांद्रा
४१४८/२०१७	बोजा नोंद करणे कामेकरता यह जिल्हा निबंधक वर्ग २, अंधेरी-१, मुंबई जिल्हा यांचेकडील क्र. दमक- १७७९/२१८८ दि.२४/१२/२१८८ चे नोंदणीकृत सहाय्य कायदापत्रे (रेजिस्ट्रेशन) दस्त, अर्जदार बांद्रा दि.२८/०५/२०१९ रोजीचा अर्ज, प्रतिज्ञापत्र व जबाबान्वये न.भू.क्र. ८५३५, ८५३५/१३ ए या मिळकतीस मुद्रा बोजकोण इतर यात सदरी दाखल पक्षकारपट्टे को.अं.डी. बांद्रानाक संस्थापनी कडील कर्ज रु.३,२७,७७,०००/- याप्रमाणे नोंद करणे केलेले.		₹४७८/२०१९ न.भू.अ.बांद्रा

सहायक संचालक खरी नकल

न.भू.अ.बांद्रा
मुंबई उपनगर जिल्हा

बदर - १८
पु.८८८ दि. ४८ नं. १२१
२०१८

खरी प्रत
सह दुय्यम निबंधक अधिकारी, वर्ग २

मालमत्ता पत्रक

तालुका/पो.मु.आ.का. -- न.मु.आ.ओझर

जिल्हा -- नाशिक जमाबंदी जिल्हा

भोगवटादार वर्ग २ असल्याने नजराणा रक्कम लागू नाही.

मालमत्ता पत्रक

गाव/शहर — कोपरखैरणे तालुका/पे.पु.म.न.प. — न.मु.म.बांद्रा जिल्हा — मुंबई उपनगर जिल्हा

भू.क्र./सि.स.नं.	हिस्सा नंबर	पोट नंबर	क्षेत्र चौ.मी.	आकारणी	शेरा
४५६/५	४५६/५		(१४.२१) चौ.मी. १६९	C	सि.स.नं. ४५६५ पै.

पोटनिवडणूक —

फेरफार नंबर व दिनांक वर्ग १२९८ — श्री.अमर को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.

पेन्शन —

इतर हक्क [सहकारी गृह- संस्थांतिक सकलीन] [आकारला सोसायटी कडील फार्म सकलन] [रु. २,७३,०००/-]

इतर हक्क —

दिनांक	तपशील	चेक क्रमांक	वसूल शासक (रु.) पट्टेदार (रु.) विलंब शास्ती (रु.)	सहीशिक्का
२७/०४/२०१८	फा.स.क्र.एस १/५६ च्या कलम नोंदणी महानिरीक्षक म.रा.मु.से.पत्र १९५८ नियमाच्या तरतुदी नुसार व भा.र.च्या तरतुदी प्रमाणे दस्तऐवज नोंदणीकृत क्रमांक ३ म्हणून नोंदणी केला.			
१०/०५/२०१७	मा.जमाबंदी आयुक्त व पदसिद्ध सचिव महसूल व वन विभाग (म.राज्य) मुंबई यांचेकडील परिपत्रक क्र.जा.पु.१/सी.ट.८/२०१७ पत्र दि.१७/२/२०१५ व दिनांक ०९/२/२०१५ व दिनांक ०१/०५/२०१७ रोजीचे आदेश क्र.न.मु.म/वे.क्र. १२८३/१५ दि. २७/०२/२०१५ अन्वये येथील सोसायटी सोसायटीतील क्षेत्र व मिळकत परिपत्रकातील क्षेत्र पेक्षा जास्तीचे मिळकत परिपत्रकात नमूद असले क्षेत्र अंतरी अकारण पुनर्रचना नकाशा मंजूर.			
३१/०८/२०१९	बांद्रा पश्चिम कार्यालयात एक लिहून दिलेला दस्त नं. २, अतिरिक्त, मुंबई जिल्हा पोटनिवडणूक क्र. कावद - १७७०/२०१८ दि.२४/१२/२०१८ चे जोडणीकृत सक्षम खात्यातील प्रमाणपत्र (डिक्लरेशन) दस्त. अन्वये दर्शवा दि.२८/०५/२०१९ रोजीचा अर्ज, प्रतिज्ञापत्र व अक्षरशाखेचे न.मु.म. ४५६५, ४५६५/१ ते १९ या मिळकतीचा मूळ मोबदला इतर भार सदरी दिवाळे महाराष्ट्र को.ऑ.हौ.फायनान्स सोसायटी कडील कर्ज रु.२,७३,०००/- खातापोटी भरणा केले.			

तयार केला दिनांक — खरी नकल — न.मु.म.बांद्रा मुंबई उपनगर जिल्हा

बदर - १८

५८०६	८८	३२७
७/११/२०१८		

२०२८

खरी प्रत

सह दुय्यम निबंधक, बांद्रा

फॉर्म नं.— १

(5)

मालमत्ता पत्रक

जिल्हाधिकारी यांचे — कोल्हापूर तालुका/उप-मु.अ.का. — क.भू.अ.बांदा जिल्हा — कुळकर्ण

गाव नमुना	हद्दीचा तपशील	भाडेपट्टा तपशील	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला जमीन महसूल या स्वरूपात देय रक्कम
४५ / ब — ४५६५/२			[३३.०५] चौ.मि. ८०.९	C	दि.३१.१२.४५६५ रो.

मुल्यांकित मत्ता

मालकाचे नाव व पत्ता	श्री. शेखर बाबू-औद्योगिक इस्टेटिंग कोल्हापूर लि.
आकार	
मुल्यांकन मत्ता	[महाराष्ट्र बाबू-औद्योगिक इस्टेटिंग कोल्हापूर] [अंदाजे बाजार मूल्यानुसार रु.२,०७,०००/-]
इतर माहिती	

दिनांक	आकार	एकूण क्षेत्रफळ	शासकीय पावती (चौ) महसूल (रु), किंमत भार (रु)	शेरा/टिपणी
	१४.८.१९५१ च्या आदेश मालमत्ते कारणास्तव म.रा.क.क्र.१९५८ औद्योगिकरणाची कायद्यानुसार व भा.सं.च्या तरतुदी संबंधी कायद्यानुसार वरील आकारणीचे रुपांतर केले.			
४ ०५/२०१५	[१] आदेशानुसार आणि संबंधातील भूमि अभिलेख (म.राज्य) पुणे यांचेकडील पत्रव्यवहार क.सा.भू.१/टि.स./आदेश पुणे/२०१५, पुणे दिनांक १५/४/२०१५ व हवेलीला तालुका क्र.२.भू. अधि.क./फ.क्र. १२८३/२०, दि. २७/७/२०१५ अन्वये केलेल्या चौकशी नुसार/प्रतिवेदनातील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र यामध्ये आलेली तफावत/तफावतीच्या नकाशा अर्जाची बाब लक्षात घेवून सदर मिळकत पत्रिकेवर नमूद अकरी बाब लक्षात घेवून सदरचा फेरफार पोटखराब केला.			
५ ०८/२०१५	कोल्हा नोंद कार्यालयाचा सब डिस्ट्रिक्ट हवेली क्र.२, अधिकारक्षेत्र, पुणेचे दिनांक पार्थकडील क्र. सबार/१०७८/१९८८ दि.२४/११/१९८८ चे नोंदणीकृत खरेदी खतानुसार प्रस्तावित (विक्रीखत) बक्षीस, अर्जावर पक्षकार दि.२८/०८/२०१५ रोजीचा अर्ज, प्रतिज्ञापत्र व अनुषंगाने क.भू.क्र.४५६५/२, ४५६५/१ पैकी ०१ या मिळकतीतील मुळ चौकशीत झाला असा सदरी उपरोक्त महाराष्ट्र को.ओ.हौ.फायनान्स कोल्हापूरी आकारित करणे रु.२,०७,०००/- भरल्याची चौन करणे केली.			

म.भू.अ.बांदा

सही व पदनाम — सही व पदनाम —

मंजूर व आदेशित केल्या

बदर - १८

५८०४	९७	१२१
	२०१८	

चौकशी अधिकारी यांचे नाव — चौकशी अधिकारी यांची सही — म.भू.अ.बांदा

मालमत्ता पत्रक

विभाग/कार्यालय -- कोलेकल्याण तालुका/न.भू.का. -- न.भू.अ.बांद्रा जिल्हा -- मुंबई उपनगर जिल्हा

क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शेरा
४५६५/७	४५६५/७		[३६.७९] चौ.मि. २७.६	C	सि.स.नं. ४५६५ पै.

मूळ धारणाधिकार .....

हस्तांतरित मूळ धारक सन १९८८ श्री. सेवेरा को-ऑपरेटिव्ह हाउसिंग सोसायटी लि.

चतुःसीमा .....

इतर हक्क [महाराष्ट्र जमीन अधिकोषित अकृषीकरण अधिनियम]
[सोसायटी कडील कर्ज रक्कम रु. २,७३,०००/-]

इतर बोजा .....

दिनांक	व्यवहार	खेप क्रमांक	नोंदणी क्रमांक (अ) पृष्ठांक (ब) किंमत भाडे (क)	साक्षांकन
२७/०२/१९७०	म.ज.म.अ. १९४८ च्या कलम ४४(१) अन्वये कार्यवाहीत म.ज.म.अ. १९४८ अंतर्गत महाराष्ट्र अकृषिक कायद्यानुसार व भा.द.वि. ४७ च्या नुसार संबंधी कार्यवाहीनुसार सेवा पुरवण्यासाठी हस्तांतर केले.			सही - दिनांक: शिक्का:
२७/०७/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील अधिपत्र क्र.न.भू.१/सि.व./अकृषी नोंद/२०१५, पुणे दिनांक १६/३/२०१५ व इकडील आदेश क्र.२.भू. कि.क./कि.क्र. १२८३/१५ दि. २७/७/२०१५ अन्वये केलेल्या फेरफारी नोंदणीकरीता खेप व दिलेलात परिशिष्टातील क्षेत्र मंजूर आकारीने दिलेलात परिशिष्टात नमूद जमीनी क्षेत्र अकृषी वर्गासाठी पृष्ठांक मधून दप्तरी चढ. मी. दप्तरात केले.			रु.१०/- दि. २७/७/२०१५
२७/०८/२०१५	खेप नोंद घेणे कामी फेरफार सह जिल्हा निबंधक वर्ग २, अभिलेख, मुंबई जिल्हा यांचेकडील क्र. फक्त- ९८७०/१९८८ दि.२४/१०/१९८८. चे नोंदणीकृत महाराष्ट्र गृहनिर्माण प्रवर्तनिकरण (लिमिटेड) मधील, अर्जदार यांचा दि.२८/०५/२०१५ रोजीचा अर्ज, प्रतिज्ञापत्र व जबाबानुसार मे.भू.क्र. ४५६५, ४५६५/१ते १६ या मिळकतीस मूळ धारकाने इतर अकृषी वापरास महाराष्ट्र कृषि औ.वि.पत्रकानुसार सोसायटी कडील कर्ज २,७३,०००/- याप्रमाणे खेप घेणे केली.			रु.१०/- दि. २७/७/२०१५

न.भू.अ.बांद्रा
मुंबई उपनगर जिल्हा

बंदर - १८

५१०१ | ६२ | १२१

२०१६

सही -

(53)

मालमत्ता पत्रक

जिल्हा/पेठ ते :- कोलेकल्याण तालुका/न.भू.मा.का. :- न.भू.अ.कार्या जिल्हा :- मुख्य उपनगरी जिल्हा

गाव नमुना आकार / रू. १-ब-२	सिट्ट नंबर	पोट हिस्सा	क्षेत्र चौ.मी.	भोगवटादार	शासनाची इतर अधिकाराची नोंद (असल्यास) तलाठी सजा यांच्या सही व शिक्क्यानिशी
३५६५	८ / ४५६५/८				
			[१३.०/१] चौ.मि. १९.२	८	दि.१८.१२.२०१८ पी.

पूर्वीचा क्रमांक :-

स्थलांतर कुळ धारक
अर्ज १९-८ श्री.प्रेमराज को-ऑपरेटिव्ह हाउसिंग सोसायटी लि.

इतर हक्क [महाराष्ट्र को-ऑपरेटिव्ह हाउसिंग फायनान्स] [सोसायटी करीता कर्ज (लिमिट रुपये २,०७,८००/-)]

	फेरफार	खंड क्रमांक	चौकट आकार (क्षे) गुंठा (गु) किंवा आर (आ)	शासनाचा
	म.ज.म.का १९-६ अन्वये मालमत्ता कार्यालयात म.ज.म.अ.२००८ अंमलबजावणी कार्यपद्धतीनुसार व भा.स.आ.नागरी संकेतांक कार्यपद्धतीनुसार सेल डाक्युमेंट रजिस्टर केले.			शून्य (शासनाचा हिस्सा (शून्य))
२७/०७/२०१९	मा.जमाबंदी आयुक्त अपिल यंत्रणेचा मुंबई अधिकोष (न.वसई) मुंबई यांचेकडील पोटहिस्सा क.स.भू.१/वि.२८/जमाबंदी/१९८२०१९, मुंबई दिनांक २७/२/२०१५ व उपकोषागार अधिकारी क.न.भू. को.क.१० मं. १९८३/२०१९ दि. १७/७/२०१९ अन्वये केलेल्या पोटहिस्सी नोंदणीकरिता सेल व निष्पादन परिलेखावरील शुल्क वसूल करण्याचे निर्देशानुसार तसेच नोंदणी महानिरीक्षक मुद्रांक यांचे आदेशानुसार एकत्रितपणे मुद्रांक शुल्क दस्तावर चौ.मी. वसूल केले.			₹ एकूण रु.१२८३ वसूल मुद्रांक शुल्क ₹.शून्य
३१/०८/२०१९	सेल्स ॲग्रीमेंट करणी अदलाबदल
मा.जिल्हा निबंधक वर्ग २, अलिबाग, मुंबई जिल्हा यांचेकडील क्र. कक्ष-१/सह दु.नि./११८८ दि.२४/१०/२०१८ चे नोंदणीकृत गहाण खालतीचे अभिप्रायानुसार (रिकन्वेयन्स) दस्त, अर्जदार यांचा दि.२८/०५/२०१९ रोजीचा अर्ज, अभिप्राय व त्यावरचे क.भू.क.४२६५/ दि.३१/०५/२०१९ चे मा.जिल्हाधिकारी मुंबई यांचेकडील आदेश तसेच सदर व्यवहार हा सी.डी.ओ. यांचेकडील सोसायटी करीता रु.रु.२,०७,८००/- मात्रामापी नोंद करणे केली.			₹ वसूल रु.१२८३ मुद्रांक शुल्क ₹.शून्य

तलाठी सजा यांचा शेरा :- खरी नकल :-

न.भू.अ.कार्या बदर - १८
मुंबई उपनगर जिल्हा
५८४ | ६७ | १२१
२०१८

तलाठी सजा

मालमत्ता पत्रक

जिल्हा/पोटे — कल्याण तालुका/पं.भु.मा.का. — क.भू.अ.कार्या जिल्हा — मुंबई उपनगर जिल्हा

अ.क्र.गाव	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	आकारणीदार	मालकाचे नाव/संस्थेचे नाव/सार्वजनिक प्रयोजन/ त्यासाठी जागा ज्याच्या ताब्यात असावयाची असेल तो
४०७ का चौ.मी.					
४५६५/१	४५६५/१		[१३०.३१] चौ.मि. १०८.९	C	सि.स.नं. ४५६५ अ

भूधारणाप्रकार —

हस्तांतरण मुद्रांक फायदा कर १९८८ — श्री. प्रमोद को-ऑपरेटिव्ह हाउसिंग सोसायटी लि.

पहाणी —

शेरा नं.२ — [म्हाडातर्फे ऑफरेटिव्ह हाउसिंग फायनान्स] [सोसायटी फक्तीत कर्ज रक्कम रूपये २,०७,०००/-.]

शेरा नं.३ —

दिनांक	व्यवहार	खाते क्रमांक	जमीन आकार (क) खंडपट्टा (ग) सिंचित आकार (ख)	शेरा/तारीख
१७/०७/१९७०	प.क.अका १९५६ च्या कलम ४७च्या कामाचे कलमाखालील म.ज.म.स.क्रमा १९५८ अधिकाऱ्याकडील कार्यालयानुसार व भा.स.स च्या नोंदी संबंधी व्यवस्थानुसार दंड आकारणे रुपयांत केली.			नाही - [illegible]
१७/०७/१९७५	प.क.अधीन आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील पत्रव्यवहार क्र.न.भू.१/सि.प.८/आर्थि नं.४८/७५१, पुणे दिनांक २६/२/१९७५ व इनामीन आदेश क्र.न.भू. को.क/के.क्र. १२८७/९५ दि. १७/७/१९७५ अन्वये कब्जा सोसायटी नोंदणीकरणेत दंड व सिटकरण पक्कीकरणेत क्षेत्र नेमलेत असलेने सिटकरण पक्कीकरण मयूद संपेरी सोय असलेली ऐवजी आठ पुर्णांक नऊ रुपांत चौ.मी. दाखल केले.			वि.स्था.अ.क्र.४५६५ अन्वये चौ.मी. १७/०८/१९७५ क.भू.अ.कार्या
३१/०८/२०१६	बाब नोंद करणे करणेबाबत मा जिल्हा निबंधक वर्ग २, अभिलेख, मुंबई जिल्हा यांचेकडील क्र. बकन- ६७७०/२९८८ दि.२४/२२/२९८८ चे जोडपत्रानुसार म्हाडा कार्यालयाने प्रमाणपत्र (रिलिज-डीड) दस्त, अनंदर यांचा दि.२८/०५/२०१६ रोजीचा आदे, प्रतिज्ञापत्र व जबाबाप्रमे स.पु.क्र.४५६५, ४५६५/१ते १६ या मिळकतीस मूळ मंजूरीत इतर पात्र सदरी म्हाडातर्फे सोसायटी फायनान्स मंजूरीपोटी कर्जाचे रु.२,०७,०००/- सहभागाचे नोंद करणे केली.			वि.स्था.अ.क्र.४५६५ अन्वये चौ.मी. ३१/०८/२०१६ क.भू.अ.कार्या

क.भू.अ.कार्या
मुंबई उपनगर जिल्हा

[illegible] बदर - १८
४८७ ६८ ४२९ चौ.मी.

[illegible]

(55)

मालमत्ता पत्रक

ठिकाण :- बोरीवली भु.म.का. :- बो.भू.म.बोरी जिल्हा :- मुंबई उपनगर जिल्हा

गाव नमुना ६ ब.जो.ए.	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	मालमत्ता धारकाचा अधिकाराचा प्रकार किंवा आकारणी अथवा भाडयाची रक्कम
४५६५/१७	४५६५/१७				

(२८.२५) चौ.मि. ९०.२ ₹ मिळकत नं. ४५६५/१७

सूचीत विवरण .....

एकक व मुद्रांक शाखा वर्ष १९८८ सी. सेल्स ऑफ ऑफिशियल इन्व्हेस्टी लोअरपरेल डि.

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इतर हक्क [भोगवटादार वर्ग-अ/ऑफिशियल इन्व्हेस्टी (प्रतिबंधित)] [सोबतचा फक्कीत करार रजिस्टर्ड क्रमांक बी/४७७/२०१८, दि. २७/०३/२०१८ अन्वये रु.२,०५,०००/-]

इतर हक्क

अक्षरात	फेरफार क्रमांक	गोषवारा क्रमांक (भाग) पट्टेदार (१)	विशेष भाग (७)	शेरा
सन १९५८ च्या मुंबई मालमत्ता हस्तांतरण अधिनियम १९५८ अन्वये मालमत्ता हस्तांतरणास मा.सह दु.नि.सो यांची मान्यता आहे.				
मा.जिल्हाधिकारी यांचेकडील आदेश क्र.मु.भू.का/कि.का.१३८३/९५ दि. २७/०३/२०१८ अन्वये फेरफार नोंदवणे. (सोबतचे करारनामा क्षेत्र व सिटकमध्ये दर्शविलेले क्षेत्र मेळत असलेने सिटकमध्ये फेरफार नमुद करणे क्षेत्र असलेने क्षेत्र कमीत कमी चौ.मी. घेतलेले आहे.				
बोजा नोंद करणे अनुषंगाने मा.सह जिल्हा निबंधक वर्ग २, अंधेरी-३, मुंबई जिल्हा यांचेकडील क्र. अवल-३०७७/१८८८ दि.२८/०३/२०१८ चे नोंदणीकृत मालमत्ता हस्तांतरण (सिलबंद) दस्त, अर्जदार श्रीमा दि.२८/०३/२०१८ रोजीचा अर्ज, प्रतिज्ञापत्र व सक्षम-पदे न.भू.क्र.४५६५/१७ दि.११ रु. मिळकतीवर मुद्रा बोजाचित दस्त पत्र असले कारणास्तव को.ओ.बी. कायदान्वये मोजलेली कलेक्टर फी रु.२,०५,०००/- याप्रमाणे वसुल केली.				

सही नकलकार -

नकल - १८		
न.भू.क.बोरी	६५	१२१
मुंबई उपनगर जिल्हा		
५/०४/	२०१८	

सही मंजूर

सह जिल्हाधिकारी, मुंबई

मालमत्ता पत्रक

विभाग कोड -- कोर्पोरेशन्स तालुका/ने.भू.मा.का. -- न.भू.अ.बांद्रा जिल्हा -- मुंबई उपनगर जिल्हा

अ.भू.क्र. / अभय क्र. व पो.ह.	हिस्सा नंबर - पोट हिस्सा	क्षेत्र चौ.मी.	आकारणीदार	शासनाला किंवा इतर अधिकाराला किंवा व्यक्तीला देय असलेली रक्कम तपशील आणि ती रक्कम देय असल्याचे निश्चित करणारा आदेश
८०६५ (१)	४८६५/२१			
....		[२४.२१] चौ.मि. ३०.२	[C-I] C	सि.स.नं. ४८६५ पै.

पूर्वीचा अधिकार .....

अधिकार मुद्रा आकार रुपये १५६८ अ. क्षेत्रम कर्ज-ऑपरेटिव्ह इन्फ्रालिन रोखपावती नं.

पहेला .....

टपाल पत्ता [व्यवस्थापक ऑपरेटिव्ह इन्फ्रालिन फायनान्स]
[सोबत पाठवलेल्या कर्जाच्या रकमेचा रु.२,०७,०००/-.]

इतर शेरे .....

दिनांक	व्यवहार	खुद्द क्रमांक	नवीन खाते (धा) पट्टेदार (प) किंवा भाडे (भा)	शेरा/टिपण
२७/०२/२०१७	भा.स.कलम ९५५ च्या करण सादरीचे व्यवहारातील म.स.क.क्रमांक १७८ अन्वयेच्या आदेशानुसार अ.भा.स च्या मार्गी तरतुदी व्यवहारानुसार सेवा व्यवहारावे कायदेशर केले.			सही- [illegible] बिनविरोध [illegible]
१७.०७.२०१५	मा.जमाबंदी अधिकारी तथा सहायक भूमि अभिलेख (प.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१/वि.व./असली नोंद क्र.१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू. को.क./के.क्र. १२८३/१५ दि. २७/७/२०१५ अन्वये केलेल्या पोकलॅन्ड यांत्रसामग्रीसह क्षेत्र व विद्युतवत पंपिंगसहित क्षेत्र मेळावा अनावश्यक विद्युतवत पंपिंगसह नमूद असली क्षेत्र असली विद्युत पुरवठा तदन दर्शवत पो.सी. पाखाल केले.			के.क्र.क्र.१२८३/२०१५ अन्वये सही- २७/७/२०१५ न.भू.अ.बांद्रा
३१.०८.२०१५	बोजा नोंद करणेबाबत मा.जिल्हा निबंधक वर्ग २, अधिनोंदक, मुंबई जिल्हा यांचेकडील क्र. बबत- १७७८/१९८८ दि.२४/११/१९८८ चे नोंदणीकृत गहाण [illegible] दस्त, अर्जदार यांचा दि.२८/०८/२०१५ रोजीचा अर्ज, प्रतिज्ञापत्र व जबाबाप्रमाणे न.भू.क्र.४८६५/२१ (पै.) या मिळकतीवर [illegible] बोजा नोंद करणेबाबत.			के.क्र.क्र.१२८५ अन्वये सही- ३१/८/२०१५ न.भू.अ.बांद्रा

५४८ | ९६ | १२५ खरी नकल | २०१८

न.भू.अ.बांद्रा
मुंबई उपनगर जिल्हा

सही- [illegible]
सहायक अधिकारी, बांद्रा

पान क्र.- १

नगर भूमापन अधिकारी, बांद्रा

म्युनिसिपल मोटार गॅरेज कंपाऊंड, १ ला मजला, एस.व्ही.रोड, सांताक्रूझ (पश्चिम), मुंबई-४०००५४

क्र.न.भू.अबांद्रा/क्षे.प. मो.र.न.११०७/
को.क./न.भू.क्र.४५६५ व इतर/ ११६-२६०
सांताक्रुझ, दिनांक ३१/

प्रति,
मा. जिल्हा अधीक्षक भूमि अभिलेख,
मुंबई उपनगर जिल्हा.

विषयः- नगर भूमापन-कोलेकल्याण,ता. अंधेरी येथील न.भू.क्रं. ४५६५, ४५६५/१ ते ११ या मिळकतीचे क्षेत्र दुरुस्ती बाबत.

संदर्भः- १) आपले कडील पत्र क्र. न.भू.सं. ३अ/न.भू. कोलेकल्याण/क्षे.दु./ह.दु. /कावि. २२९/एस.आर. ९८३/२०१६,दिनांक -१२/५/२०१६/१३८५.
२) अर्जदार श्री. सी.पी. नारायण नायर यांचा दिनांक- १३/५/२०१६ चा मोजणी अर्ज.

महोदय,

नगर भूमापन कोलेकल्याण, ता. अंधेरी येथील न.भू.क्रं. ४५६५, ४५६५/१ ते ११ या मिळकतीचे क्षेत्र पडताळणीकामी अर्जदार श्री. सी.पी. नारायण नायर यांनी कार्यालयाकडे केलेल्या अर्जाचे अनुषंगाने आपलेकडील पत्र क्र. १ अन्वये प्रकरणी लगत मिळकतीसह सविस्तर मोजणी करून आवश्यक त्या कागदपत्रांसह अहवाल सविनय सादर करणेत येतो की, अर्जदार श्री. सी.पी. नारायण नायर यांनी केलेल्या दि. १३/५/२०१६ चे मोजणी अर्जानुसार रितसर पडताळणीअंती मोजणी फी भरणा करून घेऊन या कार्यालयाकडील अतितातडी मो.र.नं. ११०७/२०१६ अन्वये दिनांक २०/६/२०१६ रोजी मोजणी काम करण्यात आले.

नगर भूमापन कोलेकल्याण, ता. अंधेरी येथील न.भू.क्रं. ४५६५, ४५६५/१ ते ११ ही मिळकत मुळ आलेख क्रं. ३४ व न. भू.क्रं. चे चालता क्रमांक १अ, १ ते ११ चे नुळ टिपण सोडवून कायम खुणाचे आधारे जागेवर वस्तुस्थितीप्रमाणे मोजणी केलेल्या नकाशावर माणी बसवून मुळ आलेखाप्रमाणे न.भू.क्रं. ४५६५, ४५६५/१ ते ११ चा मोजणी नकाशा कायम केला.

नगर भूमापन कोलेकल्याण, ता. अंधेरी येथील न.भू.क्रं. ४५६५, ४५६५/१ ते ११ ही मिळकत मुळ आलेख क्रं. ३४ मध्ये असून न.भू.क्रं. ४५६५, ४५६५/१ ते ११ चे चालता नंबर अनुक्रमे १अ, १ ते ११ असून मुळ चालता नंबर १अ चे वसलेवार प्रमाणे टिपण सोडवले असता ते मुळ आलेखाशी मेळाशी आढळून येत आहे. न.भू.क्रं. ४५६५, ४५६५/१ ते ११ ही मिळकत चार ही बाजुने पक्या भिंतीने बंदिस्त स्वरूपात आहे. न.भू.क्रं. ४५६५, ४५६५/१ ते ११ चा मोजणी नकाशा मुळ आलेख व चालता नं. १अ चे मुळ वसलेवार आधारे कायम केला. न.भू.क्रं. ४५६५, ४५६५/१ ते ११ चा मोजणी नकाशा कायम केला असता न.भू.क्रं. ४५६५, ४५६५/१ ते ११ व त्यालगतचे मिळकतीचे हद्दीत कोणताही बदल होत नाही.

नगर भूमापन कोलेकल्याण न.भू.क्रं. ४५६५, ४५६५/१ ते ११ चे मुळ अभिलेख पहाता सन १९६८ चे मुळ आलेख क्रं. ३४ चालता नं. १अ न.भू.क्रं. ४५६५ चे मुळ वसलेवार करून उलट सोडविलेल्या टिपणाची आकृती ही मुळ आलेखातील आकृतीशी व मोजणी नकाशाचे आकृतीशी मेळाशी आहे. मुळ वसलेवार बुकातील चालता नं. १अ चे वसलेवाराची एकुण बेरीज पहाता त्यात पोटातील चालता नं. १ ते ११ चे क्षेत्रासह एकुण १०८२.६/९ चौ.यार्ड म्हणजेच (९०५.२० चौ.मी.) नमुद केले आहे. पोटातील चालता नं. १ ते ११ (न.भू.क्र. ४५६५/१ ते ११) चे क्षेत्र ४०४ चौ.यार्ड (३३७.७ चौ.मी.) वजा जाता न.भू.क्र. ४५६५ चे शिल्लक क्षेत्र ६७८.६/९ (५६७.५० चौ.मी.) याप्रमाणे दाखल होणे आवश्यक होते. परंतु मुळ चौकशीत व मिळकत पत्रिका पहाता मिळकत पत्रिकेवर ६५९.० चौ.यार्ड म्हणजेच (५५१.० चौ.मी.) चुकीचे क्षेत्र दाखल झाले आहे.

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बदर - १८ 403
५६०४ | ६७ | १२९

बदर - १८		
५०१	६८	१२१
२०१८		

जाबीती अधिकारी यांचेकरिता
१०७५ अंतर्गत नेमणूकी

न.भू.क्र. ४५६५ या मिळकतीचे मुळ चौकशी टिपण, चालता नं. १अ चे आकृतीप्रमाणे मोजणीत नकाशावरून काढलेले क्षेत्र हे मिळकत पत्रिकेवरील क्षेत्राशी मेळाशी येत नाही. न.भू.क्र. ४५६५ या मिळकतीचे क्षेत्रात मिळकत पत्रिकेवरील दाखल क्षेत्र ५५१.० चौ.मी. क्षेत्रापेक्षा (+) १६.५० चौ.मी. जास्त येत असून मोजणीप्रमाणे न.भू.क्र. ४५६५ चे क्षेत्र ५६७.५० चौ.मी. येत आहे. म्हणजेच न.भू.क्र. ४५६५ या मिळकतीचे मिळकत पत्रिकेवर चुकीचे क्षेत्र नमुद केलेले असलेने क्षेत्रात दुरूस्ती होत असून न.भू.क्र.च्या हद्दीत कोणतेही बदल होत नाही. न.भू.क्र. ४५६५, ४५६५/१ ते ११ या मिळकतीचे मोजणी अंती नकाशा कायम करून नव्याने क्षेत्र परिगणना केली असता तपशील खालीलप्रमाणे

न.भू.क्र.	सन १९६८ चे आलेख क्रमांक	चालता क्र.	चौकशी नोंदवहीप्रमाणे क्षेत्र चौ.यार्ड	कमी जास्त पत्रकानुसार क्षेत्र चौ.मी.	मिळकत पत्रिकेप्रमाणे क्षेत्र		अलिताहदी मो.र.नं. ११०७/२००६ चे मोजणीप्रमाणे	शेरा
					चौ.यार्ड	चौ.मी.		
१	२	३	४	५	६	७	८	९
४५६५	३४	१अ	६५९.०	५५१.०	६५९.०	५५१.०	५६७.५०	
४५६५/१		८	२३ ०/९	१९.२	२३ ०/९	१९.२		
४५६५/२		७	२६ ५/९	२२.२	२६ ५/९	२२.२		
४५६५/३		६	५८ ३/९	४८.८	५८ ३/९	४८.८		
४५६५/४		५	१४ २/९	११.९	१४ २/९	११.९		-
४५६५/५		४	१४ २/९	११.९	१४ २/९	११.९		-
४५६५/६		३	३३ ०/९	२७.६	३३ ०/९	२७.६	२७.६	
४५६५/७		२	३३ ०/९	२७.६	३३ ०/९	२७.६	२७.६	-
४५६५/८		१	२३ ०/९	१९.२	२३ ०/९	१९.२	१९.२	-
४५६५/९		९	१३० २/९	१०८.९	१३० २/९	१०८.९	१०८.९	-
४५६५/१०		११	२४ २/९	२०.२	२४ २/९	२०.२	२०.२	-
४५६५/११		१०	२४ २/९	२०.२	२४ २/९	२०.२	२०.२	-
एकूण			१०६२-९८	८८८.७	१०६२-९८	८८८.७	९०५.२०	-

उपरोक्त वस्तुस्थिती अवलोकन करता न.भू.क्र. ४५६५/१ ते ११ चे क्षेत्र मिळकत पत्रिकेप्रमाणे व मोजणी प्रमाणे मेळात येत आहे. न. भू.क्र. ४५६५/१ ते ११ या मिळकतीचे जागेवरील वस्तुस्थिती प्रमाणे व मुळ वसलेवार चालता नं. १अ प्रमाणे मोजणी करून मुळ आलेखाप्रमाणे मोजणी नकाशा कायम केला असता वसलेवाराने येणारे क्षेत्र हे मिळकत पत्रिकेवरील क्षेत्राशी मेळाशी येत नसलेने प्रत्यक्ष मोजणी प्रमाणे हद्दीत कोणताही बदल न होता मुळ आलेख व मोजणी प्रमाणे न.भू.क्र. ४५६५ चे क्षेत्र ५५१.०० चौ.मी. ऐवजी ५६७.५० चौ.मी कायम करावे लागेल.

न.भू.क्र. ४५६५ या मिळकतीचे लगतचा न.भू.क्र. ४५६३ चे धारक श्री. रविंद्र भुट्टर यांनी इकडील कार्यालयात यांनी इकडील कार्यालयात दिनांक- २२/६/२०१६ व १९/८/२०१६ या तारखेस उपरोक्त मिळकतीचे मो.र.नं. ११०७/२०१६ चे मोजणीस हरकत दाखल केली होती. सदर हरकतीच्या अनुषंगाने इकडील कार्यालयाकडून पत्र क्र.न.भू.अ.को.क./ब.भू.१४/मो.र.नं. ११०७/तक्रार अर्ज/बा.क्र.५१/२०१६/१४८०, दिनांक- ३/९/२०१६ चे पत्रान्वये मोजणी अर्जदार, हरकत अर्जदार व अन्य लगत धारकांस कळविणेत येऊन दिनांक- १४/९/२०१६ रोजी न.भू.क्र. ४५६५ च्या हद्दी जागेवर दाखविण्यात आल्या. त्याप्रमाणे जागेवर जाब्जबाब नोंदविणेत आले. हरकत अर्जदार यांना सदरच्या मिळकतीमध्ये क्षेत्रात होणारी कमी अधिक वाढ मान्य नसलेबाबत जागेवर जबाबात लिहून दिले आहे. सदरचे जबाब प्रकरणी सामील असे. लगत हरकतदार यांच्या अर्जाचे निराकरण करणेत आले आहे. प्रस्तुत प्रकरणी न.भू.क्र. ४५६५ या मिळकतीचे क्षेत्रात दुरूस्तीने वाढ होत असून सदरचा प्रस्ताव खालीलप्रमाणे दुरूस्ती होणेस विनंती आहे.

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बदर - १८

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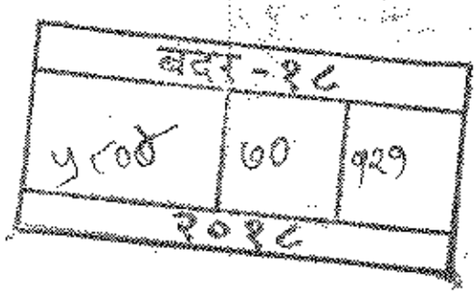
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सह.दु. अधिकारी जोगेश्वरी
२०२५ अंतर्गत कार्यालय

न.भू.क्र. ४५६५ या मिळकतीस खालीलप्रमाणे क्षेत्र दुरूस्तीने क्षेत्र दाखल करणेकामी प्रस्तावित करणेत येत आहे.

अ.क्र.	न.भू.क्र.	मिळकत पत्रिकेप्रमाणे क्षेत्र चौ.मी.	क्षेत्र दुरूस्ती कामी प्रस्तावित क्षेत्र चौ.मी.	शेरा
१	४५६५	५५१.०	५६७.५०	+१६.५ (मुळ वसलेवार अभिलेख मोजणी प्रमाणे अधिक)

नगर भूमापन कोलेकल्याण, ता. अंधेरी येथील न.भू.क्र. ४५६५ या मिळकतीचे क्षेत्रात ५५१.० चौ.मी. क्षेत्राऐवजी ५६७.५० चौ.मी. याप्रमाणे हद्दीत कोणताही बदल न होता मुळ वसलेवारनुसार क्षेत्र दुरूस्ती होत आहे असे इकडील नम्र मत आहे.

अर्जदार श्री. सी.पी. नारायण नायर यांचे दिनांक- १३/५/२०१६ चे मोजणी अर्जान्वये व इकडील प्रतितातडी क्षेत्र दुरूस्ती/हद्द दुरूस्ती /मो.र.नं. ११०७/२०१६ अन्वये दिनांक- २०/६/२०१६ चे मोजणी अंती न.भू.क्र. ४५६५ या मिळकतीचे मिळकत पत्रिकेवर ५६७.५० चौ.मी. क्षेत्रापैकी नोंद दाखल करणेकामी महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम १०६ अन्वये क्षेत्र दुरूस्ती करणेकामी अहवाल सविनय सादर केला असे. सदर क्षेत्र दुरूस्ती सुनावणीकामी न.भू.क्र. ४५६५ चे लगत न.भू.क्र. ४५६३ या मिळकतीचे धारकांस सुनावणीकामी कळविणेबाबत संबंधीत धारकांनी इकडील कार्यालयाकडून अर्ज सादर केला आहे. त्याप्रमाणे संबंधीत धारकांस कळविणेत यावे ही विनंती. तसा वरीलप्रमाणे मजकुराचा अहवाल सादर करणेत येत आहे. तरी हुद्दुरुपसतीनुरूप पुढील आदेश होणेस विनंती आहे.

सोबत मो.र.नं. ११०७/२०१६ ची धारिका पानांक १ ते ५३० असे

मा. सविनय सादर.

२७/७/२०१६
(सी.डी. शिंदे)
नगर भूमापन अधिकारी बांद्रा

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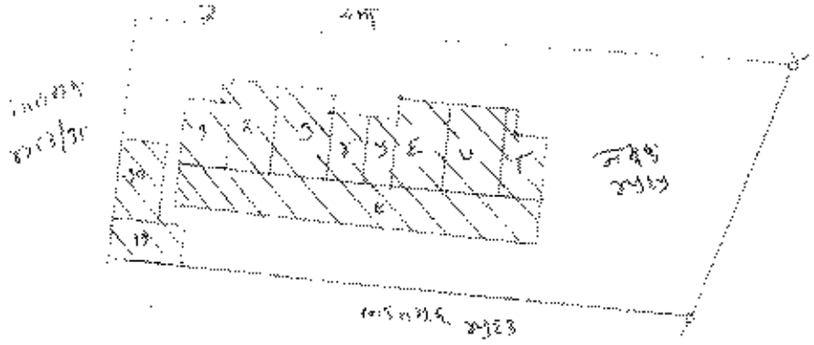


दस्त क्रमांक.....सन.....

दस्तऐवजाचा प्रकार.....

सादर करणाऱ्याचे नाव.....

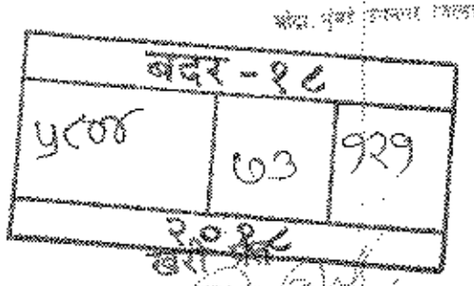
नोंदणी फी रु.....

दस्त हाताळणी फी रु.....

एकूण रु.....

दस्त नोंदणी केल्याचा दिनांक.....

सह दुय्यम निबंधक, अंधेरी



सह दुय्यम निबंधक, अंधेरी

बदर - २८		
५०७	७१	१२१
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SUPREME REALTORS

Builders & Developers

Shop No. 7, Lata Kunj, Kalina, Santacruz (E), Mumbai - 400 029. Tel. : 26653866
Email supremebuilders10@gmail.com

15th Feb, 2016

To,
The Chairman / Secretary
Shree Shreyas CHS. LTD.
Kalina, Santacruz (East), Mumbai – 400 098

Subject: Clarification as per your letter for redevelopment of Shree Shreyas CHS. LTD.

Dear Sir,

With reference to the proposal for the re development of the society plot by utilizing T.D.R., which may be available to the society. In this regard we hereby submit our proposal for the Redevelopment of your society.

1.	a) Additional Free Carpet Area on Existing Carpet Area for Residential flat.	We will provide **137.50 sq. ft additional carpet area** over and above existing Carpet area **(562.50)** of each of the Society members. Which means total **700 sq. ft.** carpet area in new proposed building.
2.	Corpus Fund	Corpus Fund of Rs.420/-per sq(Four Hundred Twenty Only). ft. on existing Carpet area to the society members. (i) 25% on signing of the development agreement. (ii) 75% at the time of vacating the existing building for demolition at the start of the project.
3	Bank Guarantee	We will provide Bank Guarantee Rs.2,00,00,000/- (Rupees Two Crore only). And the same will be reduce as work Progress.
4.	Rent for Temporary Accommodation	Rent at Rs.70/-per sq. ft. for Residential on existing Carpet area (during the development of the society) till handing over of the completed Project to the Society.(Till O.C. Received).
5.	Transportation	We will provide **20,000/-** to each member as cost of transportation. (i.e. One Time)
6.	Brokerage	We will provide **One Month Rent** to each member as brokerage charges to be paid for Temporary Accommodation. (i.e. One Time)

बेदर - २८
५८०४ | ७५ | १२९
२०१८

नंबर - १८
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7.	Parking	One car parking will be provided to each member of the society as per MCGM norm.
8.	Completion period	**24 months** + **6 month** grace periods from the date of receiving full Commencement Certificate from BMC.
9.	Registration Charges	We shall bear all charges pertaining to Stamp Duty, and registration charges of the new flat
10.	Service Tax & Vat	As per today rules there is no service tax and vat to exiting flat owners. Any amendment change in rule will applicable to both the parties.
11.	Vastu Planning	We will plan the new building plan with vastu consultant as far as possible.

We wish to further state that –

1.	TDR to be purchased in the name of the society.	The developer will purchase TDR in the name of the society. However the commercial agreement will be under our name since the same is required for IT purposes.
2.	Society office, watchman cabin / common toilet	We will provide society office, watchman's cabin, common toilet, Society gym as per M.C.G.M. Norms.
3.	Compound Flooring	Compound flooring will be checkered tiles / interlocking block flooring.
4.	Compound Wall & Lighting	We will construct Compound wall 6 ft. from plinth level & Adequate lighting will be provided for compound & the common area.
5.	Elevator	We will provide OTIS / KONE make lift.
6.	Passage & staircase	We will provide properly ventilated passage & staircase for proposed building.
7.	Terrace Flooring	Terrace will be waterproofed as per I.S. waterproofing method (Brick bat coba) & will be finished with China Tiles flooring with 10year warranty .
8.	T.V. / Telephone / Optic fibre connection/ Video Bell	T.V. / Telephone connections will be provided to each flat & optic fibre connectivity will be provided through a reputed company.

बहर - १८

५८०८ ७७ १२९

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9.	Toilet	Each flat will be provided with an attached toilet for bed room& a common toilet for common usage.
10.	Difference in amenities for existing members & sell flats.	There will be no difference in amenities provided to existing members & sale flats.
11.	Water storage tank & bore well / Rain water harvesting	We will provide water storage tanks as per M.C.G.S. norms & a bore well for flushing & Rain water harvesting.
12.	Kitchen Platform	We will provide black granite top kitchen platform having S.S. sink Nirali make + Service Platform + Modular Kitchen Fitting.
13.	Doors & windows	We will provide teak wood door frames & flush doors for internal & main doors & aluminium windows in marble frame.
14.	Raw material for construction	We will use river sand & ISI marked cement for RCC, brick work, plaster & finishing.
15.	Meter cabin / junction box	Staircase will have meter cabin with service duct & junction box.
16.	Taps for common purpose	1 Additional tap for drinking purpose & 2 in common area for car wash will be provided.
17.	Project completion period	We will hand over physical possession of members' flats in proposed building within 24 months from date of commencement certificate (Grace period of 6 months).
18.	Cost of legal charges for development agreement / stamp duty / Architect & Structural consultant's fees	All charges related to development of property will be borne by us which includes stamp duty, registration charges & professional fees.
19.	Cost of permission / approval / TDR	We will bear the cost of approval / TDR, FSI, etc.
20.	Disconnection & reconnection of water / electricity / cable / telephone/Mahanagar Gas	All present water / electricity & telephone connection/Mahanagar Gas will be disconnected prior to demolition of existing building & same will be restored in the new building at our cost.

SUB REGISTRAR ANDHERI No. 7 ★ THANE ★ DIST. (MAHARASHTRA) ★ BORIVALI DIST. (MAHARASHTRA)

SUPREME REALTORS ★ MUMBAI ★

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बंदर - १८		
५८०१	६०	१२१
२०१८		

21.	Society will be consulted when finalising the building plan.	We will obtain your consent in respect of the plans for existing members prior to submission.
22.	Quality & standard amenities will be provided as per our requirement given as per ANNEXURE	Detailed clarification on amenities & standard is clarified herein below.
23.	1 Bore well	We will provide bore well facility at our cost but subject to availability of ground water resources & its quality test report
24	CCTV	Ground floors to be covered under CCTV surveillance including the Car Parking Are.

ANNEXURE –

1)	**Basic Construction**	
	a	R.C.C. framed structure designed for earthquake resistance as per current relevant IS Code for a safe building.
	b	Good quality river sand shall be used for the whole project.
	c	Good quality torrsteel shall be used for R.C.C. as per specification for earthquake resistance structures.
	d	Concrete of minimum M-25 grade for R. C. C. will be used.
	e	Metal No, 1 & 2 shall be from good quarry with standard size and no mixing of grit powder shall be entertained.
	f	We will obtain cube sample for each casting and cube testing shall be done at our cost and record will be maintained for concrete.
	g	Standard size Brick shall be used.
	h	Cement shall be from reputed company with ISI mark. for concrete mix and for all brick work internal and external plaster.
	i	Internal clear room height from finished floor level to finished ceiling level shall not be less than 2.75 meter

बदर - १८		
५८०४	८७	१२७
२०१८		

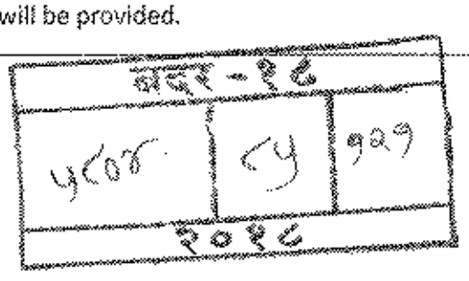
अनुक्रम - १८		
८७	८२	३२१
२०१८		

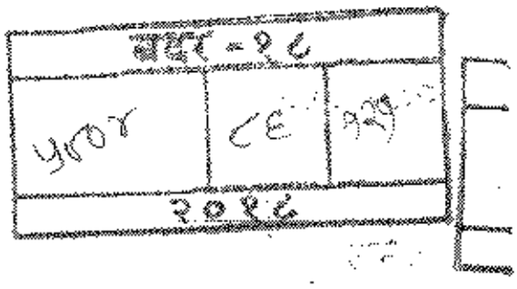
2)	**Doors**	
	a	All door frames will be made out of teakwood and main door will be made of solid core, flush door covered with laminates which will he finished with melamine polish on frame.
	b	Toilet door frame will be of Granite & Flush door fixed with laminates.
	c	Safety Door as per our architect Design.
3)	**Windows**	
	a	All window sills will be covered with Granite.
	b	Heavy gauge anodized aluminium (Jindal make) sliding windows 25X65 series door section 4 Track should not be more than 5mm Green glass, wool pile and EPDM glass lining with mosquito net will be provided.
4)	**Staircase**	
	a	Jaisimer Stone in combination with Marble will be used for tread & riser.
5)	**Elevators**	
	a	OTIS or KONE brand lift with stainless steel cage which will have back up battery to laud at nearest floor in case of power failure.
6)	**Fire fighting**	
	a	Fire fighting equipment will be installed as per specification provided by Chief Fire Officer of MCGM, if it is applicable.
7)	**Electrical**	
	a	All concealed pipe will be provided of Finolex / Polycab or equivalent brand which will be house with copper wire, separate circuit to each room with MCB in each flat.
	b	Roma/GM - Anchor Brand Switches will be provided which will match with the Decor.
	c	Each room will be provided with 2 Nos. Tube light point, 1 No. Fan Point, 1 No. 15 AMP Plug Point(AC Point), 2 Nos. 5 AMP Plug Point
	d	Telecommunication cable will be laid within compound by reputed telecommunication company.
	e	Camera with Inter com, security system.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6
GOVT. OF MAHARASHTRA
BOMBAY STAMPS

अंक - ४८		
५८४	८४	१२१
	२०४८	

8)	**Plumbing**	
	a	All concealed plumbing will be of 'C' class G.I. Pipes of reputed company bearing ISI mark. (Tata Make)
	b	All concealed fitting like elbow, tee, nipple, union shall be reputed make and of IS quality.
	c	All drainage pipe will be of PVC manufactured by PRINCE or equivalent company and all sewerage line connected to street connection will be of ceramic pipes. Ground to FirstFloor C.I. pipe will be of will be of reputed brand bearing ISI mark.
	d	Crompton or Kirloskar submersible 2 pumps will be provided in bore well as well as in underground tank.
	e	Jaguar Middle Range CP fitting will he provided with shower system for toilet, angle cock, bib tap, sink cock with swivel spout etc. necessary complete in all respect in each flat.
9)	**Entrance Lobby**	
	a	Spacious Entrance Lobby with Name Plate will be provided as per our Architect design.
	b	It shall be decorated with Italian Marble, POP on wall, false ceiling with proper lighting, reception table and seating arrangement etc. and lot more to make lobby to look elegant. All flats to be connected to security cabin through intercom.
10)	**Lobby on upper floor**	
	a	The Lobby on each floor shall be decorate with vitrified tiles 2'x2' with skirting (Johnson / Bell / RAK or equivalent), false ceiling designer tiles / granite tiles on dado, POP Luster paint with name plates having direction, lights etc complete in all respect.
11)	**Common Facilities**	
	a	Compound area will be paved with Checkered tiles or paver blocks.
	b	Compound wall with decorative, light fitting to keep compound lighted.
	c	Well designed Security gate will be provided.
	d	Fully equipped security cabin will be provided.
	e	Bore well, Underground tank with two submersible pump with Automatic Level Control System with separate overhead tank for Drinking water & flushing water purpose will be provided.

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५१०४
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	f	Common toilet on ground floor for servant and watchman.
	g	Weather shield high quality cement base external paint will be provided.
12)	**Living room / Bedroom**	
	a	White Marble With policing and Skirting 4" (Medium Range).
	b	All internal wall be plastered in 1:4 ratio & covered with POP finished with good quality acrylic/luster paint.
13)	**Kitchen**	
	a	Marble/Kota with skirting 4".
	b	Full height designer tiles dado of reputed make on above kitchen platform.
	c	Granite slab for platform supported on sandwiched marble. + Service platform shall be provided + Modular kitchen Fitting of Medium Range.As Per Our Architect Design.
	d	Stainless Steel sink of Reputed Brand.
	e	Provision for aquagard point
	f	We will provide infrastructure for pipe gas connection but cannot provide gas connection since Mahanagar gas do not accept Builder' request.
	g	Jaguar Middle Range CP fittings - Angle cock, sink cock, plumbing connection for washing machine, C.P. Jalli on nhani trap.
	h	Exhaust fan provision point 1 nos. each, 4 Amp and 15 Amp. Separate switch socket.

We shall expect the premises to be clearly vacated and in time only after getting the NOC, TDR, IOD and full CC to ensure least hardship to the members. All such documents shall be submitted to the society on regular intervals as and when required.

The entire construction shall be carried out by our in house team of engineers.

We shall like to invite you to have a look at on going completed projects and see the quality & workmanship. A notice board shall be maintained wherein all regulatory documents shall be displayed for inspection.

बदर - १८

५०० | ८० | ९२९

२०१८

बंडल - १८

५८७	८८	१२१

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We Make site office on plot during construction period, Members or PMC can visit during construction period and inspect each and every quality of material and workmanship.

We have successfully completed a few projects in your area VIZ
Shanti Sadan in 13 months from the date of complete surrender of the premises. Also on similar lines the redevelopment of Arvind Nagar building no.1 is taken up and we shall be handing over the 2nd building in another 2 months taking 14 months in total.

It is well emphasized in our craftsmanship, projects and efforts that quality is not a bargain. We ensure the best and highest quality of standards and practices which are above the MCGM required norms. The projects are undertaken in consultation with the members at every step to ensure full satisfaction and peace of mind for the members. In all our previous projects we have ensured to build a long standing trust and belief in the members heart and mind with a strong reason to bring a smile on their face for the marvelous creation that we have created.

In case of Shreyas CHS, my offer stands clear and committed and shall not be changed under any circumstances or changes in regulatory frameworks till the end. I understand the society has some contingent land (62sq mts) under consideration. Although best efforts shall be made by me to get it transferred back to the society, our offer to the society has already incorporated the benefits of the land in question and shall not be reduced irrespective of the possession of the land in question.

We look forward to receiving your reply at the earliest.
Thanking you and assuring you of our best services and co-operation.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 1 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

SUPREME REALTORS ★ MUMBAI-400 029 ★ Kalina

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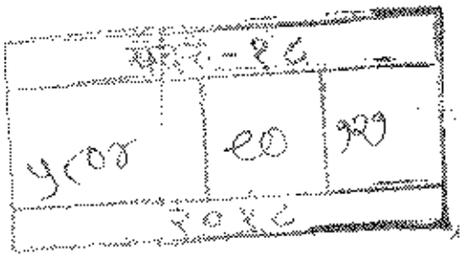

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बदर - १८		
५०४	९७	१२७
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बहर - १८		
५०४	९९	१२१
	२१८	

ANNEXURE "C"

Shree Shreyas Co-op. Hsg. Soc. Ltd.

Details of Old Flats & New Flats with Area

S. No.	Name(s) of the Member(s)	Details of the Members' Existing Flats		Details of the Members' New Premises
		Flat No.	Carpet Area (sq. ft)	Carpet Area (sq. ft)
1	Shri. Arvind N. Sheldekar	1	562.50	700
2	Shri. C. P. Narayan	2	562.50	700
3	Smt. Seetha Rajagopalan	3	562.50	700
4	Smt. Lakshmi Venkiteswaran	4	562.50	700
5	Smt. Mythili Venkatachari	5	562.50	700
6	Mr. Narayanaswamy Easwaran	6	562.50	700
7	Smt. Subha Ramesh	6-A	562.50	700
8	i) Smt. Sarawathi Murthy, ii) Sidharta Shridhar, iii) Ms. Karuna Shridhar & iv) Mr. Anil N. Rao	8	562.50	700
9	Mr. T. V. Gopalkrishnan	9	562.50	700
10	Mr. Dharmaraj Eswaran	10	562.50	700
11	Mr. Rama Narayana Iyer	11	562.50	700
12	Smt. Saraswathi Murthy	12	562.50	700
13	Mrs. Meera Anant Sant	12A	562.50	700
14	Mr. Sachin P. Kabadi & Mrs. Supriya S. Kabadi	14	562.50	700
15	Shri. Vasudev Venkatachari	15	562.50	700
16	Smt. V. Jayalakshmi	16	562.50	700

बंदर - १८
५८०८ | ८३ | १२१
२०१८

ANNEXURE "F"

Shree Shreyas Co-operative Housing Society Limited

Details of Compensation / Corpus payable to Flat Holders

S. No.	Name(s) of the Member(s)	Details of the Members' Existing Flats		Compensation / Corpus		
		Flat No.	Carpet Area (sq. ft)	I Installment (Rs.) 25%	II Installment (Rs.) 75%	Total (Rs.)
1	Shri. Arvind N. Sheldekar	1	562.50	59,062.50	1,77,187.50	2,36,250.00
2	Shri. C. P. Narayan	2	562.50	59,062.50	1,77,187.50	2,36,250.00
3	Smt. Seetha Rajagopalan	3	562.50	59,062.50	1,77,187.50	2,36,250.00
4	Smt. Lakshmi Venkiteswaran	4	562.50	59,062.50	1,77,187.50	2,36,250.00
5	Smt. Mythili Venkatachari	5	562.50	59,062.50	1,77,187.50	2,36,250.00
6	Mr. Narayanaswamy Easwaran	6	562.50	59,062.50	1,77,187.50	2,36,250.00
7	Smt. Subha Ramesh	6-A	562.50	59,062.50	1,77,187.50	2,36,250.00
8	i) Smt. Saraswathi Murthy, ii) Sidharta Shridhar, iii) Ms. Karuna Shridhar & iv) Mr. Anil N. Rao	8	562.50	59,062.50	1,77,187.50	2,36,250.00
9	Mr. T. V. Gopalkrishnan	9	562.50	59,062.50	1,77,187.50	2,36,250.00
10	Mr. Dharmaraj Eswaran	10	562.50	559,062.50	1,77,187.50	2,36,250.00
11	Mr. Rama Narayana Iyer	11	562.50	59,062.50	1,77,187.50	2,36,250.00
12	Smt. Saraswathi Murthy	12	562.50	59,062.50	1,77,187.50	2,36,250.00
13	Mrs. Meera Anant Sant	12A	562.50	59,062.50	1,77,187.50	2,36,250.00
14	Mr. Sachin P. Kabadi & Mrs. Supriya S. Kabadi	14	562.50	59,062.50	1,77,187.50	2,36,250.00
15	Shri. Vasudev Venkatachari	15	562.50	59,062.50	1,77,187.50	2,36,250.00
16	Smt. V. Jayalakshmi	16	562.50	59,062.50	1,77,187.50	2,36,250.00
Total				9,45,000.00	28,35,000.00	37,80,000.00

बदर - १८
५१०८ | ८८ | १२१
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ANNEXURE - E

Shree Shreyas Co-op. Hsg. Soc. Ltd.

Details of Rent, Packing & Moving Charges payable

Sr. No.	Name(s) of the Member(s)	Old Flat No.	Rent @ Rs.70/- p.m. (Rs.)	Rent for (24) months	Packing & Moving Charges
1	Shri. Arvind N. Sheldekar	1	Rs.39,375/-	Rs.9,45,000/-	Rs.20,000/-
2	Shri. C. P. Narayan	2	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
3	Smt. Seetha Rajagopalan	3	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
4	Smt. Lakshmi Venkiteswaran	4	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
5	Smt. Mythili Venkatachari	5	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
6	Mr. Narayanaswamy Easwaran	6	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
7	Smt. Subha Ramesh	6-A	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
8	i) Smt. Sarawathi Murthy, ii) Sidharta Shridhar, iii) Ms. Karuna Shridhar & iv) Mr. Anil N. Rao	8	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
9	Mr. T. V. Gopalkrishnan	9	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
10	Mr. Dharmaraj Eswaran	10	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
11	Mr. Rama Narayana Iyer	11	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
12	Smt. Saraswathi Murthy	12	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
13	Mrs. Meera Anant Sant	12A	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
14	Mr. Sachin P. Kabadi & Mrs. Supriya S. Kabadi	14	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
15	Shri. Vasudev Venkatachari	15	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
16	Smt. V. Jayalakshmi	16	Rs.39,375/	Rs.9,45,000/	Rs.20,000/
Total			**Rs.6,30,000/-**	**Rs.1,51,20,000/-**	**Rs.3,20,000/-**

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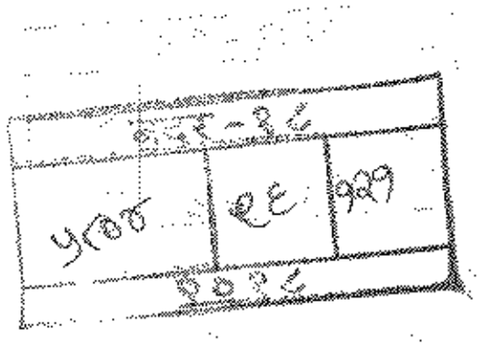


ANNEXURE "G"

Amenities List

1) Well designed / decorative Entrance Lobby.

2) High Speed Lifts of a reputed make.

3) Breathtaking and beautiful Elevation.

4) Better productive planning in terms of more useable areas in new flats.

5) Modern Amenities.

6) Earthquake resistant design for the Building.

7) Separate Society Office with toilet facility and watchman cabin (as per M.C.G.M forms).

8) Fire fighting equipment (as per M.C.G.M forms).

9) Good quality chequred Tiles / Paver Blocks for compound and batter recreational facility. 10) Pipeline Gas Provision will be provided.

11) Rain Water Harvesting will be provided.

12) Bore well to cater for additional water requirement.

13) Anti-Termite treatment.

14) Camera with Intercom facility each flat.

15) The Building shall be fitted with a common cable antenna / dish antenna as well as broadband internet system and intercom system.

GENERAL LIST OF AMENITIES:-

1) **STRUCTURE**

(i) All R.C.C. Frame Structures shall be as per relevant I.S.Codes;

(ii) Grade of concrete shall be M20/M25 as per design of R.C.C. Consultant;

(iii) Earthquake Resistant R.C.C. Frame Structure as per Zone III;

(iv) Cement of ISI Grade will be used.

2) **FLOORING:**

(i) White marble with policing in Living Room, Bedroom, Kitchen and Passages with 4"skirting (Medium Range);

(ii) Designer Ceramic Tiles in toilets with matching colored glazed dado up to Seven Feet height.

3) **MASONRY**

(i) 6" thick external walls in Bricks;

(ii) 4" thick internal wall in bricks.

4) **PLASTER:**

(i) External plaster shall be waterproof sand faced plaster in 2 coats.

(ii) Internal Plaster on Walls and Ceiling shall be POP Finish.

5) **KITCHEN:**

(i) Granite Platform with stainless steel sink with designer glazed tiles on walls up to dado above kitchen platform [7"], + service platform + Modular kitchen fitting of medium range as per our Architect Design.

(ii) 3 phase connection;

(iii) Adequate 5A & 15A connection, good quality switches of reputed make viz. Anchor, Roma or equivalent make.

(iv) Provision for Exhaust fan in kitchen and Bathrooms, provision for Aqua guard point in kitchen and Geyeser in each bathroom.

A.C. Points & provision for A.C. in bed room & splitting units.

6) **TELEPHONE /CABLE TV WIRING:**

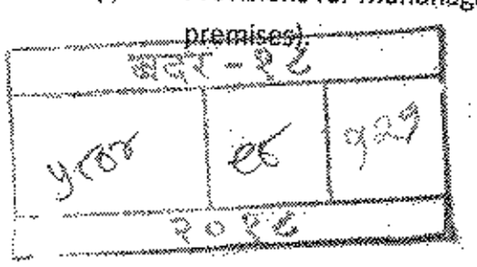
(i) Telephone/Cable Point in living and bedroom;

(ii) Internet Connection provision in Living and Bedroom;

(iii) Provision for Door – Video Phone connected with the Security Cabin.

7) **MAHANAGER GAS CONNECTION:**

(i) Provisions for Mahanagar Gas Connection point kitchen(if available in the premises).



8) **PLUMBING**

(i) Concealed Plumbing with "Jaquar" or equivalent make fitting in all toilets;

(ii) Concealed PVC. Pipe shall be used for plumbing.

(iii) Vertical drainage pipes shall be of PVC pipes);

(iv) Underground drainage pipes shall be good quality S.W. Pipes.

9) **PAINTING:**

(i) Internal Paint – Acrylic Emulsion / Plastic Paint;

(ii) External paint- Water repellant, fungus proof or textured paint.

10) **DOORS / WINDOWS / GRILLS:**

(i) Windows - Aluminum Sliding Windows shall have frames of 25 X 65 and shall be anodized /powder coated. Aluminum Windows shall be provided with tented glasses and granite jambs and sills. Safety grills and mosquito Netting shall be provided across all the Windows;

(ii) Door - Good quality marine flush door wit hdecorative laminate finish on both. Side along with heavy brass fittings.

(iii) Safety Door As per our Architect Design.

11) **WATER SUPPLY**

(i) Provisions shall be made to provide 24 hours water supply by providing sufficient U.G. And O.H. Water tanks with Municipal Supply. All pipes shall be "C" Class of Tata or equivalent make.

12) **LIFTS**

(i) Latest models of lift of schindler / OTIS / Kone or equivalent make as approved by the lift Inspector /BMC Requirement shall be provide.

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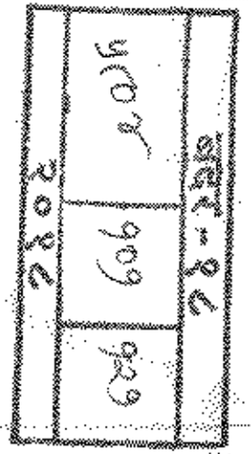
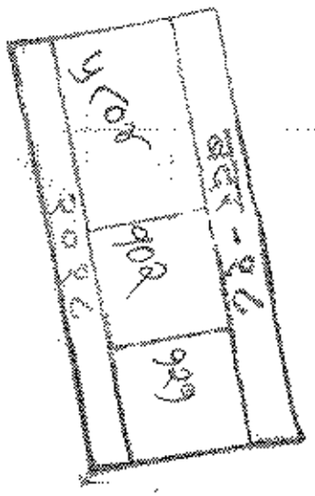
Proposed Development of SHREE SHREYAS CHS.LTD.

ANNEXURE "H"

CONSTRUCTION SCHEDULE FOR 22 MONTHS

Sr no	Item	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1	Mobilisation																								
2	Fiundation																								
3	Plinth completion																								
4	RCC Work																								
5	Brick Work																								
6	Plaster																								
7	Flooring																								
8	Door & Windows																								
9	Plumbing																								
10	Electrical																								
11	Painting																								
12	Site cleaning																								





SUPREME REALTORS

Builders & Developers

Shop No. 7, Lata Kunj, Kalina, Santacruz (E), Mumbai - 400 029. Tel. : 26653866
Email supremebuilders10@gmail.com

(93)

ANNEXURE"I"

Ref No :

Date: .....

This is to certify and confirm that the following are the existing partners of the aforesaid firm, i.e. M/S SUPREME REALTORS :-

1] Mr. Virendra S. Jain

2] Mrs. Hemlata V.Jain having its registered address at 7,Lata kunj, Kalina, Santacruz (East), Mumbai-400 029. & Admn Office :G1/1, Shanti Sadan CHS LTD, Opp. SBH, Kalina Village Road, kalian, Santacruz (E), Mumbai- 400029.

We have authorized Mr. Virendra S. Jain to sign, execute, register the development agreement, power of attorney and all other related deeds and documents in respect of the redevelopment of the "Shree Shreyas CHS.LTD". in respect of its Members having their addresses at 'Shree Shreyas CHS.LTD", At Antony Road Near Mathuradas Road Kalina, Santacruz (East), Mumbai 400 098.

For M/S. Supreme Realtors

Authorised Singnatary / Partner

Mr. Virendra S. Jain

FOR M/S. Supreme Realtors

Authorised Singnatary / Partner

Mrs. Hemlata V.Jain

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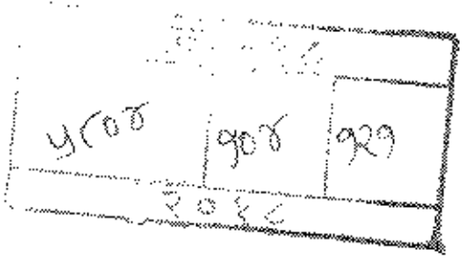

ANNEXURE "J"

Shree Shreyas Co-op. Hsg. Soc. Ltd.

Details of Permanent Account Number of Flat Holders

S. No	Name	PAN NUMBER
1	*Shri. Arvind N. Sheldekar*	AGLPS8698H
2	*Shri. C. P. Narayan*	AEZPC4956Q
3	*Smt. Seetha Rajagopalan*	BBRPR8035D
4	*Smt. Lakshmi Venkiteswaran*	AFFPB0344G
5	*Smt. Mythili Venkatachari*	ALOPB5270C
6	*Mr. Narayanaswamy Easwaran*	AAFPE8738E
7	*Smt. Subha Ramesh*	AAOPR4960J
8	*i) Smt. Saraswathi Murthy,*	AGNPM0461E
	ii) Sidharta Shridhar,	BYGPS5854P
	iii) Ms. Karuna Shridhar &	CWFPS3458B
	iv) Mr. Anil N. Rao	AIIPR7491J
9	*Mr. T. V. Gopalkrishnan*	AAZPG2841E
10	*Mr. Dhanmaraj Eswaran*	AAEPD4134A
11	*Mr. Rama Narayana Iyer*	AAAPI0588F
12	*Smt. Saraswathi Murthy*	AGNPM0461E
13	*Mrs. Meera Anant Sant*	ABRPS7526D
14	*Mr. Sachin P. Kabadi &*	AACPK9354M
	Mrs. Supriya S. Kabadi	AISPK9209M
15	*Shri. Vasudev Venkatachari*	AABPC0982A
16	*Smt. V. Jayalakshmi*	APEPJ6056N

३३२-१८

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बदर - १८		
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SHREE SHREYAS
CO-OPERATIVE HOUSING SOCIETY LIMITED
(Reg.No.BOM/HSG/980 dt.28/05/1965)
Add:-Kalina, Santacruz-(East) Mumbai-400098.

General Body dated 23/04/2017

Agenda No.1 :
Minutes : The duly finalized draft of the Development Agreement was circulated to all the members of the Society by the Managing Committee, in terms of the draft as provided previously, the corrections thereto suggested by the members of the General Body and Managing Committee of the Society, the corrections carried out by the Advocate of the Society and the finally agreed terms and conditions by the Developers through their Advocate.

The draft of the Development Agreement was discussed and corrected in the previous General Body Meetings of the Society and the finalized draft was to be accepted and the Managing Committee was to be authorized to execute and register the same on 23/04/2017. After detailed discussions and deliberations, it was unanimously decided to approve, accept and ratify the said final draft of Development Agreement as presently circulated by, the Managing Committee. The providing of the annexures as mentioned in the Development Agreement and the tentative plans for the new Building and the new premises with the areas in terms of what is offered to all the members of the Society was also sought for. The same was noted and the Managing Committee has assured to look into the same.

बंदर - १८
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Further the General Body also appointed the Chairman, Treasurer, Hon Secretary, or in the absence of secretary Shri. Dharmaraj E. (Co-opted), to execute the said Development Agreement and attend the office of the Sub-Registrar of Assurances to admit the execution of the said Deed and registration of the said Development Agreement, whereby the said Managing Committee members shall be authorized to do the needful, accordingly, for and on behalf of the Society.

For Shree Shreyas Co-op. Hsg. Soc. Ltd.

C.P. Narayan
Chairman

Treasurer

Hon Secretary

Shree Shreyas CHS. Ltd. Kalina, Santacruz (E) MUMBAI 400098.

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SHREE SHREYAS

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Reg.No.BOM/HSG/980 dt.28/05/1965)

Add:-Kalina. Santacruz-(East) Mumbai-400098

" RESOLVED unanimously that the final draft of the said Development Agreement as circulated prior to the present meeting by the Managing Committee Members, is hereby approved, ratified and accepted and the Society shall execute and register the same accordingly and the General Body also hereby appoints, nominates and constitutes the Chairman, , Treasure ,Hon. Secretary, or in the absence of secretary Shri. Dharmaraj E. (Co.opted), to execute the said Development Agreement and attend the office of the Sub-Registrar of Assurances to admit the execution of the said Deed and registration of the said Development Agreement, whereby the Managing Committee Members are authorized to do the needful, accordingly, for and on behalf of the Society. "

Proposed by : Mr N. Rama Iyer
Seconded by : Mr. Vasudeo Chari
Passed unanimously.

For Shree ShreyasC.H.S.Ltd

C.P.Narayan

Chairman Secretary Treasurer

बदर - १८		
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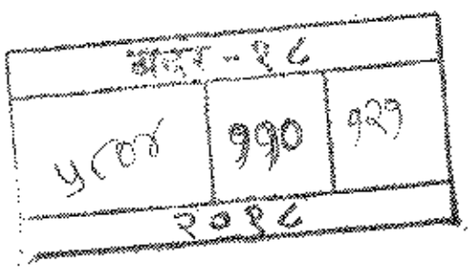
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7
MUMBAI SUBURBAN DIST. (BANDRA)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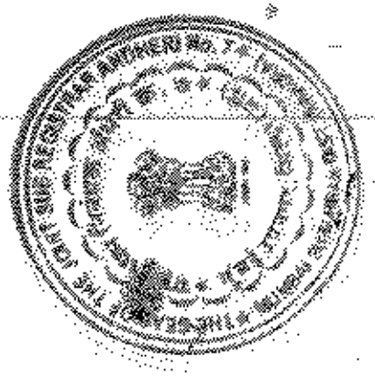

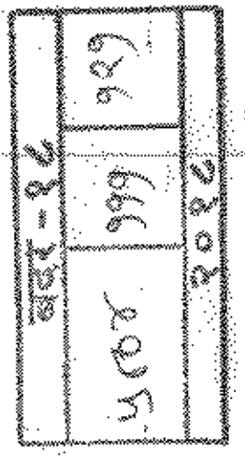

C E R T I F I C A T E
O F
R E G I S T R A T I O N
(No. BOM/HSG/ 920 of 65)

This is to certify that I, the District Deputy Registrar, Cooperative Societies, Bombay hereby notifies that the SHREE SHRIYAS COOPERATIVE HOUSING SOCIETY LTD. 9/6, Mathurdas Colony, Kalina Santa-Cruz (East) Bombay-29, has been registered under Section 9(1) of the Maharashtra Cooperative Societies Act-1960 (Maharashtra Act XXIV of 1961) and classified as Housing Society (b) Co-partnership Tenancy under Section 12(1) of the said Act read with Maharashtra Cooperative Societies Rule 10(1).

Bombay:
Dated : 28th May, 1965.

DOCUMENTS VERIFIED WITH ORIGINAL
For Abhyudaya Co-op. Bank Ltd.
Asst. Acct. / Accountant / Sr.
DHARAM BRANCH

District Deputy Registrar,
Co-operative Societies, BOMBAY.

बदर - १८		
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भारत सरकार
GOVERNMENT OF INDIA

सी.पी नारायण नायर
C.P Narayan Nair
जन्म वर्ष / Year of Birth : 1950
पुरुष / Male

3042 1654 3501

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

C P NARAYAN
GOPINATH NARAYAN NAIR
16/10/1950
Permanent Account Number
AEZPC4956Q

Signature

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O गोपीनाथ नायर, २, श्रेयस सोसायटी, कलिना, सेंट. अन्थोनी स्ट्रीट., एमईएस क्वार्टर्स के सामने, सांताक्रुज पूर्व, मुंबई, महाराष्ट्र, 400055

Address: S/O Gopinath Nair, 2, Shreyas Society, Kalina, ST.Anthony Street., Opp MES QTRS, Santacruz East, Mumbai, Maharashtra, 400055

C P Nanoya

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560 001

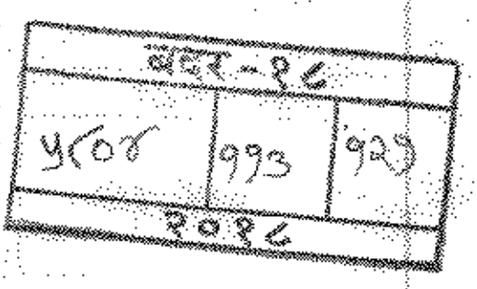
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHREE SHREYAS COOPERATIVE HOUSING SOCIETY LIMITED

28/05/1965

Permanent Account Number
AAABS7054B

Signature



THE SEAL OF THE JOINT SUB REGISTRAR

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
GOPALKRISHNAN VENKATESHWARAN
VENKATESHWARAN
28/08/1951
Permanent Account Number
AAZPG2541E
Signature

भारत सरकार
Government of India
टी.वी. गोपालकृष्णन
T.V. Gopalkrishnan
जन्म तारीख / DOB : 28/08/1951
पुरुष / Male
4351 7763 1647
आधार - सामान्य माणसाचा अधिकार

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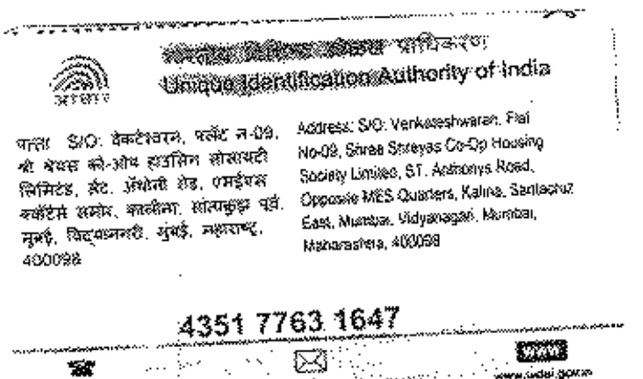
Unique Identification Authority of India
पता: S/O: वेंकटेश्वरन, फ्लैट न-09, श्री श्रेयस को-ऑप हाउसिंग सोसायटी लिमिटेड, सेंट. ऑथोनी रोड, एमईएस क्वार्टर्स सामने, कालीना, सांताक्रुज़ पूर्व, मुंबई, विद्यानगरी, मुंबई, महाराष्ट्र, 400098
Address: S/O: Venkateshwaran, Flat No-09, Shree Shreyas Co-Op Housing Society Limited, ST. Anthonys Road, Opposite MES Quarters, Kalina, Santacruz East, Mumbai, Vidyanagari, Mumbai, Maharashtra, 400098
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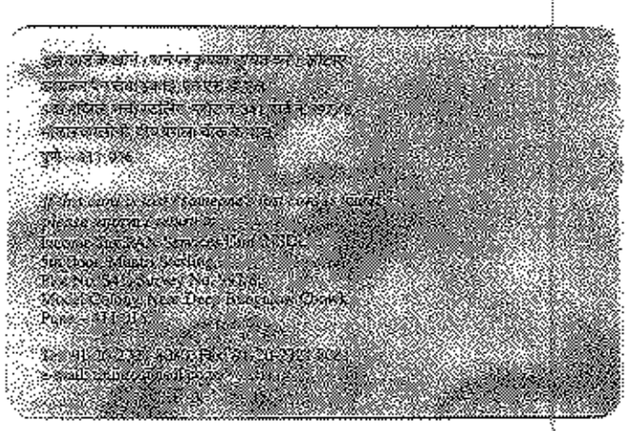
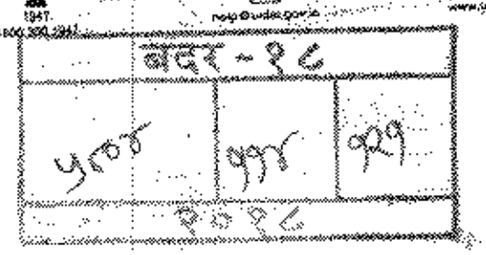
www.uidai.gov.in

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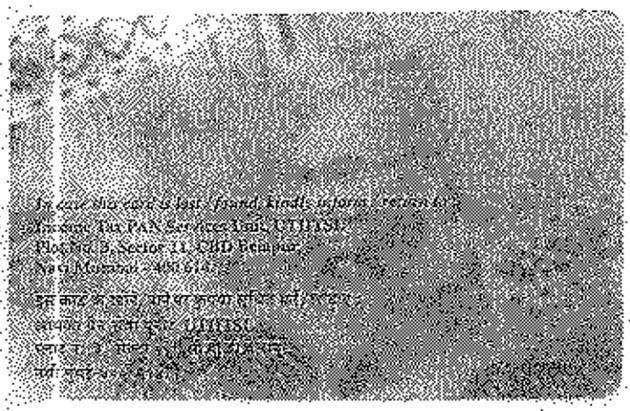
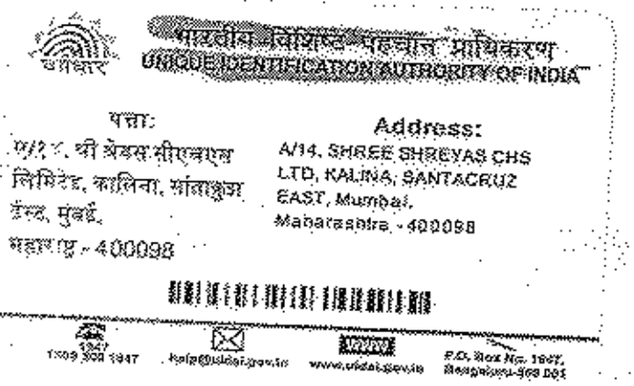
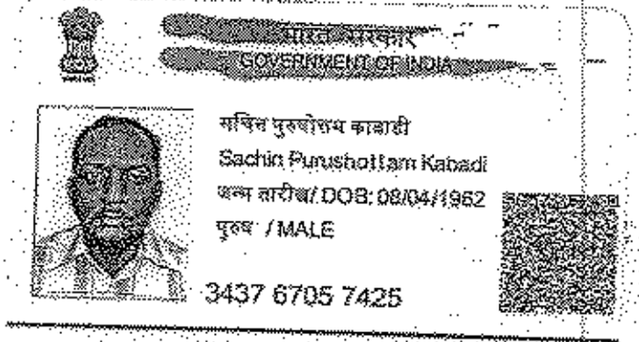
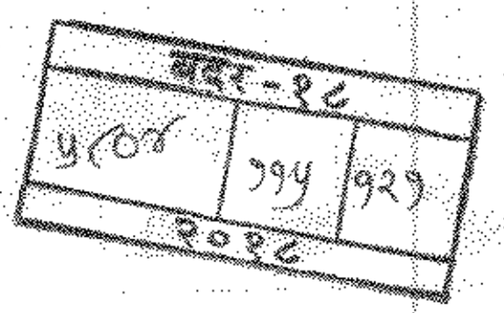


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AACPK9354M
SACHIN PURUSHOTTAM KABADI
PURUSHOTTAM CATTARAM KABADI
08/04/1962

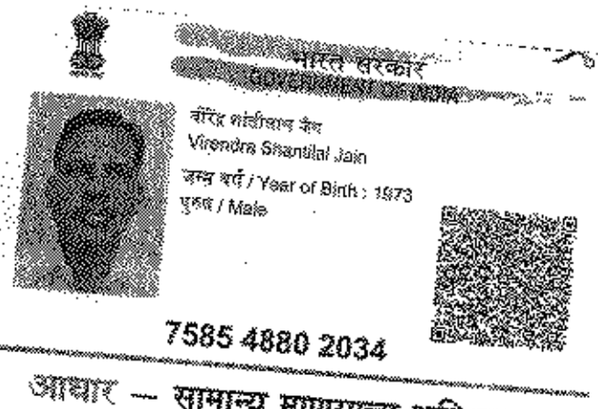

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पता:
Address:
A/14, SHREE SHREYAS CHS LTD, KALINA, SANTACRUZ EAST, Mumbai, Maharashtra - 400098
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bangalore-560 001

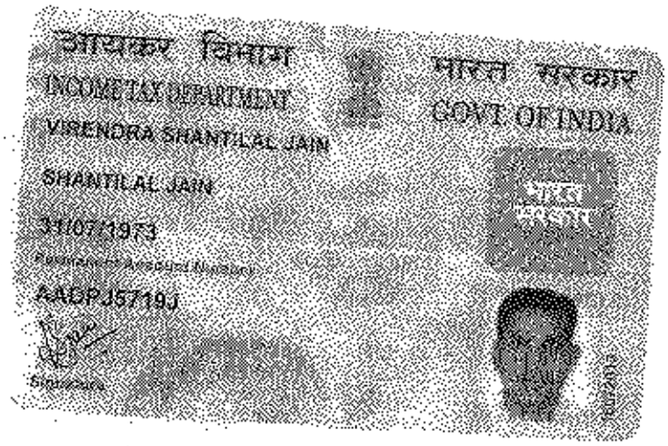

भारत सरकार
GOVERNMENT OF INDIA
सचिन पुरुषोत्तम काबाडी
Sachin Purushottam Kabadi
जन्म तारीख/ DOB: 08/04/1962
पुरुष / MALE
3437 6705 7425

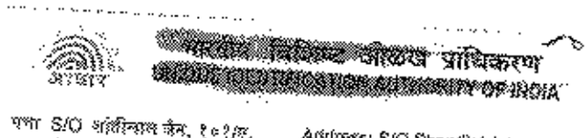
माझे आधार, माझी ओळख


अंदर - १८
५८०४
७१५
९२१
२०१८

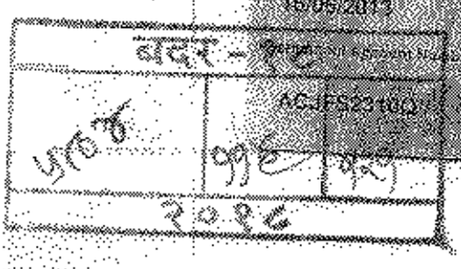
THE SEAL OF THE JOINT SUB REGISTRAR


भारत सरकार
GOVERNMENT OF INDIA
वीरेंद्र शांतिलाल जैन
Virendra Shantilal Jain
जन्म वर्ष / Year of Birth : 1973
पुरुष / Male
7585 4880 2034
आधार — सामान्य माणसाचा अधिकार


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VIRENDRA SHANTILAL JAIN
SHANTILAL JAIN
31/07/1973
AADPJ5719J


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पता: S/O शांतिलाल जैन, 101/ए, कमला टेरेस, सुभाष रोड,, विले पार्ले पूर्व, मुंबई, महाराष्ट्र, 400057
Address: S/O Shantilal Jain, 101/A, Kamla Terrace, Subhash Road,, Vile Parle (East), Vileparle (East), Mumbai, Maharashtra, 400057
1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUPREME REALTORS
16/05/2013


बदर -
ACJPS2310Q
५१०७
२०१८

भारत सरकार
GOVERNMENT OF INDIA

राजेश नारायणन नायर
Rajish Narayanan Nair
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

2742 9888 4612

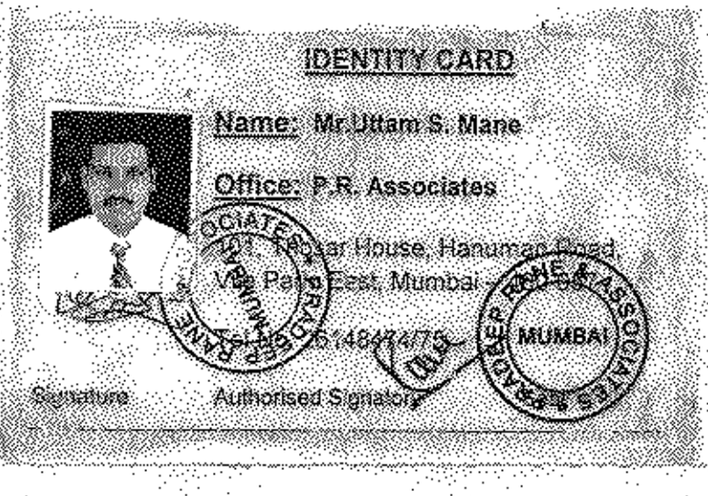
आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O नारायणन नायर, २, श्रेयस सोसायटी, कलिना, सेंट अन्थोनी स्ट्रीट, एसईएस क्वार्टर्स के सामने, सांताक्रुज पूर्व, मुंबई, महाराष्ट्र, 400055

Address: S/O Narayanan Nair, 2, Shreyas Society, Kalina, ST Anthony Street,, Opp MES QTRS, Santacruz East, Mumbai, Maharashtra, 400055

1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001



बंदर - २८

५८०५	७८	२९

२०१८

Summary-2(दस्त गोषवारा भाग - २)

514/5804
बुधवार,30 मे 2018 9:43 म.पू.

दस्त गोषवारा भाग-1

बदर18
दस्त क्रमांक: 5804/2018

दस्त क्रमांक: बदर18 /5804/2018

बाजार मुल्य: रु. 8,38,97,500/- मोबदला: रु. 6,38,87,000/-

भरलेले मुद्रांक शुल्क: रु.42,95,000/-

दु. नि. सह. दु. नि. बदर18 यांचे कार्यालयात
अ. क्रं. 5804 वर दि.30-05-2018
रोजी 9:15 म.पू. वा. हजर केला.

पावती:6234 पावती दिनांक: 30/05/2018

सादरकरणाराचे नाव: **मे. सुप्रिम रीअल्टर्स तर्फे त्याचे आगीदार श्री. विरेंद्र एस. जैन**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2440.00
पृष्ठांची संख्या: 122	
एकुण:	32440.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: डेव्हलपमेंट ॲग्रीमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 30 / 05 / 2018 09 : 15 : 04 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 05 / 2018 09 : 16 : 18 AM ची वेळ: (फी)

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 7 * सह दुय्यम निबंधक अंधेरी क्र. ७ * MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बदर - १८
Year 2018 | 929

30/05/2018 9 45:26 AM

दस्त गोषवारा भाग-2

बदर18
दस्त क्रमांक:5804/2018

दस्त क्रमांक :बदर18/5804/2018
दस्ताचा प्रकार :-डेव्हलपमेंट अँग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. सुप्रिम रीअल्टर्स तर्फे त्याचे भागीदार श्री. विरेंद्र एस. जैन पत्ता:7, -, लता कुंज, कालीना, सांताक्रूज पूर्व, मुंबई, आ ई स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ACJFS2310Q	लिहून घेणार वय :-44 स्वाक्षरी:-		
2	नाव:श्री श्रेयस को-ऑप. हौ. सोसा. लिमिटेड तर्फे त्याचे चेअरमन, श्री. सी. पी. नारायण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री श्रेयस सोसायटी, ब्लॉक नं: -, रोड नं: कलीना, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAABS7053B	लिहून देणार वय :-68 स्वाक्षरी:-		
3	नाव:श्री श्रेयस को-ऑप. हौ. सोसा. लिमिटेड तर्फे त्याचे सेक्रेटरी, श्री. टी. वि. गोपालकृष्णन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री श्रेयस सोसायटी, ब्लॉक नं: -, रोड नं: कलीना, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAABS7053B	लिहून देणार वय :-67 स्वाक्षरी:-		
4	नाव:श्री श्रेयस को-ऑप. हौ. सोसा. लिमिटेड तर्फे त्याचे ट्रेझरर, श्री. सचिन पी. कबाडी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री श्रेयस सोसायटी, ब्लॉक नं: -, रोड नं: कलीना, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAABS7053B	लिहून देणार वय :-56 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डेव्हलपमेंट अँग्रीमेंट चा दस्त ऐवज करुन दिल्याचे कबूल करतात.

शिक्का क्रमांक वेळ:30/ 05 / 2018 09 : 18 : 06 AM

ओळख:-

	920	929

खालील इसम मजकूर निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

२०१८

अनु क्र.	पक्षकाराचे नाव व पत्ता		अंगठ्याचा ठसा
1	नाव:रजिष नारायणन नायर वय:36 पत्ता:2, श्रेयस सोसायटी, कलीना, सांताक्रूज पूर्व, मुंबई पिन कोड:400055	स्वाक्षरी	
2	नाव:उत्तम सिद्धेश्वर माने वय:37 पत्ता:101, ठोसर हाऊस, हनुमान रोड, विले पार्ले पूर्व, मुंबई पिन कोड:400057	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:30 / 05 / 2018 09 : 18 : 46 AM

शिक्का क्र.5 ची वेळ:30 / 05 / 2018 09 : 18 : 55 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH002096691201819E	0001156599201819

5804 /2018

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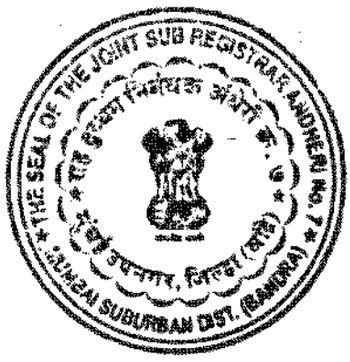
बदर - १८		
५८०८	१२१	१२१
२०१८		



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण..१२१.. पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

बदर-१८/५८०८/२०१८
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.
दिनांक :30/05/2018

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा