369/492
Tuesday,January 10 ,2023
2:32 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 569 दिनांक: 10/01/2023

गावाचे नाव: चेंबूर
दस्तऐवजाचा अनुक्रमांक: कर्ल1-492-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मेसर्स अरिहंत बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार रुपराज टी. जैन

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 6300.00
पृष्ठांची संख्या: 315	
एकूण:	रु. 36300.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:51 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

बाजार मुल्य: रु.125117000 /-
मोबदला रु.164361000/-
भरलेले मुद्रांक शुल्क : रु. 8329747/-

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1001202304988 दिनांक: 10/01/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1001202304912 दिनांक: 10/01/2023
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1001202304754 दिनांक: 10/01/2023
बँकेचे नाव व पत्ता:
4) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1001202304430 दिनांक: 10/01/2023
बँकेचे नाव व पत्ता:
5) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013512082202223P दिनांक: 10/01/2023
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH013512082202223P	BARCODE		Date	10/01/2023-13:18:23	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	ARIHANT BUILDERS AND DEVELOPERS
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	BLDG NO 40 SUBHASH NAGAR JAI HIND CHSL
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	SUBHAS NAGAR CHEMBUR
0030063301 Amount of Tax	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 1
		Remarks (If Any)	SecondPartyName=SUBHASH NAGAR JAI HIND CHS LTD~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

करल - १ ९ ३५१ २०२२

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023011003012	0183044629932
Cheque/DD No.		Bank Date	RBI Date	10/01/2023-13:19:13	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9819645888

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)-369-492	0006702048202223	10/01/2023-14:31:59	IGR197	30000.00
			Total Defacement Amount		30,000.00

THE SEAL OF THE SUB REGISTRAR KURLA-1

Print Date 10-01-2023 02:33:33

CHALLAN

MTR Form Number-6

GRN	MH013519082202273P	BARCODE		Date	10/01/2023-13:18:23	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections ICR			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	KRL 1_IT SUB REGISTRAR KURLA NO 1			Full Name	ARIHANT BUILDERS AND DEVELOPERS		
Location	MUMBAI						
Year	2022-2023 One Time			Flat/Block No.	BLDG NO 40 SUBHASH NAGAR JAI HIND CHSL		
Account Head Details		Amount In Rs.		Premises/Building			
0030063301	Amount of Tax	30000.00		Road/Street	SUBHAS NAGAR CHEMBUR		
				Area/Locality	MUMBAI		
				Town/City/District			
				PIN	4	0	0	0	7	1
				Remarks (If Any)			
				SecondPartyName=SUBHASH NAGAR JAI HIND CHS LTD=			
				Amount In Words	Thirty Thousand Rupees Only		
Total		30,000.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502023011003012	0183044329832
Cheque/DD No.				Bank Date	RBI Date	10/01/2023-13:19:13	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

करल - १
२०२३

Department ID :

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

Print Date 10-01-2023 01:22:10

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1001202304988	**Receipt Date**	10/01/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 492 dated 10/01/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 300
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	10/01/2023
Bank CIN	10004152023011004647	**REF No.**	2809913720
Deface No	1001202304988D	**Deface Date**	10/01/2023

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

कुरला - १
४९२ | ३ | ३५५
२०२३

THE SEAL OF THE SUB REGISTRAR KURLA

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1001202304912	**Receipt Date**	10/01/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 492 dated 10/01/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	10/01/2023
Bank CIN	10004152023011004576	**REF No.**	2809912762
Deface No	1001202304912D	**Deface Date**	10/01/2023

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

कुरला - १
४९२ | ४३९४
२०२३

THE SEAL OF THE SUB REGISTRAR MUMBAI

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1001202304430	**Receipt Date**	10/01/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 492 dated 10/01/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	10/01/2023
Bank CIN	10004152023011004115	**REF No.**	2809907290
Deface No	1001202304430D	**Deface Date**	10/01/2023

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

पानो = 9
४९२ | 4 | 394
2023

THE SEAL OF THE SUB REGISTRAR

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1001202304754	Receipt Date	10/01/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 492 dated 10/01/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	10/01/2023
Bank CIN	10004152023011004423	REF No.	2809910892
Deface No	1001202304754D	Deface Date	10/01/2023

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

THE SEAL OF THE SUB REGISTRAR MUMBAI

कुरला - १
४९२ | ९९५
२०२३

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1001202304430	Date	10/01/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	10/01/2023
Bank CIN	10004152023011004115	REF No.	2809907290
This is computer generated receipt, hence no signature is required.			

कुरला - ९

७/३५५

२०२३

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1001202304754	Date	10/01/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBK2	Date	10/01/2023
Bank CIN	10004152023011004423	REF No.	2809910892
This is computer generated receipt, hence no signature is required.			

कुरला - १

१६२ | ८ | ३५५

२०२३

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MUMBAI)

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1001202304912	**Date**	10/01/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	**Date**	10/01/2023
Bank CIN	10004152023011004576	**REF No.**	2809912762
This is computer generated receipt, hence no signature is required.			

कुरला - १
२०२३ | ९ | ३५५

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	10012023034988	**Date**	10/01/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	**Date**	10/01/2023
Bank CIN	10004152023011004647	**REF No.**	2809915720
This is computer generated receipt, hence no signature is required.			

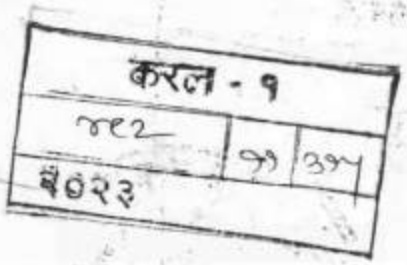
करल - 9

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2023

THE SEAL OF THE SUB REGISTRAR KURLA 1


THE SEAL OF THE SUB REGISTRAR KURLA-1
MUMBAI SUBURBAN DIST. (MAHARASHTRA)


करल - १
२०२२

१) शासन परिपत्रक क्रमांक, २०००/९४/प्र.क्र.२५/म–१, दि. २४/३/२०००.
२) नो.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 (KURLA), NEW ADMNISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA, CHEMBURKAR MARG, MUMBAI - 400 071.

B 064874

RECEIPT FOR PAYMENT TO GOVERNMENT **NOT TRANSFERABLE**

Receipt No.

Receipt Date : 16/12/22

Received From : M/s Arihant Builders & Developers

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
GRN : MH012272					

DELIVERED
09 JAN 2023.

Case No. ADJ/1105901/857/22/K

Lot No. : Lot Date :

कुर्ला - १
Total D.O. :
२०२३ | 92 | 594

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	Hearing Date	31/01/2023		

DELIVERED
09 JAN 2023.

THE SEAL OF THE SUB REGISTRAR KURLA ... MUMBAI SUBURBAN DIST.

Total

Rs.: Rupees :

COLLECTOR OF STAMPS

Cashier / Accountant

Signature & Designation

मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

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

जा.क्र/ मुजीकु / आदेश / 44 /22 दि. 03/01/2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक **ADJ/857/2022/K** , M/S. Arihant Builders & Developers यांनी दिनांक 16/12/2022 रोजी Development Agreement चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Unexecuted
Type of Document	Development Agreement
The Society	Subhash Nagar Jai Hind CHS Ltd
The Developer	M/S. Arihant Builders & Developers
Detail of the Property	
Village	Chembur
Taluka	Kurla
Plot Area	807.04 sq.mtr
C.T.S No	830
Zone 2022/23	98/445 - Village - Chembur
Rate per sq.mt	
Land Rate	Rs. 92,500/- -
Const.Cost	Rs. 30,250/-
Resi. Rate	Rs. 1,85,190/-

करल - १
९३ ३५१
२०२३

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

अभिनिर्णयाकरीता प्राप्त झालेला उपरोक्त दस्त् हा Development Agreement चा दस्त् असुन निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसुन येते की, दस्तात नमुद Sheduled नुसार भुखंड़ाचे एकुण क्षेत्र ८०७.०४ चौ.मी आहे. त्यावर सोसायटीची जुनी इमारत असुन त्यामध्ये एकुण ३० सदनिका आहेत. सोसायटी सदर दस्ताद्वारे सदर मिळकतीचे विकसनाचे अधिकार विकासकास देत आहे. दस्तात नमुद केल्यानुसार सभासदाच्या ताब्यात एकुण ७१०.१६ चौ मी अस्तित्वातील बांधिव क्षेत्र असुन सदर सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभासदास १७०६.३१ चौ मी बाधिव क्षेत्र विनामुल्य देणार आह, तसेच कार पार्कीग देणार आहे. दस्तात नमुद केल्यानुसार विकासक सभासदाना भाडे , बॉकरेज व शिफ्टींग चार्जेस इत्यादी देणार असल्याचा उल्लेख आहे

सदर प्रकरणी म्हाडा यांचे कडुन म्हाडा ऑफर लेटर प्राप्त झालेले नसल्यामुळे सदयस्थितीत बृहन्मुंबई महानगरपालिका सुधारीत विकास नियत्रण नियमावली -२०३४ मधील नियम क्रमांक ३३(५) नुसार अनुज्ञेय असलेला FSI विचारात घेवुन मुलयांकन करण्यात येत आहे. म्हाडा यांचे कडुन भविष्यात ऑफर लेटर प्राप्त झाल्यानंतर व त्यामध्ये FSI मध्ये वाढ झाली असल्यास वाढीव FSI नुसार हिशोबित होणा-या मुद्रांक शुल्काच्या अनुषंगाने पुरवणी करारनामा करण्यात येईल असे दस्तातील पृष्ठ क्रमांक ७१ परी. ३१.६ मध्ये नमुद केले आहे.

उपरोक्त बाबी विचारात घेता भुखंडधारक सोसायटी मिळणा-या वरील सर्व बाबींचे मुल्य हे जमिन मालकास मिळणा-या हिश्श्याचे मोबदल्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. तसेच सदर भुखंडावर म्हाडा प्रमाणे अनुज्ञेय असलेला मुळ FSI, Fungible FSI विचारात घेवुन त्यानुसार भुखंडावर अनुज्ञेय

होणारे बांधकामातुन भुखडंधारक सोसायटी यांना विनामोबदला मिळणारे बांधकाम क्षेत्रा वजा जाता विकासकास विक्रीसाठी उपलब्ध क्षेत्राचे जमिनदराने येणारे मुल्य हे विकसनकर्त्याला मिळणा-या हिश्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. वरील दोन्ही मुल्यापैकी जास्तीचे मुल्य हे या दस्ताचे मुल्य बाजारमुल्य म्हणुन विचारात घेणेत येत आहे.

सदर दस्ताचे मुल्यांकन बाजार मुल्यदर तक्त्यातील मार्गदर्शक सुचना नुसार करण्यात येत आहे.

सविस्तर मुल्यांकन पुढील प्रमाणे

२०२३

Area of plot						**807.04**	
FSI permissible						3.00	
Permissable B/U area						2421.12	
Fungible FSI	2421.12	X	35%			847.39	
Total Permissible Builtup area						3268.51	
Nos of Society member						30	
Area retained by Society member						1706.31	
Area available to developer						**1562.20**	
3268.51 1706.31							
Value Of Developer Area						₹ 14,45,03,685	A
1562.20 X 92500							
Less value of Fungible FSI premium						₹ 1,93,87,316	B
847.39	710.16	X	35%	248.56			
598.84 X 92500 X 35%							
Value of Developers area(A-B)						₹ 12,51,16,370	
					Say **Rs.12,51,17,000/-**		
CONSIDERATION							
Const. cost of area retained by Owmer -						₹ 5,41,96,671	A
1706.31 X 30250 X 1.05							
Rent						₹ 4,29,35,400	B
30000	X	30	X	12	10800000		
33000	X	30	X	12	11880000		
36300	X	30	X	12	13068000		
39930	X	30	X	6	7187400		
Brokerage						₹ 9,00,000	C
30000 X 30 X 1					900000		
Shifting						₹ 9,00,000	D
30000 X 30 X 1					900000		
Hardhip Compensation / Corpus Fund						₹ 2,10,00,000	E
700000 X 30					21000000		
Parking						₹ 18,71,719	F
18 X 13.75 X 30250 X 0.25							
Development Charges under MR&TPAct						₹ 31,56,674	G
1706.31 X 92500 X 2%							
Soc Off/s.cabin / gym						₹ 40,06,310	H
132.44 X 30250							
Infrastructure Charges						₹ 1,10,48,357	I
1706.31 X 92500 x 7%							
12 Member Parking Compensate						₹ 36,00,000	J
300000 X 12							

Value Of New Area Over & Above Free Fungible FSI Area ₹ 2,07,45,623 K

747.59 X 92500 x 30%

TOTAL VALUE (A TO K) ₹ 16,43,60,753

Say **Rs.16,43,61,000/-**

Security Flat Value
510 x 2/ 10.76 x 1.2 x 185190 = Rs. 2,10,66,223 /-
Security Flat Value
13.75 x 2 x 185190 x 0.25 = Rs. 12,73,181 /-
Total A + B = Rs. 2,23,39,404 /- I.e. Rs. 2,23,39,500 /-

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वरील प्रमाणे दस्तातील मिळकतीचे मोबदला रक्कम Rs.16,43,61,000/- हे बाजारमुल्य मुल्य Rs.12,51,17,000/- पेक्षा जास्त असल्याने ते मोबदला मुल्य Rs.16,43,61,000/-/- (Rupees Fifteen Crore Fourty Seven Lac Fifteen Thousand Only) ग्राहय धरुन त्यावर मु.शु. आकारणे योग्य वाटते, त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे

M.V.	Article	Stamp Duty
Rs 16,43,61,000/-	**5(g-a),**	**Rs. 82,18,050/-**
Security Flat Value	**54**	**Rs. 1,11,697/-**
Rs. 2,23,39,500 /-		**Rs. 83,29,747/-**

सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि. २०/१२/२०२२ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरिम आदेशाच्या , M/S. Arihant Builders & Developers यांनी रोजी दि. ०३/०१/२०२३ चे पत्रान्वये M/S. Arihant Builders & Developers यांनी सुधार मुद्रांक शुल्क मान्य असुन त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

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

अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद ५(g-a) ,५४ नुसार मुद्रांक शुल्क रु. ८३,२९,७४७/- देय असल्याबाबत जा.क्र. अभि /आदेश/७५३७ दि. २०/१२/२०२२ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि. ०३/०१/२०२३ रोजी विरुपित केलेल्या चलना वरुन दिसून येत असल्याने दि. २०/१२/२०२२ रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

२. **प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी** प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा **मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.**

३. एकुण पाने १ ते १४९ 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 पासुन ६० दिवसाच्या 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 राहुन देण्यात येत आहे, याची नोंद घ्यावी.

(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	M/S. Arihant Builders & Developers
पत्ता	Office ४०९ Galleria Plot No २० , Sector ४ nerul Navi Mumbai ४००७०६
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Signature	
Name of authorized person	
Mobile No	

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THE SEAL OF THE SUB REGISTRAR KURLA-1
MUMBAI SUBURBAN DIST. (MUMBAI)

CHALLAN

MTR Form Number-6

GRN	MH013168567202223P	BARCODE		Date	03/01/2023-13:33:33	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 / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	CSK_COLLECTOR OF STAMPS KURLA	**Full Name**	MS ARIHANT BUILDERS AND DEVELOPERS
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	CTS NO 830 SUBHASH NAGAR JAI HIND CHS
		Premises/Building	LTD

Account Head Details	Amount In Rs.
0030050801 Amount of Tax	8329747.00
Total	83,29,747.00

Road/Street	Bldg No 40 SUBHASH NAGAR
Area/Locality	CHEMBUR MUMBAI 2
Town/City/District	
PIN	4 0 0 0 7 1
Remarks (If Any)	ADJ/1100901/857/2022/K
Amount In Words	Eighty Three Lakh Twenty Nine Thousand Seven Hundred Forty Seven Rupees Only

₹ 8329747.00

DEFACED

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023010302743	4313167691627
Cheque/DD No.		Bank Date	RBI Date	03/01/2023-13:34:15	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9819645888

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		0006527180202223	03/01/2023-16:11:13	IGR241	8329747.00

Print Date 03-01-2023 04:11:16

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THE SEAL OF THE SUB REGISTRAR KURLA-1
MUMBAI SURURBAN DIST. (MAHARASHTRA)

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ADJ/1100901/857/2022-IK		
Pages	1	149

GRN No :- MH013168567202223P - Dt. 03/01/2023

Deface No :-0006527180202223 - Dt. 03/01/2023

THE SEAL OF THE SUB REGISTRAR KURLA-1

Certificate u/s 32 (1)of the Bombay Stamp Act, 1958

Chief Office of the Collector of stamps, Kurla

Adj No. 1100901/857/2022-IK

Date 03/01/2023

Received from sh/M/s. Arihant Builders And Developers

Residing at.....

Stamp duty of Rs 8329747/- Eighty Three Lacs Twenty Nine Thousand Seven Hundred Forty Seven only

Vide challan No grn5 Date 03/01/2023

Certified under Section 32 (1) (a) of the Bombay Stamp Act, 1958 that the full duty Of Rs. 8329747/- Eighty Three Lacs Twenty Nine Thousand Seven Hundred Forty Seven only With which this instrument is chargeable Has been paid vide/s No 5(g-a).54 Of Schedule

This Certificate is subject to the provisions Of section 53-A of Bombay Stamp Act, 1958

Place Kurla

Date 03/01/2023

Collector of Stamps Kurla

मुद्रांक जिल्हाधिकारी कुर्ला

C.V :- RS. 164361000/- + Security Flat Value RS. 22339500/-

V :- RS. 125117000/-

Area :- 807.04 Sq Mt

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and executed at Mumbai on this 10th day of January 2023

ADJUDICATION FEE 100/- PAID

BETWEEN

SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD. a society duly registered under the Maharashtra Co-operative Act, 1960. (MAH.XXIV OF 1961) and bearing registration no. BOM/HSG/7738 of 1981 DATED 31.10.1981 and having its registered office at Building No.40, Subhash Nagar, Chembur, Mumbai – 400071., Hereinafter called and referred to as **"THE SOCIETY"** (Which expression on unless it be repugnant to the context or

meaning thereof shall mean and include all its successors and successor and permitted assignee) **OF THE ONE PART**

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AND

M/S. ARIHANT BUILDERS & DEVELOPERS, a registered partnership firm, having its registered office at OFFICE NO. 409, THE GREAT EASTERN GALLERIA. PLOT NO. 20, SECTOR 4, NERUL, NAVI MUMBAI, MAHARASHTRA 400706., carrying on business through its Partners, **(1) Shri. Rupraj Thanmal Jain, 2) Shri. Manohar Pandurang Waje,(Company Pan No- ABGFA6172N).**, hereinafter called and referred to as "**THE DEVELOPER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) **OF THE SECOND PART;**

AND

1. **Mrs. ANITA PRAVIN AMIN having PAN - ALPPA9251P** adult ,**Indian Inhabitant and residing at Flat No. 1387,** of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.
2. **Mr. RAVI GIRIJASHANKAR PANDEY having PAN AFSPP8758F adult , Indian Inhabitant and residing at Flat No. 1388,** of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.
3. **Mr. ANIL PARSHURAM KHANOLKAR having PAN – ADTPK2197A adult , Indian Inhabitant and residing at Flat No. 1389,** of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.
4. **Mr. SHIVKUMAR VADIVEL MUDALIAR having PAN – AABPM1743P adult , Indian Inhabitant and residing at Flat No. 1390,** of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

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5. **Mr. Vilas Dattaram Chavan AND Mrs. Sonam Vilas Chavan Indian Inhabitant and residing at Flat No.1391**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071

6. **Mrs. RAMILA NATHMAL RATHOD having PAN – ARJPR1096B and Mr.NATHMAL RATHOD having PAN – AJTPR5809Eadult, Indian Inhabitant and residing at Flat No. 1392**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

7. **Mr. GEORGE ROBINSON PALANNA having adult, Indian Inhabitant and residing at Flat No. 1393**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

8. **Mr.ASHOK SAHADEV CHAVAN having PAN –AOMPC2843K adult , Indian Inhabitant and residing at Flat No. 1394**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

9. **Mrs. SUNITA NARAYAN MANDAL having PAN – AIGPM8198Kand Mr.NARAYAN MANDAL having PAN- AFQPM6513D adult , Indian Inhabitant and residing at Flat No. 1395**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071

10. **Mr. SANKARAN TAMIL AMUDHAN having PAN – AIJPA3520C adult , Indian Inhabitant and residing at Flat No. 1396**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

11. **Mr. BALKRISHNA RAJARAM SAWANT having PAN – AGTPS1240Badult , Indian Inhabitant and residing at Flat No. 1397**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

12. **Mrs. SUNDARI SHUNMUGARAJA having PAN - ACRPR9472N adult , Indian Inhabitant and residing at Flat No.1398**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

13. **Smt. VIMAL RAGHUNATH CHALKE having PAN – AOZPC8636Dadult , Indian Inhabitant and residing at Flat No. 1399**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

14. **Late JAGANNATH GADKARI adult , Indian Inhabitant and residing at Flat No. 1400**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai –

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MR. ANKUSH KHANDU JADHAV having PAN ACYPJ3784G adult , Indian Inhabitant and residing at Flat No.1401, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

16. **HYGINUS BERNARDO PINTO having PAN – ADCPP8555G adult , Indian Inhabitant and residing at Flat No. 1402**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

17. **Mr. KD ANTONY having PAN – BCJPK7493M adult , Indian Inhabitant and residing at Flat No.1403**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

18. **Mrs. BASANTIDEVI VIMAL JAIN having PAN – AFUPJ9300F adult , Indian Inhabitant and residing at Flat No.1404, ofSUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

19. **Mrs.INDUMATI BANDAPPA KINAGI having PAN – GWVPK8788Land Mr.BANDAPPAKINAGI having PAN-ABIPK6307Radult, Indian Inhabitant and residing at Flat No.1405**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

20. **Mrs. SHILPA DIVAKAR SUVARNA having PAN – DGFPS2818A adult and Mr. DIVAKAR SUVARNA having PAN –BLEPS3222G, Indian Inhabitant and residing at Flat No. 1406**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

21. **ANTHONY SAMUEL having PAN – AGTPS1342N adult , Indian Inhabitant and residing at Flat No. 1407**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

22. **Mr.SHRIKANT VISHWANATH CHAVAN having PAN – AAZPC2072M adult , Indian Inhabitant and residing at Flat No.1408**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

23. **Mr. VIJAY SHARADCHANDRA SAWANT having PAN BKMPS4354N adult , Indian Inhabitant and residing at Flat No. 1409**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

24. **Mr. RAJRISHI GIRISH DAVE having PAN – AIEPD2642M adult , Indian Inhabitant and residing at Flat No.1410**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

25. **Mr. SURESH SADASHIV LAD having PAN – AARPL3794K and Mrs. SUPRIYA SURESH LAD having PAN –AIAPL5608D adult , Indian Inhabitant and residing at Flat No.1411**, of

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SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD, Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

26. **Mr.ARVIND GULABRAO PHADTARE having PAN – AHSPP8356M adult , Indian Inhabitant and residing at Flat No.1412**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

27. **MRS. MONICA BENEDITA NAIR adult , Indian Inhabitant and residing at Flat No.1413**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

28. **Mrs. GEETA BHARAT WALA having PAN – AAFPW3370A adult , Indian Inhabitant and residing at Flat No. 1414**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

29. **Mr.RAMESH SADHU UGALE having PAN – AAIPU8565E adult , Indian Inhabitant and residing at Flat No. 1415**, of **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

30. **Mr. SHANKAR PANDURANG SHEDGE having PAN – AAFPS9224Fadult , Indian Inhabitant and residing at Flat No. 1416**, of **SUBHASH NAGAR JAI HIND CO-14OPERATIVE HOUSING SOCIETY LTD,** Building No.40, Subhash Nagar, Chembur, Mumbai – 400071.

Hereinafter collectively referred to as **"the MEMBERS"** having their respective flats in Building No. 40 of the said Society, hereinafter referred to as **"the said building"**,(which expression shall unless it be repugnant to the context or meaning thereof, mean and include their respective heirs, administrators, executors and permitted assigns) OF **THE THIRD PART.**

WHEREAS :

A. Maharashtra Housing and Area Development Authority ("MHADA") was constituted with effect from 5 December, 1977 under Government Notification in the public works and housing Department No.ARD-1077(I) Desk-44, Dated 5 December, 1977 under the provisions of the Maharashtra Housing Board Act, 1948(BOM.LXLX of 1948) stood dissolved by operation of section 15 of the said Act ("MHADA Act") and in view of the provisions of the MHADA Act, MHADA was seized and possessed of several plots of land in the layout known as Subhash Nagar, Chembur, Taluka Kurla, Mumbai Suburban District. According to the

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