

Receipt (pavti)

390/17311

पावती

Original/Duplicate

Friday, September 30, 2022

नोंदणी क्र.: 39म

7:03 PM

Regn.: 39M

पावती क्र.: 18493 दिनांक: 30/09/2022

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल3-17311-2022

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेमर्स इंटिग्रेटेड रेसिडेंसेस एलएलपी तर्फे भागीदार निशित कांतिलाल सावला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3640.00

पृष्ठांची संख्या: 182

एकूण:

रु. 33640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:17 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

बाजार मूल्य: रु.59458000/-

मोबदला रु.61953000/-

भरलेले मुद्रांक शुल्क : रु. 3097650/-

सह मुख्य निबंधक (वर्ग-२)
कुर्ला - ३

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3009202210066 दिनांक: 30/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3009202212794 दिनांक: 30/09/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008644720202223E दिनांक: 30/09/2022

बँकेचे नाव व पत्ता:

Subhankar



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

03/10/2022

दस्त क्रमांक : 17311/2022

नोदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	विक्रमनकरारनामा
(2) मोबदला	61953000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	59458000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: विक्रमन करारनामा, जमीन व इमारत, मौजे घाटकोपर, सी. टी. एस. नं. 195/53, नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड, प्लॉट नं. 54, गारोडीया नगर, घाटकोपर पूर्व, मुंबई 400077, क्षेत्रफळ 575 चौ. मीटर, दस्त अभिनिर्णित क्रमांक एडिजे/1100901/577/2022/के/656/2022, बाजारभाव रु. 59,45,8000/-, मोबदला रु. 61953000/- यावर भरलेले मुद्रांक शुल्क रु. 30,97,650/- दिनांक. 27/09/2022 व दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 195/53 ;))
(5) क्षेत्रफळ	1) 575 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे चेअरमन पराग कीर्तीचंद शाह वय:-51; पत्ता:- प्लॉट नं: प्लॉट नं. 54, माळा नं: ., इमारतीचे नाव: नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 2): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे सेक्रेटरी भरत वसंत मायानी वय:-54; पत्ता:- प्लॉट नं: प्लॉट नं. 54, माळा नं: ., इमारतीचे नाव: नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 3): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर भरत वसंत मायानी (मान्यता देणार) वय:-55; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 01, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 4): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर निर्मला महेंद्र ओझा तर्फे मुखत्यार कौशिक महेंद्र ओझा (मान्यता देणार) वय:-67; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 02, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 5): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर तुषी पराग शाह (मान्यता देणार) वय:-49; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 03, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 6): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर पराग कीर्तीचंद शाह (मान्यता देणार) वय:-51; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 03, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 7): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर भरत वसंत मायानी (मान्यता देणार) वय:-55; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 04, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 8): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर सोनल भरत मायानी (मान्यता देणार) वय:-52; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 04, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 9): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर कोमल मिहिर जानी (मान्यता देणार) वय:-37; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 05, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 10): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर (मान्यता देणार) मिनल मोहन पाटकर तर्फे मुखत्यार कोमल मिहिर जानी वय:-37; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 05, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 11): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर बाबूलाळ सागर (मान्यता देणार) वय:-78; पत्ता:-प्लॉट नं: प्लॉट नं. 54, प्लॅट न. 06, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABN0290K 12): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर जिग्ना केतन दोशी (मान्यता



देणार) वय:-60; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 07, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

13): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर केतन कांतिलाल दोशी (मान्यता देणार) वय:-62; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 07, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

14): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर आशीष प्रफुल शाह (मान्यता देणार) वय:-43; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 08, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

15): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर ज्योति प्रफुल शाह (मान्यता देणार) वय:-66; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 08, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

16): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर आशीष प्रफुल शाह (मान्यता देणार) वय:-43; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 09, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

17): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर ज्योति प्रफुल शाह (मान्यता देणार) वय:-66; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 09, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

18): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर देवयानी प्रीतम गांधी (मान्यता देणार) वय:-69; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 10, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

19): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर मीना योगेश पुजारा (मान्यता देणार) वय:-63; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 10, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

20): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर शैलेश कांतिलाल पुजारा (मान्यता देणार) वय:-64; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 10, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

21): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर आरती अजय पंचमातिया (मान्यता देणार) वय:-63; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 10, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- ANKPP6594R

22): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर नयना निखिल राजा (मान्यता देणार) वय:-60; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 10, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AAABN0290K

23): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर वसंत अमृतलाल गरास (मान्यता देणार) वय:-70; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 11, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AHHPG2843B

24): नाव:-नीलकंठ प्रकाश को. ऑप. हौ. सोसायटी लिमिटेड तर्फे मॅबर सुखलाल अमृतलाल गरास (मान्यता देणार) वय:-73; पत्ता:-प्लॉट नं: प्लॉट नं.54, फ्लॅट न. 11, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: गारोडीया नगर, घाटकोपर पूर्व, मुंबई, रोड नं: ऑफ. 90 फीट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:- AKNPG3187F

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स इंटिग्रेटेड रेसिडेंसेस एलएलपी तर्फे भागीदार निशित कांतिलाल सावला वय:-38; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: .. इमारतीचे नाव: डी विंग, कर्म संकल्प , ब्लॉक नं: राजावाडी, घाटकोपर पूर्व, मुंबई, रोड नं: कॉर्नर ऑफ 6 व 7 वा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAIFI7531G

(9) दस्तऐवज करून दिल्याचा दिनांक

30/09/2022

(10)दस्त नोंदणी केल्याचा दिनांक

30/09/2022

(11)अनुक्रमांक,खंड व पृष्ठ

17311/2022

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

3097650

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील अभिनिर्णीत दस्तADN NO /1100901/577/22/K/656/22

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 02/10/2022) toMunicipal Corporation of Greater Mumbai.

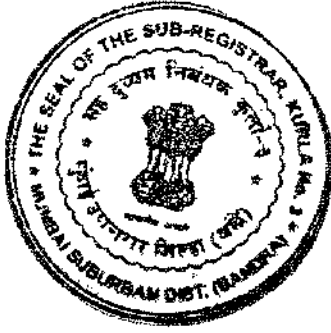
No need to spend your valuable time and energy to submit this documents in person.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADN NO /1100901/577/22/K/656/22	1100901	3097650	SD		
2		DHC		3009202210066	2000	RF	3009202210066D	30/09/2022
3		DHC		3009202212794	1640	RF	3009202212794D	30/09/2022
4		eChallan		MH008644720202223E	30000	RF	0004251551202223	30/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



वस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

करल - ३		
१०८११	१	१५२
२०२२		

CHALLAN
MTR Form Number-6



GRN	MH0066472022223E	BARCODE	Date 30/09/2022-18:43:00		Form ID
Department Inspector General Of Registration		Payer Details			
Registration Fee		TAX ID / TAN (If Any)			
Type of Payment Ordinary Collections IGR		PAN No.(If Applicable)			
Office Name KRLI_JT SUB REGISTRAR KURLA NO 1		Full Name		Integrated Residences Llp	
Location MUMBAI		Flat/Block No.		CTS No. 153/53, Plot No. 54, Village Ghatkopar,	
Year 2022-2023 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
691033301 Amount of Tax		30000.00		Road/Street Garodia Nagar, Off. 90 Feet Road, Ghatkopar East,	
		Area/Locality		Mumbai	
		Town/City/District			
		PIN		4 0 0 0 7 7	
		Remarks (If Any)			
		SecondPartyName=Neelkant Prakash CHS Ltd-			
Total		30,000.00		Amount In Words Thirty Thousand Rupees Only	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022093026418 2769531212	
Cheque/DD No.		Bank Date	RBI Date	30/09/2022-18:44:31 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9029688888
यह चालन केवल दस्तावेज नोंदणी कार्यालय नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चालन लागू नाही.

१) शासन परिपत्रक क्रमांक, २०००/९४/प्र.क्र.२५/म-१, दि. २४/३/२०००.

२) को.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रांक पावती दुर्लक्षी/०६/३९९, दि.४/१०/२००६.

KPF

2019

HEAD OFFICE : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001
OFFICE : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR,
RAMKRISHNA, CHEMBURKAR MARG, MUMBAI - 400 071. B 064591

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.

Integrated Residences
LUP

Receipt Date :

03/08/2022

Received From :

On Account of :

Mode of
Payment

DD/PO/CHQ/
RBI-Challan No.

Date

Bank Name &
Branch

Area
Code

Amount
(In Rs.)

0700

MH0056009082022235

100/-

DELIVERED

Case No.

105/9577/2415

Lot No. :

Lot Date :

Total D.O. :

करल - ३		
90399	3	772
२०२२		

27 SEP 2022

Sr. No.

Description of Stamps
/ Franking

Quantity

Denomination

Amount
(In Rs.)

Heating oil

DELIVERED

27 SEP 2022

17 SEP 2022



Rs.:

Rupees :

Cashier / Accountant

Signature / Designation

मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळमजला, नविन प्रशासकीय इमारत, आर.सी. मार्ग, चेंबूर मुंबई-७१

जा.क्र/ मुजीकु / आदेश / 22

दि.

(महाराष्ट्र मुद्रांकअधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/577/2022/K, M/S. Integrated Residences LLP यांनी दिनांक 03/08/2022 रोजी Agreement For Development चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Unexecuted
Type of Document	Agreement For Development
The Society	Neelkanth Prakash Co-Operative Hsg Soc. Ltd
The Developer	M/S. Integrated Residences LLP
Detail of the Property	
Village	Ghatkopar
Taluka	Kurla
Plot Area	575.00 sq.mt
C.T.S No	CTS 195/53
Zone 2022/23	102/484 - Village - Ghatkopar
Rate per sq.mt	
Land Rate	Rs. 79,850/- + 10% = 87835/-
Const. Cost	Rs. 30,250/-
Resi. Rate	Rs. 1.70.980/-

संबंधित दस्ताबाबत सहाय्यक नगर रचनाकार यांनी खालील प्रमाणे अहवाल सादर केला आहे.

अभिनिर्णयाकरीता प्राप्त झालेला उपरोक्त दस्त हा Development Agreement चा दस्त असून निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसून येते की, दस्तात नमूद Sitedulhi नुसार भुखंडाचे एकुण क्षेत्र ५७५.०० चौ.मी आहे. त्यावर सोसायटीची जुनी इमारत असून त्यामधून एकुण ११ सभासद आहेत. सोसायटी सदर दस्ताद्वारे सदर मिळकतीचे विकसनाचे अधिकार विकसनाचे देणारे आहेत. दस्तात नमूद केल्यानुसार सभासदाच्या ताब्यात एकुण ६७४.३८ चौ मी अस्तित्वातील बाधिव क्षेत्र असून सदर सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभासदास एकुण ८८८.६२ चौ मी बाधिव क्षेत्र विनामुल्य देणार आहे, तसेच ११ कार पार्किंग देणार आहे. दस्तात नमूद केल्यानुसार विकासक सभासदाना भाडे, बॉकरेज व शिफ्टिंग चार्जेस इत्यादी देणार असल्याचा उल्लेख आहे.

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा D P Remarks व त्यासोबत असलेला block Plan जोडलेला आहे. सदर भुखंडास १.१५ मी या रुंद रस्त्यावर स्थित असल्याने स्थित असल्याने प्रचलित मार्गदर्शक सुचना क्रमांक ३२ नुसार वार्षिक मुल्य दर तक्त्यातील जमिन दराच्या ११०% दर विचारात घेणे आवश्यक आहे.

उपरोक्त बाबी विचारात घेता मुंबई नगरपालिका मिळणा-या बांबीचे मुल्य हे जमिन मालकास मिळणा-या हिश्याचे मोबदल्याचे मुल्य म्हणून विचारले जाते आहे. तसेच सदर भुखंडावर अनुज्ञेय



असलेला मुळ FSI, TDR आणी Fungible FSI विचारात घेवुन त्यानुसार भुखंडावर अनुज्ञेय होणारे बांधकामातुन भुखंडधारक यांना विनामोबदला मिळणारे बांधकाम क्षेत्रा वजा जाता विकासकास विक्रीसाठी उपलब्ध क्षेत्राचे जमिनदराने घेणारे मुल्य हे विकसनकर्ताला मिळणा-या हिश्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. वरील दोन्ही मुल्यापैकी जास्तीचे मुल्य हे वा दस्ताचे मुल्य बाजारमुल्य म्हणुन विचारात घेणेत येत आहे.

महानगर प्रकल्पा प्रकरणी	
खालीलप्रमाणे	
9035	752
Plot Area as per PR card	
Road Setback	
Net Plot Area	

बाजारमुल्य मार्गदर्शक सुचना व सन २०२२ - २०२३ नुसार मुल्यांकन

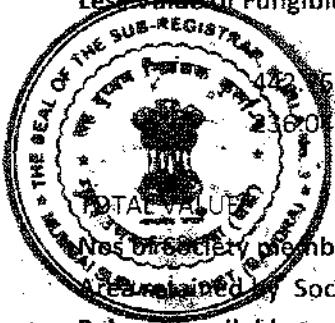
Plot Area as per PR card	575.00
Road Setback	0.00
Net Plot Area	575.00
Permissible FSI (AS PER DCPR 2034, RULE 30 TABLE 12)-	2.20
Permissible Builtup area	1265.00
Fungible FSI (35%)	442.75
Permissible Builtup area -	1707.75

					Value in Rupees
Basic 1 FSI	575.00	575.00	X	87835	₹ 5,05,05,125
Premium Paid Addl.FSI	287.50	287.50	X	87835 x	0.65 ₹ 1,64,14,166
TDR	402.50	402.50	X	87835 x	0.70 ₹ 2,47,47,511
Fung.FSI	442.75	442.75	X	87835	₹ 3,88,88,946
Total	1707.75				

13,05,55,748

Less Value of Fungible FSI premium

422.75	674.39	x	35%	236.04	₹ 65,96,728	B
236.04	x	79850	x	35%		



TOTAL VALUE
Not of Society member
Retained by Society

Bal area available to developer 888.62

1707.75 888.62

Value of Developers area ₹ 5,94,57,504

₹ 12,39,59,020 1707.75 X 819.13

Say Rs. 5,94,58,000 /-

CONSIDERATION

Const. cost of area retained by Owner - ₹ 2,82,24,793 A

888.62 X 30250 X 1.05

Rent ₹ 1,01,58,960 B

6047 X 70 X 24 10158960

Shifting ₹ 2,20,000 D

20000 x 11 220000

Hardhip Compensation / Corpus Fund ₹ 1,36,05,750 F

6047 x 100.00% x 2250 13605750

0 X 0 0

Professional Fees

800000

800000

₹ 8,00,000 G

Parking

11 X 13.75 X 30250 X 0.25

₹ 11,43,828 H

Development Charges under MR&TP Act

888.62 X 87835 X 2%

₹ 15,61,039 J

Soc Off/s.cabin /gym

59.355 X 30250

₹ 17,95,489 K

Infrastructure charges

888.62 X 5000

₹ 44,43,100 M

TOTAL VALUE (A TO L)

₹ 6,19,52,958

Say Rs. 6,19,53,000/-

वरील प्रमाणे दस्तातील मिळकतीचे बाजारमुल्य रक्कम Rs. 5,94,58,000/- हे मोबदला मुल्य Rs. 6,19,53,000/- पेक्षा जास्त असल्याने ते मोबदला Rs. 6,19,53,000/- (Rs. Six Crore Nineteen Lack Fifty Three Thousand Only) ग्राह्य धरून त्यावर मु.शु. आकारणे योग्य वाटते. त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे

A.V.

Article

Stamp Duty

Rs 6,19,53,000/-

5(g-a)

Rs. 30,97,650/-



सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि. २२/०८/२०२२ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरीम आदेशाच्या M/s. Integrated Residences LLP यांनी रोजी दि. २७/०९/२०२२ चे पत्रान्वये M/s. Integrated Residences LLP सदर मुद्रांक शुल्क मान्य असून त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

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

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसूची १ मधील अनुच्छेद 5(g-a), नुसार मुद्रांक शुल्क रु. ३०,९७,६५०/- देय असल्याबाबत जा.क्र. अभि /आदेश/ ५२६३ दि. २२/८/२०२२ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि. २७/०९/२०२२ रोजी विरुध्द केलेल्या चलना वरून दिसून येत असल्याने दि. २२/०८/२०२२ रोजीचा अंतरीम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.
- एकुण पाने १ ते १०३ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.



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

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

करल - ३		
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(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	M/S. Integrated Residences LLP
पत्ता	D Wing, Karma Sankalp, Corner 6 th 7 th Road. Rajawadi, Ghatkopar(East) Mumbai 77
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Signature	
Name of authorized person	
Mobile No	





CHALLAN
MTR Form Number-6



GRN	MH008289139202223M	BARCODE			Date	26/09/2022-14:48:24	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatr SoS					
Office Name			CSK_COLLECTOR OF STAMPS KURLA		Full Name		Integrated Residences LLP	
Location			MUMBAI		Fiat/Block No.			
Year			2022-2023 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			
0030050801 Amount of Tax			3097650.00		Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)		करल - ३	
					ADJ/1100901/577/2022/K		१०३५५ ५ १०२	
							२०२२	
					Amount In		Thirty Lakh Ninety Seven Thousand Six Hundred Fift	
			30,97,650.00		Words		y Rupees Only	
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		69103332022092612627 716828381	
Cheque/DD No.			Bank Date		RBI Date		26/09/2022-15:19:59 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		100 , 27/09/2022			

Department ID :

Mobile No. :

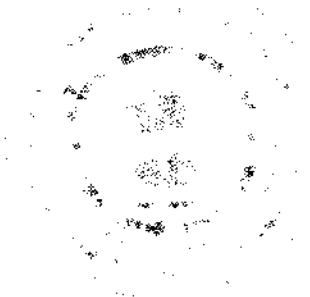
9820020847

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

सदर चलन केवल दुय्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		000413404820223	27/09/2022-15:32:50	IGR241	3097650.00
Total Defacement Amount					30,97,650.00



GRN No :- MH008289139202223M
Deface No :- 0004134048202223

- Dt. 26/09/2022
- Dt. 27/09/2022

Certificate of (1) of the Bombay
Act, 1955
Office of the
Collector of stamps, Kuria
No. 1100901/577/22/K/656/n
Date 27/09/2022

M.V :- RS. 59458000/-

A.V :- RS. 61953000/-

Area :- 575 Sq Mtr

Received from shri. Integrated Residences LLP

Residing at

Stamp duty of Rs. 3097650/- Thirty

Lacs Ninety Seven Thousand Six Hundred Fifty only

Vide challan No. 9745 Dated 26/09/2022

Certified under Section 32 (1) (a) of the

Bombay Stamp Act, 1955 that the full duty

of Rs. 3097650/- Thirty Lacs Ninety Seven Thousand Six Hundred fifty only

With which this instrument is chargeable

Has been paid under No. 5(9-9)

Of Schedule

This Certificate is subject to the provisions

Of section 53-A of Bombay Stamp Act, 1955

Place Kuria

Date 27/09/2022

Collector of Stamps
Kuria



हे प्रमाणपत्र "मुंबई मंडळ, जिल्हाधिकारी, २०१८ अन्वये
असलेल्या नियमान्वये विहित केलेले आहे. परंतु उक्त
वस्तू नोंदणीसाठी नोंदणी अधिक-यासमोर दाखल
आल्यास, नोंदणी अधिनियम १९०८ च्या अधिनियम
तत्तुदी नुसार नोंदणी अधिकारी वस्तू नोंदणीची दा
करतील."

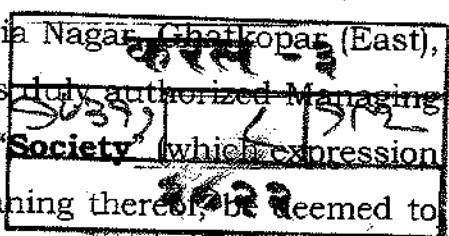
AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made at Mumbai on this 30th day
Sept, 2022;

BETWEEN;

NEELKANTH PRAKASH CO-OPERATIVE HOUSING SOCIETY LTD., a Co-
operative Housing Society registered under the provisions of the Maharashtra
Co-operative Societies Act, 1961 vide registration No. BOM/HSR/4850/1976
having its registered address at Plot No. 64, Garodia Nagar, Chhatkopar (East),
Mumbai - 400077. PAN:- AAABN0290K through its duly authorized 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 the said Society, its members for the time being and from time
to time and its successors and assigns) of **PARTY OF THE FIRST PART;**

AND;



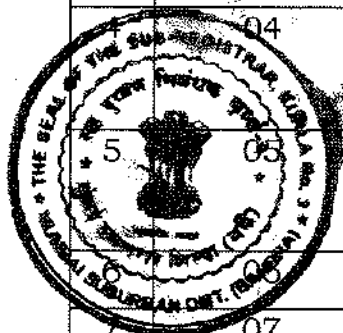
M/S. INTEGRATED RESIDENCES LLP, a limited liability partnership incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008, vide LLP Identification No. AAW-4774 having its registered office at, 'D' Wing, Karma Sankalp, Corner of 6th & 7th Road of Rajawadi, Ghatkopar (East), Mumbai - 400077, PAN : AAIFI7531G hereinafter referred to as the "**Developer**"

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being and partners from time to time of the said firm and executors and administrators and its successor in title only in course of death of the partners) **OF PARTY OF THE**

SECOND PART.

AND;

Sr. No.	Flat No.	Name of Owner/ Member	Age	PAN
1	01	Mr. Bharat Vasant Mayani	54	AAEPM2067P
2	02	Mrs. Nirmala Mahendra Oza	86	AACPO1310M
3	03	Mrs. Trupti Parag Shah	49	AAVPS2255C
		Mr. Parag Kirtichand Shah	51	AAPPS7136Q
	04	Mr. Bharat Vasant Mayani	54	AAEPM2067P
		Mrs. Sonal Bharat Mayani	52	AGHPM7264M
	05	Mrs. Komal Mihir Jani	37	AXXPP8040M
		Mrs. Minal Mohan Patkar	67	BKYPP8308R
		Mr. Babulal Sagar		
	07	Mrs. Jigna Ketan Doshi	60	AFFPD4885E
		Mr. Ketan Kantilal Doshi	62	AABPD2835M
8	08	Mr Ashish Praful Shah	43	AGLPS5741F
		Mrs. Jyoti Praful Shah	66	AAEPS4440G
9	09	Mr Ashish Praful Shah	43	AGLPS5741F
		Mrs. Jyoti Praful Shah	66	AAEPS4440G
10	010	Devyani Pritam Gandhi	69	ABVPG4951G
		Meena Yogesh Pujara	61	ASRPP2002Q
		Shailesh Kantilal Pujara	64	AGBPP2190B
		Arti Ajay Panchmatia	63	ANKPP6594R
		Nayana Nikhil Raja	60	AADPR6244E



Handwritten signatures and initials at the bottom of the page, including 'M.P.', 'A.P.', 'J.P.S.', 'K.R.D.', 'J.K.Doshi.', 'N.R.', 'S.B.', and 'K.M.H.'.

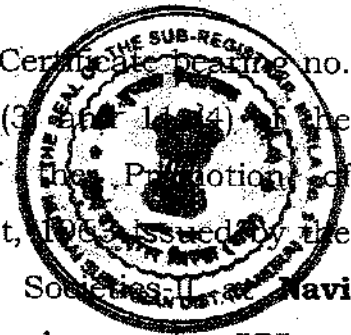
11	011	Mr. Vasant Amrutlal Garach	70	AHHPG2843B
		Mr. Sukhlal Amrutlal Garach	73	AKNPG3187F

All residing at Neelkanth Prakash Co-Operative Housing Society Ltd Situated at Plot No. 54, Garodia Nagar, Ghatkopar (East), Mumbai - 400077, hereinafter collectively referred to as the "**Members/ Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, administrators, successors ^{करल - 3} and permitted assigns) of **PARTY OF THE THIRD PART**;

The Society and the Developer are hereinafter severally referred to as "a Party" and collectively as "the Parties".

WHEREAS:

- The Society is a Deemed Owner under order cum Certificate bearing no. 3225/2021 dated 22.10.2021 under Section 11 (3) and 14 (4) of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 issued by the **Hon'ble** District Deputy Registrar Co-Operative Societies, ^{जिल्हाधिकारी} **Navi Mumbai** in **favour** of the Society in respect of land admeasuring 575 sq. meters in possession of the Society and as per P.R. Card admeasuring 575 sq. mts and bearing Plot No. 54 Survey No. 249 Hissa No. 2 of C.T.S. No.195/53 of Village **Ghatkopar, Taluka Kurla, Mumbai Suburban District** (Hereinafter referred to as "**the said Plot/ Land**") and lying, being and situate at **Garodia Nagar, Off. 90 feet Road, Ghatkopar (East), Mumbai - 400077** along with a ground plus 3 upper storied building known as '**Neelkanth Prakash**' (hereinafter referred to as "**the Existing Building**"), standing thereon which is consisting of 11 residential **tenements** and occupied by 11 members (hereinafter for brevity's sake referred to as "**the Existing Members**"). Hereinafter the said Land along with the Existing Building shall collectively be referred to as the "**said Property**". The said Land is more particularly described in the **First Schedule** hereunder written. The said Property is surrounded by Red Color Boundary Line and Annexed hereto and marked as **Annexure 'A'**.



Handwritten signatures and initials: S.B., SP. D., N.R., M.P. (R.), K.K. Doshi, J.K. Doshi, J.R.S., and others.

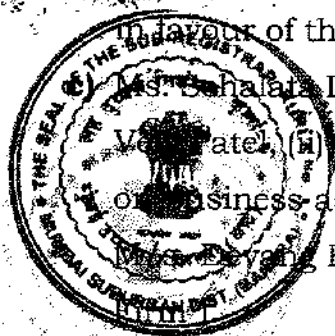
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2. The title flow of the said Property for the better appreciation in the matter are as under:

a) The Said Property stands in the name of Sulochanadevi Vijaykumar in the revenue records and their names appear on the property register card.

b) By Conveyance deed executed on 30th march 1972 and registered on 21st April 1972 under serial no. BOM/R 1742/1972 at sub-Register's office at Mumbai, executed between Sulochanadevi Vijaykumar therein referred to as the first party and Snehalata Dhirajlal Dedhia therein referred to as the Second Party; the First Party has conveyance the land in favour of the Second Party.



M/s. Snehalata Dhirajlal Dadia entered into the partnership with (i) Mohan V. Patel, (ii) Madhav Velji Patel and (iii) Nanji Devji Patel who carrying on business as builders and contractors in the firm name and style of M/s. Devang Builders (hereinafter referred to as the "said Partnership")

d) The Developer i.e. M/s. Devang Builders constructed a building known as "**Neelkanth Prakash**" on the plot No. 54 in accordance with the approved plan. The Developer has sold all constructed Flats to various prospective buyers by entering into Agreement under Section 4 of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, sale, management and Transfer) Act, 1963 who in turn formed a Society namely **Neelkanth Prakash Co-operative Housing Society Limited** which is registered under the provisions of Maharashtra Co-operative Societies Act, 1961. Annexed hereto and marked as **Annexure 'B'** is a copy of the Society Registration Certificate.

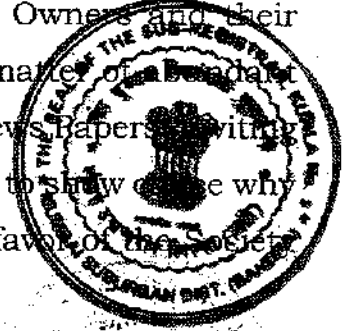
e) Meanwhile, the Government of Maharashtra has amended the Maharashtra Ownership Flats Act, 1963 (MOFA) and provided for the deemed conveyance under Section 11 (3) and 11 (4) of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and Transfer) Act, 1963.

f) Since, the Original Owner failed to convey the said Property in favor of the Society and the Original Owner was also not traceable after due

Mo. 8.
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J. K. Doshi
NO
Ap. A. R. R. R. R.
R. R. R. R.
J. P. S.
K. R. H. S. B. R. R.
K. R. H. S. B. R. R.

diligent search, the Society filed an application under the provisions of sub-section (3) of section 11 of MOFA before the Hon'ble District Deputy Registrar Co-operative Societies-II at Navi Mumbai (**"the Competent Authority"**) for issuing a Certificate of Entitlement to the Society to have an unilateral deemed conveyance executed and registered in its favor.

- g) The Competent Authority, carefully scrutinized the application of the Society, U/s 11 of MOFA 1963 and issued notices to the Vendors/ Confirming Party/ Promoter/ Builder/ Developer/ Owners and their legal heirs at the last known addresses, and as a matter of precaution, issued notice in the Marathi and English News Papers with the objections/ claims against the said Property and to show cause why deemed conveyance order should not be issued in favor of the Society for the said land along with building thereon.
- h) The Competent Authority vide Order Cum Certificate bearing no. 3225/2021 dated 22.10.2021 certifying that, the Society is entitled to Unilateral conveyance of the said Property, more particularly described in the First Schedule hereunder written. However, the registration of such unilateral conveyance is yet to be executed and registered in the office of Sub-Registrar of Assurances. Annexed hereto and marked as **Annexure 'C'** is a copy of Order of Unilateral Conveyance in favor of the Society.



3. The property card of the said property stands in the name of the owner. Annexed hereto and marked as **Annexure 'D'** is a copy of the Property Register Cards in respect of the said Property.
4. The Existing Members herein are the original members of the Society or the transferees of the original members and as of the date hereof. All the premises/ flats/garages in the Existing Building are occupied by the Existing Members herein. The details of the membership of the Existing Members and their respective shareholding and the details of the premises/ flats/ garages occupied by such Existing members in the Existing Building are enlisted in the **Second Schedule hereto**.

Handwritten signatures and initials: A.P., M.P. R., J.K. Doshi, J.A.S., and others.

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All the ~~11~~ (Eleven) Members of the Society have given their consent for redevelopment and have agreed to execute this Development with the Developer and have accordingly authorized the Society and its office bearers to carry, have agreed to execute this Agreement in confirmation of the granting development rights by Society to and in favor of the Developer and the Society are accordingly executing this Agreement.

6. The said building was constructed in the year 1974 or thereabout. The said building is an old, dilapidated condition and requires major structural and other upliftment and the Existing members of the Society are incapable of incurring huge expenses on the repairs of the building. Mere repairs would not enhance the life of the building hence, the Existing members of the Society took a unanimous decision go for the redevelopment project to demolish the old building and reconstruct a new building. The Society had no expertise and knowledge required for redevelopment, hence, they decided to seek help of the reputed builder and Developer.

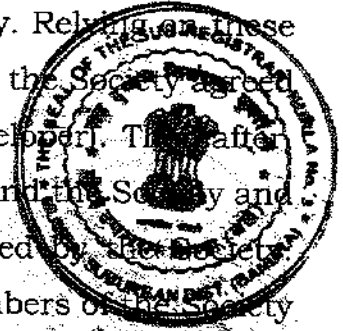
7. Vide newspaper advertisement dated 03.01.2020 the Society had invited offers from various builders for redevelopment of the said Property. There were, offers received from various Developer for redevelopment of the said Property. All the offers received were considered and scrutinized by the committee after which, three were shortlisted.

8. The Developer after due diligence as per the documents provided by the Society, inspections, measurement and calculations of the property and the relevant documents has informed the Society that (i) there is a possibility of constructing a new building structure on the same plot consisting of stilt plus upper floors by utilizing the Floor Space Index (FSI) as may be available for development on the said property as also by purchasing the transfer of development right (TDR) in accordance with the Development Control Regulation prevailing in the City of Mumbai for housing the existing members in a new building to be constructed on the same plot with additional benefits and area; (ii) the Developer can construct saleable component flats and sale the same, (iii) they have

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expertise in the construction field and assured to provide best quality building to the Society; (iv) the Developer has financial stability to complete the entire project within a guaranteed stipulated time (v) there will be no hassle or harassment or liability on the Society (vi) the Developer shall comply with all the agreed terms (vii) they as LLP and each member of LLP shall jointly and severally liable for the compliances under the project ; (viii) they have technical expertise and know how to complete the project as agreed (ix) that the plot has sufficient potential for redevelopment without amalgamation/merger with any other property. Relying on these representations and assurance given by the Developer, the Society agreed to proceed with giving development rights to the Developer. The after further negotiations were held between the Developer and the Society and the Developer made its final offer, which was accepted by the Society. Pursuant to General Body Meeting of the Existing Members of the Society held on 12.06.2021 in the office of the Society in the presence of authorised officer duly appointed by the Deputy Registrar Co-operative Societies, N Ward, Mumbai, the redevelopment work of the said building was awarded to M/s. Integrated Residences LLP, the Developer herein with majority consent of the existing members presented in the afore-stated meeting. A copy of the resolution dated 12.06.2021 is annexed hereto as **Annexure- "E"**.



9. All the Existing Members have granted their individual consents in favor of the Developer for undertaking the redevelopment of the said Property. The Registrar of Co-operative Societies vide its Letter Ref. No. Ja.Kra. Mumbai/Upani/ N-V/ B-3/ 854/ 2021 dated 24.06.2021 granted its consent for the redevelopment of the said Property by the Developer. Copy of no consent letter dated 24.6.2021 of Registrar of Co-operative Societies is annexed hereto as **Annexure "F"**.
10. Thus, the Society has in the course of appointment of the Developer for the redevelopment of the said Property followed the due procedure prescribed in the provisions of the Maharashtra Co-operative Societies Act, 1960 and in particular the Directive issued under Section 79-A thereof by

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 K.R. Doshi
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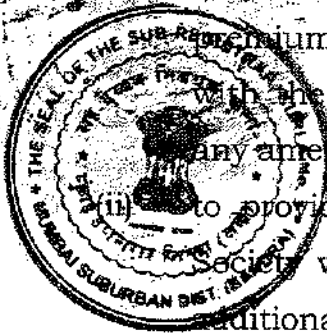
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the Government of Maharashtra, Co-operation, Marketing and Textiles

Department dated 4th July, 2019.

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11	The Developer herein have finally offered to at their cost and efforts-	
(i) 2723 to construct new building for residential use only upon demolishing		

existing old building by consuming and utilizing plot potential and permissible zonal FSI, admissible TDR FSI which include 50% (fifty percent) Government FSI on payment of premium and consequential 35% (thirty five percent) fungible FSI with or without payment of



premium as well as any other FSI available thereto, in accordance with the prevailing Development Control Regulation, 2034 and or any amendment thereto that may be sanctioned by the Government,

(ii) to provide Residential premises to the Existing Members of the Society which is inclusive of Sq. Ft. MCGM carpet area (i.e. 30%) additional MCGM carpet area over and above of existing MCGM carpet area of Sq. Ft. presently occupied by the Existing Members of the Society as and by way of permanent alternate accommodation at free of cost in lieu of old premise.

- (iii) to provide terrace/garage Owners of the Society 33% of carpet area which is to be included in residential premises by way of permanent alternate accommodation at free of cost,
- (iv) to pay Rs.2250 (Rupees Two Thousand Two Hundred and Fifty Only) per sq. ft. each to the Existing Members towards hardship which they may face during the phase of construction of building on the said Property to be distributed amongst the Existing Members of the Society,
- (v) to provide one MCGM approved puzzle car parking space each to the Existing Members of the Society,
- (vi) to pay Rs.70 (Rupees Seventy Only) per Sq. Ft. Carpet Area for per month by way of rent compensation to the Existing Members of the Society to avail temporary transit accommodation,
- (vii) to pay Rs.20,000/ (Rupees Twenty Thousand Only) towards Outward shifting charges along with rent compensation amount to the Existing Members of the Society against handing over physical

M.P.

K.K. Dm
J. K. Doshi.

R.P. A. B. P. R. end

May 10

J.P.S.

N.R

4/11/19

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possession of the old premises for demolition and to pay inward shifting charges and brokerage charges will be Nil.

(viii) to provide Society office and Gymnasium on 2nd floor respectively or any other location on the same plot and,

(ix) to contribute maximum to the extent of Rs. 8,00,000/- (Rupees Eight Lakh Only) to the Society for availing professional services for the development of the said Property.

12. The Society at its Special General Body held on _____ resolution thereby resolved that the Chairman **Mr. Parag Kirishankar Shah** Honorary Secretary **Mr. Bharat Vasant Mayani**, and all members of the society are authorized to execute and register the present Development Agreement with the Developer on behalf of the Society and to sign the Power of Attorney and all the other papers, application, letters etc. which are required to be signed by the Society for the development of the said Property. Hereto annexed and marked as **Annexure-"G"** is a copy of the resolution dated _____.

13. Relying upon the said applications, declarations and agreement herein contained, the Developer agrees to redevelop the said Property and the Society has agreed to grant to Developer herein Development Rights on the terms and conditions appearing hereinafter.

14. Relying upon the aforesaid applications, declarations and agreement herein contained, the Society agrees to proceed with the redevelopment of the said Property and has agreed to grant to Developer herein Development Rights on the terms and conditions appearing hereinafter.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. **INTERPRETATION:**

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1.1. The Recitals above and the Schedule/s appended to and the Annexures annexed to this Agreement are not repeated in the operative part only for brevity and shall be deemed to form an integral and operative part of this Agreement;

1.2. Clause headings are for convenience only and shall not affect interpretation except to the extent that the context otherwise requires;

1.3. Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings;



Any reference to Clause, Schedule or Annexure shall be deemed to be a reference to a Clause, Schedule or Annexure respectively of this Agreement; Any reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;

1.5. Words importing the singular shall include plural and vice versa; Words denoting any gender shall include all genders; and

1.6. The provisions of Clause 1 shall apply unless the contrary intention is evident from the context.

2. **GRANT OF DEVELOPMENT RIGHTS:**

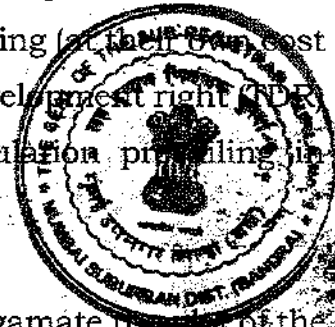
2.1. In consideration of the Developer at their own cost and efforts - (a) obtaining of all the approvals in the manner stated herein for the construction of the New Building at the cost of the Developer; (b) the payment of the monetary compensation by the Developer as stated herein below and (c) the construction by the Developer of the Members' New Flats for the 11 Existing Members of the Society on the same plot by providing them flats as mentioned in Second Schedule of this Agreement forming part of the Existing Members New Flats in accordance with approval by the M.C.G.M./ any other concerned authorities) along with one puzzle car parking Space for each member and the other common amenities and appurtenances as listed, *the Society has agreed to confirm and grant unto*

Handwritten signatures and initials at the bottom of the page:

- M.P.
- R.P.
- N.K. Doshi
- J. K. Doshi
- J. P. S.
- M. R.
- 21/11/14
- Handwritten signature: *[Signature]*
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- Handwritten signature: *[Signature]*

the Developer herein the full, exclusive, ~~free, uninterrupted~~ absolute development rights to develop the said Property i.e. all that piece of land bearing Plot No. 54 of C.T.S. No.195/53 of Village ~~Garodia~~ **Garodia**, Taluka Kurla, District Mumbai Suburban, and lying, being and situate at Garodia Nagar, Ghatkopar (East), Mumbai - 400077 and hereby irrevocably authorise the Developer to redevelop the said Property by demolishing the Existing Building and by constructing on the said Land, a new multistoried building (hereinafter referred to as "**the Proposed Building**") by consuming entire available plot potential Floor Space Index (FSI) or development rights by any name or any nature as may be available for development on the said Property, as also by purchasing (at their own cost and without liability to the Society) the transfer of development right (TDR) in accordance with the Development Control Regulation prevailing in Mumbai existing as of the date.

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2.2. The Developer under no circumstance shall not amalgamate the plot of the Society with any other plot, nor is the developer permitted to rehabilitate or provide permanent alternate accommodations to the member/tenants of any other plot on the Society's plot.

2.3. Subject to the terms of this agreement and only for the purpose of the redevelopment, the Society hereby grant unto the Developer, an irrevocable and exclusive license to enter upon the said Property simultaneously with the execution hereof.

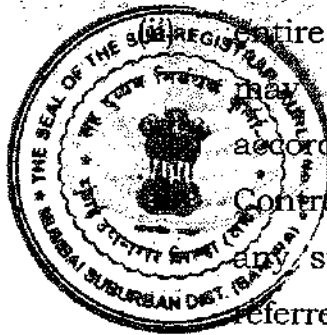
2.4. It is agreed that out of the said FSI that is available for utilization on the said Property, the Existing Members have reserved the rights to the extent of 7861.10 square feet carpet area (comprising of the fungible/ compensatory FSI as per the modified DCPR 2034 pertaining to the rehabilitation component on redevelopment) forming part of the Existing Members New Flats in accordance with permissions by the MCGM/ any other concerned authorities. The Developer shall utilize such area in the construction of the Members' New Flats in the form and area as specified hereinafter, at the entire costs and expenses of the Developer.

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 [Signature] M.P. [Signature] J.P.S. @. [Signature] R.K. [Signature] J.K. Doshi [Signature]
 [Signature] [Signature] [Signature]

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2.5. In consideration of the Developer having agreed to undertake the redevelopment of the said Property as contemplated hereunder and having agreed to pay to the Existing Members the constructed areas, as specified in this Agreement, the Developer shall be entitled to utilize and exploit the maximum development potential available for consumption on the said Land, under applicable law, as following:

(i) Entire development potential available as of the date for consumption on the said Land by way of inherent floor space index emanating in the form of base land FSI, which can be consumed free of costs thereon;



entire maximum development potential available as of the date as may be available for consumption on the said Property in accordance with any applicable provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2034 or any statutory modifications or re-enactment thereof (hereinafter referred to as "**DCPR**");

(iii) entire development potential available for consumption on the said Property in lieu of road setback area or reservation affecting the said Land as per applicable provisions of the DCPR;

(iv) entire development potential available for consumption on the said Property by way of loading Transferable Development Rights (hereinafter referred to as "**TDR**") thereon;

(v) entire development potential available for consumption on the said Property by acquiring/loading the maximum permissible Fungible FSI or construction of the Fungible Area in accordance with the applicable provisions of the DCPR, either free of costs or upon making payment of premium for consumption/utilization of such FSI to MCGM or other concerned authorities or otherwise howsoever.

(vi) If pending the project, at any stage the FSI on the said plot is increased by the Government or the authorities, the same shall be distributed equally between the Society and the Developer only if the Developer proposes to utilize the said FSI for construction on the plot. The construction cost for their share of FSI shall be paid by the Society to the Developer either in money or by handing over FSI

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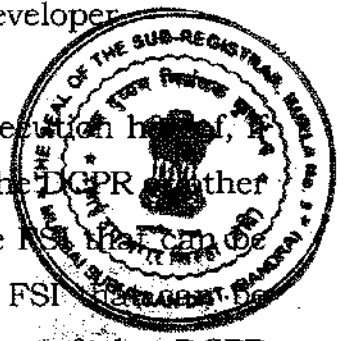
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equivalent to the said cost, as may be decided by the Society, the society shall be owner of the said proportionate constructed areas constructed by utilizing their share of FSI and the Developer shall be entailed to sale such additional construction made out of his share of FSI on the same terms and conditions as are applicable to the saleable component as per this agreement. If no such construction is carried out the said FSI shall 100% belong to the Society without any cost or consideration to the Developer.



2.6. It is clarified that in the event if at any time after the execution hereof, if as a result of any change in the applicable provisions of the DCPR or other applicable laws, there is any increase in the permissible FSI, then the total consumed and utilised (over and above the maximum FSI consumed on the said Property as per the provisions of the DCPR prevailing as of the date of execution hereof) in the course of construction of the Proposed Building till the Developer obtains Full Occupation certificate from the M.C.G.M, as a consequence whereof, the total permissible constructed habitable area (from what is permissible as per the provisions of the DCPR prevailing as of the date of execution hereof) stands increased, then and in such an event, such increased FSI any such other development potential (by whatever name called), if utilised by the Developer, shall be shared as mutually agreed between the Society and the Developer.



2.7. The Developer hereby agrees and undertakes to acquire and load full TDR & FSI required for completion of this project in the Society's name within 15 days after all the members vacating the premises and handing over the keys to the Society. After such loading the Society will hand over the keys of all the flats to the Developer.

2.8. The developer shall load full FSI & TDR on the project on or before 31st December 2022. *W*

2.9. The Developer shall at their own costs and expenses be entitled to obtain Floor Area Ratio/Floor Space Index by acquiring Additional FSI for

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premium and/or Transferable Development Rights and/or fungible FSI etc., utilize and consume the same on the said Property and shall be further entitled to obtain and/or acquire floating Floor Area Ratio/Floor Space Index and Floor Space Index of the layout of the plots of which the said Land forms part and utilize and consume the same as well as any additional and all other Floor Space Index on the said property including T.D.R. or Floating F.S.I. or fungible FSI etc., by whatever name or nomenclature called to exploit the full potential of the said Property (including of fungible FSI), the Society shall have no responsibility to reply or reimburse the cost incurred for it. However, it is made clear that under all circumstances, the open passages, common terraces, garden, lobbies, lift area, staircase, gymnasium, building, compound, boundary wall and all the other common areas as per the rules of the corporation shall always remain the property of the Society and the Developer shall neither have any right over it, nor shall they create any third party interest over it.

2.10. The Society grant to the Developer unconditional and absolute right to demolish the Existing Building and construct a new building on the said Property by exploiting, consuming and utilizing the permissible FSI, admissible TDR FSI and fungible FSI including free fungible FSI of rehabilitation component in respect of the said Land as per DCPR, 2034 strictly in accordance with this agreement.

2.11. The Developer shall ensure that no liability or obligation of any nature is casted on the Society while acquiring or availing any of the above referred FSIs', TDR, loadings etc. on the land and using it.

3. TIME IS THE ESSENCE OF THIS CONTRACT:

3.1. The Developer shall within 30 days from the date of execution of this agreement apply for construction permission and I.O.D.

3.2. The construction work shall commence within 3 months from the all members vacating and handing over their existing old premises.

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3.3. The project shall be completed within 24 months from the date of obtaining Commencement Certificate with additional 6 months grace period, subject to force majeure period as more particularly stated herein after.

3.4. The Developer shall pay all the existing members their respective rents, hardship compensation, shifting charges etc. as stated in this agreement within a stipulated period.

3.5. The Developer shall pay all the outgoings and taxes in respect of this construction, land and project within the stipulated period as stated in this agreement.

3.6. The Developer shall strictly abide by the time frames and obligations as stated in this agreement.

4. **CONSIDERATION/COMPENSATION TO THE SOCIETY AND MEMBERS:**

In consideration of the Society having granted to the Developer, the development rights as set out in this Agreement, the Developer shall provide to the Society and its Members;-

4.1. **IN TERMS OF AREA:**

- (i) The Society has represented and the Developer has verified that there are 11 members occupying one flat each as per the carpet area including balcony area statement set out in **Second Schedule** attached herewith and the Developer has agreed to provide flats to 11 members carpet area as specifically set out in **Second Schedule** attached herewith in the new building(s) along with one Puzzle car Parking Space to each of the member free of cost on the same plot of land.
- (ii) Residential premises of 7861.10 Sq. Ft. MCGM carpet area of the Society which is inclusive of 1814.10 Sq. Ft. (i.e. appx. 30%) additional carpet area over and above of existing carpet area of 6047 Sq. Ft. presently occupied by the Members of the Society as and by way of Permanent Alternate Accommodation at free of cost in lieu of old premises (hereinafter referred to as "**the Members New**

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along with one Puzzle car parking. The members entitlement of MCGM Carpet area is more particularly mentioned in Second Schedule written hereunder.

(iii) To provide terrace/garage Owners of the Society 97.17 sq. ft. carpet area (i.e. 33% of carpet area inclusive of fungible FSI of their terrace/garage area) which will be included in residential premises to be provided to the 2 member/s by way of permanent alternate accommodation at free of cost.

(iv) "carpet area" means the net usable floor area of an apartment, excluding the areas - covered by the external walls, area under services shafts, exclusive balcony appurtenant to the said apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment.



The Developer shall see to it that there shall not be a discrepancy of more/less than 3% between the actual carpet area of the proposed flats compared to members entitled area as per Second Schedule in the New Building to be provided. The Developer shall be liable to compensate the affected member for deficit area to be provided due to planning constraints i.e. upto 3% at the rate of Rs.25,000/- (Rupees Twenty Five Thousand Only) per square feet of deficit carpet area. Affected member shall be paid such compensation by the Developer on/or before offering possession of Permanent Alternate Accommodation. Similarly, in case of excess area provided to the Member as a result of planning constraint over his/her/their entitled carpet area, then the member shall pay/ compensate the Developer at the rate of Rs.25,000/- (Rupees Twenty Five Thousand Only) per square feet of excess carpet area.

(vi) The Members are desirous of purchasing additional area (from the Developer's sale component) for adding it to the permanent alternate accommodation premises) over and above of Members free entitlement or selling/ surrendering some area from their permanent alternate accommodation premises AND such area shall be sold and/or purchased by the Developer at a concessional rate

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i.e. @ Rs. 25,000/- per Sq. Ft. MCGM RERA carpet area. The member shall be liable to pay/receive the said consideration for the additional area/ surrendered area as under-

- 10% at the time of booking.
- 15% on the registration of the Development Agreement.
- 20% on obtaining IOD.
- 15% on vacating the existing premises.
- 10% On the completion of the plinth.
- 10% on completion of the half slabs.
- 10% on completion of the last slab.
- 5 % on completion of the brickwork and external plaster.
- 5 % on handing over of possession of New Premises.



However, Members will be entitled to exercise this right maximum upto 30 days from the execution of the Development Agreement with the Society. After which, the Developer has right to sell the same to any third party without reference to Society and its Members. However, the Members shall neither be entitled to assign their right to avail additional carpet area in favor of any other Members of the Society nor in favor of third party beside Members shall have to exercise their right to avail additional area within 30 (thirty) days from the date of execution of this present Agreement by giving written letter to the Society and the Developer to that effect.

4.2. IN TERMS OF AMENITIES TO BE PROVIDED:

- The Members' New Flats will be provided with the amenities more particularly described in the **Fourth Schedule** hereunder written.
- The Society and the Existing Members confirm that the Developer shall not be liable to provide any other additional specifications fixtures, fittings, and amenities in the Members' New Premises, save as set out in Fourth Schedule.
- It is specifically agreed between the Parties hereto that the Developer may with the consent of the Society have the right to change/substitute brand and make of the said amenities, only in the event that there is any uncertainty about the availability thereof, either in terms of quality for any other reason/s beyond the control

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the Developer. However, it is made clear that the amenities for the sale component and the members permanent alternate accommodation shall be identical apart from any raw flat deal with anyone. In the event, if any change in the amenities is inevitable as aforesaid, the Developer shall ensure to provide the quality equivalent to the agreed or of the higher quality (with no cost to the society) and no additional cost can be charged by the Developer from the members or the society or the members for it.

4.3. TERMS OF CAR PARKING TO BE PROVIDED:

- (i) The Developer shall provide and allot to each member of the society minimum one puzzle car parking space at no cost, (hereinafter referred to as the members' car parking space). The same shall be marked in the plan and allotted to the Society at the time of I. O. D. for the purposes of allotment to its members. The Society hereby confirms that over and above the members parking, the Developer in their sole discretion shall be entitled to propose adequate car parking spaces or as may be insisted by the Planning Authority either in open areas or podium or mechanized (stilt/pit puzzle/mechanical) or in the basement or any other system as may be approved by the Planning Authority.
- (ii) All the balance Car Parking Spaces viz. parking spaces other than the Members' Parking Spaces (either in open areas, in the stilt, mechanized (stilt/pit puzzle) or in the basement (if any) of the Proposed Building), shall belong to the Developer alone and they shall be free to allot the same to the new flat purchasers and/or incoming members for such consideration as they deem fit and proper, without any interference and/or obstruction from the Society and/or its respective members in that regard and/or in any manner whatsoever. All such car- parking spaces shall be strictly utilized for the purpose of parking vehicles only and for no other purpose. However, Society shall be entitled to levy maintenance charges and frame rules in respect of the car parking space from the prospective Flat Purchasers at par with the present Members of the Society. The Developer also undertakes, declares and agrees that the



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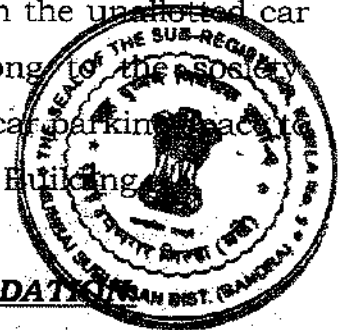
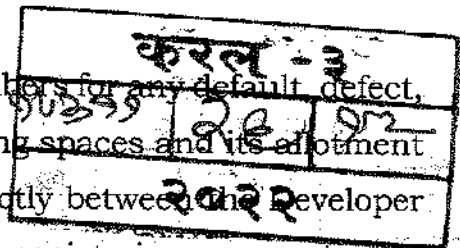
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society shall not be liable to the new members for any default, defect, availability, legality of the said car parking spaces and its allotment by the Developer, the same shall be strictly between the Developer and the sale component purchaser. The society in no manner can be held responsible for such transaction or its legality or the monetary compensation taken by the Developer. After completion of the project and sell and allotment of all saleable area of the Developer the developer is not entailed to retain the unallotted car parking spaces. If any, the same shall belong to the society. However, the Developer shall not allot/sell any car parking space to any non-owner of any premises in the said New Building.



4.4. **IN TERMS OF TEMPORARY ALTERNATE ACCOMMODATION**

- (i) The Developer shall pay Rs.70/- (Rupees Seventy Only) per sq. ft. Carpet Area per month by way of rent compensation to the Existing Members of the Society (more particularly mentioned in the **Third Schedule** hereunder written) to avail temporary transit accommodation till the time of handing over authorized possession to the members of the permanent alternate accommodation, after obtaining occupation certificate during the phase of construction of building/s to be constructed on the said Property which Developer has agreed to complete within 24 (twenty four) months plus 6 months grace period from the date of issue of Commencement Certificate to start construction of building/s on the said Property by the Building Proposal Dept. of MCGM or upon handing over of vacant and peaceful possession of the existing old premises by each member of the Society to the Developer for demolition, whichever is later. The Developer hereby agrees and undertakes to pay the rent compensation to the Existing Members of the Society till the Developer handovers physical possession of the new permanent alternate accommodation in the building/s to be constructed on the said Property to the Members of the Society.
- (ii) The Developer hereby agrees to pay the advance rent compensation for first 12 months to the Members of the Society against handing over of physical possession of all premises by the Society to the

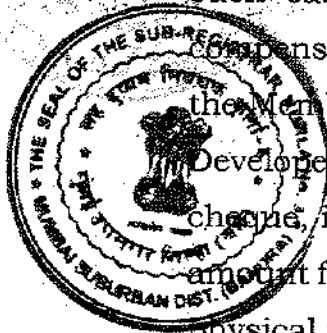


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Developer for demolition and issue 1 postdated cheque each for 12 months towards advance rent compensation and 2 postdated cheques for 6 (six) months towards advance rent compensation

cashable on the beginning of the 13th of every months from the date of handing over of physical possession of all premises for demolition to the Developer. However, it is mutually agreed between the parties hereto that in the event of Developer handing over physical possession of Members' New Premises six months prior to completion of 24 (twenty four) months as mentioned hereinabove in such case Members shall be liable to return the advance rent compensation cheques/or amount. If cheques are not encashed by the Members in such case Members shall return the cheques to the Developer and if the Members has/have already encashed the cheques, in such case Members shall refund the rent compensation amount for such advance period to the Developer prior to taking over physical possession of the Members' New premises.



- (iii) In the event of Developer not able to complete the construction of building within 24 (twenty-four) Months in such case Developer shall pay the rent compensation @ Rs. 80 (Rupees Eighty Only) of existing carpet area in lieu of Rs.70 (Rupees Seventy Only) as mentioned hereinabove. The Developer shall then be liable to pay the rent for the said 6 months extended period by the consolidated chques to each member, payable on the expiry of the 24th month.
- (iv) However, in the event of delay to pay rent compensation for period beyond 24 + 6 months as recited herein above in such case, the Developer shall be liable to pay interest @ 12% per annum on delayed amount for the delayed period.)
- (v) The Developer hereby agrees and undertakes to pay Rs.20,000 (Rupees Twenty Thousand Only) towards outward shifting charges along with rent compensation amount against the Members of the Society handing over physical possession of the old premises for demolition and pay Rs. Nil/- towards inward shifting charges at the time of giving letter to take possession.
- (vi) In the event of Developer not able to complete the construction of building within 30 months (i.e. 24 plus 6 months) in such case along

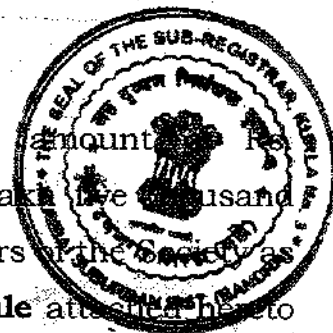
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with facing the other consequences of the non-completion of the project within stipulated period, at the description of the Society, the Developer shall be liable to pay the rent compensation @ Rs.80 (Rupees Eighty Only) as mentioned hereinabove from 31st month to 36th month. The Developer shall then be liable to pay the rent for every 6 months to each member from the end of 36th month onward with escalation of 10% on the last paid rent every 12 months.

4.5. IN TERMS OF HARDSHIP COMPENSATION:

(i) The Developer shall pay the consideration amount of Rs. 1,36,05,750/- (Rupees One Crore Thirty Six Lakh five thousand seven hundred fifty Only) to the Existing Members of the Society as more particularly specified in the **Third Schedule** attached hereto in the following manner :-

- (a) Rs.13,60,575/- (Rupees Thirteen lakh sixty thousand five hundred seventy-five Only) being **10% (ten percent)** of the consideration amount shall be duty amount shall be paid by the Developer to the Members of the Society on execution and registration of Development Agreement, Power of Attorney and upon Members executing Declaration cum Indemnity for confirming the grant of development right to the Developer and their participation in redevelopment of the said Property along with No objection to pay the amount from the Society.
- (b) Rs.20,40,863/- (Rupees Twenty Lakh forty thousand eight hundred sixty-three only) being **15% (Fifteen percent)** of the consideration amount shall be paid by the Developer to the Members upon complying with the following conditions :



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- (i) The Existing Members shall execute Agreement for Alternate Accommodation and lodge it for registration with concerned Sub Registrar of Assurances.
- (ii) The Existing Members shall submit no lien certificate or no objection to demolish existing old premises from the bank and/or financial institution in the event of Existing Members have availed loan by offering existing old premises by way of collateral security to the Bank and/or financial institution.
- (iii) The Existing Members shall submit photocopy of share certificate endorsed thereon name of the Existing Members as holder of the existing old premises.

(c) Rs. 68,02,875/- (Rupees Sixty eight lakh two thousand eight hundred seventy-five Only) being **50%** (fifty percent) upon the existing members handing over the vacant possession of the flats for demolition to the Society and the Society shall handover all keys of such vacant flats and possession to the Developer.

(d) Rs. 34,01,437/- (Rupees Thirty four lakh one thousand four hundred thirty-seven Only) **25%** (twenty five percent) against physical possession of the New Permanent Alternate Accommodation to the Members of the Society.

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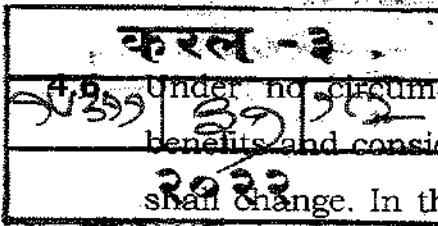
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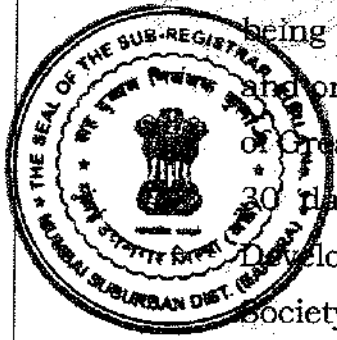


Under no circumstances, area, amenities, compensations and other benefits and considerations, rent agreed to be provided by the Developer shall change. In the event of change of any municipal rules or addition premiums being required to be paid, the Developer shall bare the cost without encumbering or reducing the benefits assured to the Society and its members and the offer shall not be revised by the Developer.

5. VACATING OF EXISTING PREMISES:

5.1. On the plans, designs and specifications of the new multi-storied building/s proposed to be constructed by the Developer on the said Land being sanctioned and approved by the M.C.G.M. in favour of the Society and on issuance of the I.O.D. in that regard by the Municipal Corporation of Greater Mumbai, the Society agrees and undertakes to and shall, within 30 days from the date of receiving the written intimation from the Developer along with a copy of the said I.O.D. and duly approved plans the Society in terms of these presents, cause all its members to vacate and hand over the quiet, vacant and peaceful possession of all the 11 flats in the existing building to the Developer and shall further hand over and/or cause its members to hand over the quiet, vacant and peaceful possession of the entire existing premises and the said building to the Developer for the demolition of the same within 30 (Thirty) days from the Developer issuing (to the Society) a notice requiring the Society to handover possession of the said Property to the Developer along with the copy of Intimation of Disapproval (I.O.D.) (hereinafter referred to as "**the Vacating Notice**"). However, the aforesaid period of 30 days can be further extended to another 30 days if the Existing Members are unable to find the Alternate Accommodation.

5.2. Upon obtaining the IOD and at the end of 60 days vacating notice, the Society shall hand over actual physical possession of the said Property and the Existing Building to the Developer. However, it is agreed that vacant and peaceful possession of the Existing Flats shall be handed over to the Developer in the manner agreed herein against the receipt of all committed payments and dues; It is further clarified that if there is any outstanding dues payable by the existing members at the time of handing over



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possession of their respective premises to the developer for redevelopment of the said Property, the Developer shall reduce the amount of corpus fund payable by the Developer to the existing members to the extent of said outstanding dues payable by the Existing members. 2022

5.3. It is further agreed that the Society and the Developer shall enter into separate individual agreements with all their respective members, on the receipt of the IOD interalia mentioning the Flat No., Floor etc., of their member's entitlement in terms of these presents and the said individual Agreements shall be duly stamped and registered as per law by the Developer (subject however to the payment of applicable stamp duty and GST Tax thereon in terms of what is more particularly mentioned hereinafter) and which exercise shall be completed and in any event before such member is required to vacate his/her/their premises.

5.4. Possession of the property - For all the purposes the legal and judicial possession of the entire property shall always continue to be with the Society. The Developer is given a permissive license and given physical possession of the said Property upon this Agreement only for the limited purpose of redevelopment as per this agreement.

6. CONSTRUCTION SCHEDULE:

6.1. It is specifically agreed between the parties that time shall be of the absolute essence of these presents. The Developer shall within a period as mentioned herein under (subject to Force Majeure or Act of God) accomplish the following tasks at Developer's own risk, efforts, charges and costs which are as follows:

- (i) The Developer agree that they shall within 30 days from the date of execution and registration of this agreement apply to the MCGM and all other concerned authorities for construction permission etc. and shall within 6 months from the date of this agreement obtain I.O.D. from M.C.G.M. and obtain commencement certificate from M.C.G.M. within 4 months from the Society handing over physical, vacant and peaceful possession of all Existing Premises for demolition of existing building, both shall be done irrespective of any reason save

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and except where the concerned authority is not working or due to government lockdown or the period of any act of god.

(ii) The Developer agrees to commence the construction activity within 30 days of receipt of I. O. D. and commencement certificate from MCGM subject to receipt of possession of all Existing Premises by the Society to the Developer.

(iii) The Developer agrees to complete construction of the Proposed Building and offer to hand over possession of the Members' New Premises to the respective Existing Members, within a period of approximately 24 (Twenty-Four) months plus 6 (six) months grace period viz. within an aggregate period of 30 (thirty) months from the date of obtaining Commencement Certificate from the M.C.G.M. or last member vacating premises and Society handing possession to Developer for Redevelopment whichever is later, subject to Force Majeure as stated in this Agreement (hereinafter referred to as "**the Completion Period**").



6.2. Once the Developer has obtained the full Occupation Certificate in respect of the Society's Building and got ready for occupation thereof, the Developer shall give the Existing Members 30 days written notice to take possession of their respective Members' New Flats of such proposed building as stated in clause "17" herein.

7. **FORCE MEJEURE:**

7.1. The Parties hereto agree that the period for completion of the construction work shall be subject to Force Majeure conditions except the clause specifically excluding the same.

7.2. For the purposes of this Development Agreement, the events of Force Majeure shall include any reasons or circumstances beyond the control of the respective Parties including without limitation to the following:

(i) Any conditions beyond the reasonable control of the Parties, including Acts of God like earthquake, perils of the sea or air, fire, flood, epidemic or pandemic or any drought, explosion, sabotage etc.

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