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completion of construction by the Developer to the Society and/or its members as per the said Agreement which is set out herein will be the essence of the Contract subject to the Society and/ or the members timely complying with the terms of this Agreement;

- j. The Common terrace on the top floor and part which forms part of common spaces and area, Void Areas, Refuge Areas, lobbies, passages constructed and / or created on Society's property above and except as provided herein will be Society's common property and Developer must and will not create third party right on the same. The elevation of the entire building must be similar and there must not be any difference in the materials used and amenities provided by the Developer as compared to the existing member's premises and Developer's saleable area. The amenities for common areas must be same for the Members' Premises and the Developer's Premises. List of amenities to be provided by the Developer are annexed hereto as **Annexure H.**

- k. The Developer undertakes that the Developer will in no manner deviate from the terms of the Development Agreement and sanctioned plans of Member Premises and must allow the Societies' Architect and RCC consultants to inspect and verify the same. The Developer must ensure that they use exclusively drinking water only and positively must use well water, during the entire process of construction upto the completion of the New Building. The Developer must also ensure to use AAC Siporex blocks/Red Bricks and river sand for the construction of the entire New Building, Compound Walls, Security cabin, etc.

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1. Only after the Existing Members being offered the permanent accommodation in the proposed new building to be constructed on the said property that the Developer's will thereafter give possession to the prospective buyers or purchasers and not otherwise and in no manner and/or under any arrangement possession to new purchaser must be provided under any guise or reason, which must be mentioned in Sale Agreement for free sale area.
- m. That the Developer must procure separate MCGM Drinking. water and electricity connection at his own cost for carrying on construction on the Society's Property and the Developer must and will be liable to clear all the present ongoing as well as past pending dues and service charges of such water and electricity lines before handing over possession to the Society.
- n. Under any circumstances, either the Society or any of the Existing Members will be required to contribute any moneys for the development/construction work and they must be handed over premises free of costs in the manner stated herein.
- o. Neither the Society nor any of the Existing Members will be responsible in any manner for act of omission or commission of the Developer and the Developer alone will be responsible for all their acts, representations, contracts, promises, assurances and omissions and for the same Developer keep indemnified the Society/members/and office bearers.

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- p. That the Developer must not and will not use or damage the Society's property with any other plot of the society neighboring Property without written consent of S N Jaihind CHSL.
- q. That the Developer must and will only construct a standalone residential building No.40.
- r. If there is any change in policy where the benefits get reduced after IOA then the same must not harm extra area or any consideration payable to the Society or its Existing Members in any way and the Developer must fulfill all commitments under this Agreement. In case of any upward fluctuation in FSI/TDR before receipt of then same must be dealt purely on equal proportionate basis between the parties hereto.
- s. the Developer must not assign their Development right to any person for Redevelopment or otherwise.
- t. The Developer must also save harmless, indemnify and keep indemnified and hereby indemnifies the Existing Members and the Society against any claim, loss, costs, charges etc. that may be made by any person whatever against the Existing Members and/or the Society on account of the Developer carrying out the said development and/or on account of any act of commission or omission by the Developer, and/or his servants and agents on account of the developer committing breach of any of the terms and conditions of this agreement and/or on account of non-fulfilling any of his obligations/responsibilities or otherwise under



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the provisions hereof and he must reimburse the Existing Members and/or the Society for all such loses or claims.

u. If any legal action is taken by any Statutory Authority due to non-compliances/ negligence/ delays on the part of the Developer to obtain such necessary Approvals/ Permissions, the Society will not be responsible for action taken by statutory authority in any manner what so ever and all Risks, Costs, Penalties and any other Consequences arising due to the above non compliances on the Developer's part will be the responsibility and liability of the Developer solely and in totality in accordance with this Agreement. Developer will indemnify Society towards all such liabilities and consequences thereof.

The Society shall be entitled to appoint their own Architects, Engineer, Project Management Consultants, Structural Engineers, Consultants, Clerks of works and Supervisors for supervision of the building and other works on the said property, and the Society

and their Architect, Structural Engineer and consultants will be entitled to visit and inspect construction works in progress on the said Property and the Developer must render assistance to them for carrying out their duties to supervise the said work and any defect or shortfall in the construction works or in the quality of materials pointed by the Architects or Engineers of the Society, must be rectified and repaired Forthwith by the Developer at their own costs and to satisfaction of the Architects and Engineers appointed by Society.

must be rectified and repaired Forthwith by the Developer at their own costs and to satisfaction of the Architects and Engineers appointed by Society.

9.7 The Developer shall also be entitled on their own account to sell on ownership basis the flats etc. and allot parking space as mentioned in

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clause 9.4 (f) herein, in the new building to the prospective purchasers (except flats and covered parking spaces to be allotted to the members of the Society as permanent alternate accommodation as agreed under this Agreement and Society's common areas) and for that purpose to enter into on their own behalf, risk and responsibility Agreements or letter of allotment or such other writings or documents in their own name. It is also agreed that the Developer shall be entitled to receive and retain with them all the moneys from the said persons to whom the flats etc. are sold or allotted as the case may be in the new building to be constructed by the Developer on the said property and to appropriate the same in such manner as the Developer may deem fit. All the moneys which shall be received by the Developer from such persons shall belong to the Developer and will be received by them on their own account.

9.8 After all members vacating their existing premises upon receiving **IOD and Commencement Certificate** and Society handing over vacant possession of the existing premises and property to the Developer for redevelopment, RERA registration, the Developer shall on principal-to-principal basis be entitled to sell/allot Developer saleable flat to any prospective buyer as per terms of RERA.

For the purpose of the Developer selling the said saleable area the Developer must do the following acts and abide by the terms and conditions mentioned hereunder:

a. After all Existing members vacating premises and CC being obtained the Developer will enter into a usual Sale Agreement with Developer Prospective Flat Purchasers on principal to principal in

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accordance with provisions of RERA or its amendments and Bye-Laws of the Society.

- b. The accepted new members/Prospective Flat Purchasers shall be inducted by the Society only after completion of project in accordance with terms of this Agreement, upon payment of full balance hardship compensation, the possession of all the flats are handed over to all the Existing members, allotment of car parking completed, on obtaining full OC from the MCGM/ Special Planning Authority, MHADA by the Developer.
- c. Copy of all the Registered Agreement between the Developer and New members/Prospective Flat Purchasers must and will have to be provided to the Society on successful completion of the New Building/Project.
- d. All the proposed New members/Prospective Flat Purchasers the Developer proposes to induct into the Society will be admitted as the members of the Society subject to payments of admission fee and "New Building Development Fund" as may be statutorily applicable.
- e. Developer must see to it that the Developer Prospective Flat Purchasers must pay all the Tax liabilities (TDS, GST etc.) which may be imposed by any Central and/or State Government Act or as per the Real Estate (Regulation and Development) Act, 2016 or otherwise. The Developer hereby agrees and accepts that the Developer must and will be liable to pay any arising and/ or applicable tax including GST with respect to the supply of

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development rights by the Society in favour of the Developer in such manner as may be applicable.

f. The Developer must obtain an Undertaking on Rs.200/- Stamp paper from each and every Developer's Prospective Flat Purchasers in the agreement for sale itself that they will abide with Maharashtra Co-operative Societies Act 1960, the bye-laws of the Society and all the terms and conditions of the present Redevelopment Agreement are binding upon them.

g. Making application for membership (Appendix-2).

h. Furnishing an undertaking in the prescribed form (Appendix k) to the effect that Developer Prospective Flat Purchaser must and will use the flat for Residential purpose only.

Submitting cheque towards 12 months advance Maintenance with the Society on admission as members of such purchasers.

j. On Developer prospective flat purchasers making payment as specified in society bye laws at the time of making members of new purchaser.

k. The Developer hereby undertake to indemnify and keep indemnified the Society, Managing Committee of the Society and its members against any claims/disputes/litigation initiated by the Developer Prospective Flat Purchasers arising from any default on part of Developer or arising because of Developer sale proceeds or non-payment of taxes which are related to Developer's Activities and sale proceeds.

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- l. On the Developer Prospective Flat Purchasers submission of required documents for becoming members of the Society shall have right to use and occupy the flats, so purchased by them from the Developer and avail of the facilities and amenities provided in the building and the open space in the compound of the Society in their capacity as members.
- m. The Developer will ensure to the existing members and to the Society that the Developer will voluntarily raise sufficient fund from every Developer's Prospective Flat Purchaser/s towards the "New Building Development Fund" with righteousness considering the New Building being a prestigious and distinguished Property.
- M/s. Arihant Builders and Developers.

- m. The Developer will ensure to the existing members and to the Society that the Developer will voluntarily raise sufficient fund from every Developer's Prospective Flat Purchaser/s towards the "New Building Development Fund" with righteousness considering the New Building being a prestigious and distinguished Project of M/s. Arihant Builders and Developers.

10. Obligation of the Society

- 10.1 To handover vacant and peaceful possession of the entire building and property for demolition.

- 10.2** The Society shall at the request of the Developer admit the membership of Developer Prospective Flat Purchasers and issue Share Certificate in their favour on Developer submitting all the required applications for membership, depositing monies towards admission fees, and Share Capital along with proportionate share of society's reserves and surplus fund to be ascertained jointly by the society and the Developer and all other dues. After receipt of Full Occupation Certificate only in accordance with Clause 29.6 of this present agreement, New Members Area being offered Possession of Permanent Alternate Accommodation as per terms of this presents and on Developer and Developer Prospective

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Flat Purchasers fulfilling all commitments under this presents.

10.3 The Society hereby agrees, accepts and undertakes that the Society shall co-operate and sign such necessary documents, as may be required statutorily to enable the Developer to register and initiate the RERA registration and thereafter, as per the provisions of RERA and laws related thereof. Developer must get the redevelopment project registered under RERA, as may be statutorily applicable. It is specifically agreed that it will be sole and absolute responsibility of the Developer to comply with provisions of RERA and it is further agreed between the parties that Society and/or existing members shall not have any role in completing the project as a promoter or otherwise. The Developer hereby undertakes to indemnify and keeps indemnified the Society, its members against any claim made against Society and/or its members under RERA or otherwise by any third party. If required Society shall join as a promoter as per RERA norms however it will be Developer's sole responsibility of the Developer to comply with all terms of RERA.

10.4 Upon having receiving the **Full Occupation Certificate** in respect of the New Building, the Developer must, on behalf of the prospective purchasers (defined herein below), apply to the Society for admitting the prospective purchasers as Members of the Society and the Developer must therefore give to the Society all the copies of Agreements executed with the prospective purchasers and execute all necessary documents, forms, applications, etc., and complete all necessary formalities required to be completed as per the bye-laws of the Society and all applicable

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laws, rules and regulations, for allotting to the prospective purchasers, the membership of the Society.

11. The Developer must and will be liable to pay to the Society Maintenance charges in respect of the unsold flat from the date of Full Occupation Certificate (OC)/possession to member's till said flats are sold and Developer Prospective Flat Purchasers are admitted as members of the Society. However, if such flats are not sold for a period of 12 months from the date of receipt of Full Occupation Certificate (OC) then the Developer will become member of the Society and continue to pay Maintenance and other applicable charges to the Society. However, if the Developer enter into leave license/lease Agreement in respect of unsold Flats, then the Developer has to pay maintenance bill and non-occupancy charges as charged by the Society as per bye-laws.

12. Developer Proposed Flat Purchasers and/or existing Members shall against the security of their respective flats shall be entitled to take loan from any financial institution for purchase of Flat as well as for purchase of additional area too. They shall take such loan on principal to-principal basis and the Society and/or other Members/Developers shall not in any manner be liable or responsible for the same. Upon becoming the member and once the loan is sanctioned the Society shall mark such flat as lien in their books.

13. The Developer's undertakes to perform following responsibilities at their own cost:-

- (i) The Developer must at plinth level get entire plot of the Society treated with Pest Control for rodents, termite, white ants etc., and do the same as and when it requires.

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- (vi) The Developer must also install Post Box at the site for keeping posts for respective members during the Construction and it shall be responsibility of the members to collect the same.
- (vii) The Developer must provide **two** top grade, high speed automatic **passenger lifts** AND **one goods carrier /cargo lift** manufactured by Schindler and/or Otis and/or Mitsubishi and must also provide alternate Diesel Genset power facility for each Lift as per PWD Norms, as shown in plan. All the Lifts must be provided with a Fan and Lights within. The Lift Licenses Copy as per PWD norms must be furnished by the Developer to the Society.
- (viii) The constructed portion including Developer's saleable portion will be part and parcel of the Society's Property after full OC, repossession to existing members in new building and on such further terms, as stated in the Development Agreement. However, Society's members' area will be part and parcel of the Society's Property.
- (ix) It will be sole responsibility of the Developer to sort out with any claims and/or disputes and/or litigation relating to the Redevelopment of the said Property till members are handed over with possession and if any claim arises after the members are handed over with possession which pertains to the construction period, then it will be the Developer responsibility to clear the same at the Developers' Costs.
- (x) The Developer must within a period of 15 (Fifteen) days of receipt furnish true copies of all the correspondences, documents/papers exchanged between them and the respective authorities of CFO, ELECTRIC, WATER, TAX RECEIPTS, PLANS, PERMISSIONS, Full

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Occupation Certificate, Commencement Certificate, Building Completion Certificate etc. in respect of the redevelopment of the said property to the Society. The Developer must also furnish sanctioned plan of the building to the Society on immediate basis. The Developer must update Managing Committee members every month regarding the progress in the matter above mentioned certified/original documents, Warrantees and Guarantees must be handed over by Developer to Society within 90 (Ninety) days from the date of receipt and all the Original Documents after receipt of Full Occupation Certificate must be handed over by the Developer to the Society as the same will always be the property of the

Society - to a common email ID of the Society i.e. jainhindsociety40@gmail.com



(xi) Developer must provide two common toilets **(one Indian and another one Western)** on the ground Floor of the New Building as mentioned in Clause "O" herein above.

(xii) Developer must submit progress report once every 2 months during the process of redevelopment to the Society for its verification.

(xiii) It is expressly agreed by and between the parties hereto that the rights/benefits being granted hereunder by the Society to the Developer are personal to the Developer and must not and will not be transferred, encumbered or assigned by the Developer to any person/s in any manner and under any circumstances whatsoever.

(xiv) The Developer must and agrees to use branded building material of specifically greater quality of ISI standards in the construction of

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new building on the said property, which will be supervised by the Society and its PMC. The Developer further undertakes that the materials used for entire building will be of the same quality.

(xv) The Developer will be solely responsible for any tax liability including GST save and except individual income tax liability of the respective member and the Developer hereby agrees, accepts and undertakes that the Developer will under no circumstance, be entitled to recover, in any manner whatsoever any such tax including GST, from the Society and/ or Member. The respective member shall be liable to pay any arising statutory tax liability with respect to any additional area purchased by member (including payment of taxes to be submitted to Society. The Developer must submit No Dues Certificates at the time of handing over the project to the Society.

(xvi) The entire cost of said redevelopment of the said property must be exclusively borne paid and discharged by the Developer including (i) the cost of preparing plans, design etc. and obtaining the necessary sanctions/approvals; (ii) the costs of acquiring T.D.R., Concessional FSI, compensatory FSI and premium F.S.I; (iii) payment of all kinds of premium, fees, cess and Land Under Construction (LUC) taxes and other taxes payable to Municipal Corporation and/or any Government Authorities during progress and until completion of construction work and obtaining of Full Occupation Certificate and for F.S.I. in lieu of staircase/common passage/lift well/ balcony etc. (iv) deposits and other charges payable to any of the authorities; (v) bills of supplier and building materials, construction costs including cost of

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building, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work including insurance premium of workmen; (vi) cost of water and electricity during construction and till possession is handed back to members with full OC; and provide to the Society the proofs/receipts of the copy of the payment bills effected in time to time (vii) GST and or any other tax liability save and except income tax liability in providing permanent alternate accommodation. The respective member shall be liable to pay any arising statutory tax liability with respect to any additional area purchased by member (proof of payment of taxes to be submitted to Society) (viii) Other statutory dues, provident Fund, gratuity, insurance premiums (ix) Fees and Charges payable to Architects, Civil Contractors, R.C.C. Consultants, Supervisors, Engineers, Structural Engineers and Contractors and all other persons engaged for the purpose and all other expenses to complete the said redevelopment (x) Deposits payable towards the Society's electric meter and water meter of Society (xi) and all other expenses that may be incurred by the Developer in respect of said redevelopment and fulfilling all commitments under this presents (xii) other statutory dues, provident fund gratuity, insurance premium and all other dues to the workers (xiii) Cost of obtaining Full Occupation Certificate and Building Completion Certificate. The Society and its Members will not be required to contribute nor will be liable for any amount whatsoever towards said development of the said redevelopment. In short the total expenses of the said redevelopment from start to finish whatsoever in nature must and will be borne by Developer

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from the date of commencement of the said development till date of procurement of full OC. The Developer will ensure, that, the Self certified copies of all the payment receipts must be submitted to the Society at every stage and year wise. The Developer hereby indemnifies the Society and its members against any claims made by any employees, contractors, workers, Government and semi-Government Authorities etc. during the said development or after the said development.

- (xvii) All the liabilities including financial liabilities of whatsoever nature in particulars insurance coverage for labourers towards accident, death etc. in respect of the said development work will be solely that of the Developer and same shall be as per MCGM/ MHADA Norms. The Developer must see to it that during the course of construction the Safety measures are strictly followed by the Developer and his workers and/or employees and that there must not be any harm to any visitors, members or people passing by the building. The Developer must take third party insurance policy of adequate amount as per MHADA/ MCGM norms. The Developer hereby indemnifies and must and will keep indemnified Society and its office bearers against any claims arising out of such accidents and/or breaches.

(xviii) The Developer hereby further agrees, accepts and undertakes that:

- (xix) The Developer must and will pay cost of MCGM water and electricity utilised during construction, property taxes all other outgoings till possession is handed back to members with full OC.

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(xx) The Developer must ensure to provide Five Electrical Charging point for Four-Wheeler cars, and Three points of Two wheelers as per Govt. of India Green Vehicle Policy Act.

ARTICLE 14

FORCE MAJEURE

14.1 Notwithstanding anything stated herein, the Developer will obtain permissions and sanctions from authorities and complete the construction and Redevelopment of the building within the stipulated period of 36 months plus 6 month grace period as mentioned herein.

However, the Developer shall be entitled to extension on account of following force majeure event:

- War civil commotion riots or act of God;
- Any notice, notification, change in policy, order notification of the government and/or other public or competent authority;
- Order/judgment/decreed of any judicial/ quasi-judicial body or authority, which is for a period of more than 6 (Six) months restraining the redevelopment of the said property at the instance application of the Society or its members or otherwise howsoever;
- In case of any suit action litigation disputes being raised by or interest between the Society and/or its members and/or the Developer and if in such a litigation, the court grants an injunction or stay then the period of such litigation.

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- e. Any situation such as pandemic, epidemic, lock down resulting in stoppage of work.
- f. Non availability of laborer's only due to situation such as pandemic, epidemic, lock down resulting in stoppage of work.
- g. Upon cessation of such force majeure event, the Developer will forthwith address a notice to the Society recording the fact of cessation of such event. The period for performance of the obligation/s of the Developer as is/are delayed by reasons of occurrence of the force majeure event, shall stand extended by the period commencing from occurrence of such force majeure event till the cessation thereof. During the occurrence of force majeure events the Developer must not and will not discontinue displacement compensation or any such payment which the Developer is liable to pay under this Development Agreement. Whereas, the Developer will be liable to continue payment of displacement compensation to all the Existing Members for such a period, which will be obligatory as extended/ additional tenure until the ending of the period of such Force Majeure event. The Developer will pay the monthly displacement compensation to the Existing Members for the entire tenure of completion of the New Building and handing over the new premises to the Existing members with full occupation certificate.

ARTICLE 15

DEFECT LIABILITY

15.1. Developer must provide Defect Liability in favour of the Society in the manner stated in RERA Act starting from date of full OC and for which

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defective work / material / workmanship carried out by the Developer.

- iii. Defective functioning of doors, windows, hardwares etc. due to defective work / material / workmanship carried out by the Developer. d) Defective tiling due to defective work / material / workmanship carried out by the Developer.

15.2. The Society shall through its Managing Committee point out defects to the Developer and the Developer must rectify the same immediately depending on the nature of the defect subject to maximum within a period of 90(Ninety) days from receipt of such notice at the sole costs and consequences of the Developer.

15.3. Provided that any problem/defects which is caused due to work carried out by any member/occupant during his interior work and its collateral damages, which affects any part of the building, whether internally and/ or externally shall not be covered by this clause.

15.4. In case any existing member owner proposed member decides to have any interior work done within his flat and If any defect, leakage, shrinkage or other faults are found or noted by reason of interior works of the said flats then it will be responsibility of the said member to repair, rectify and make good the same and remove (rectify the said defects to normal). leakages, seepages, shrinkages and other faults to the satisfaction of the at his own costs and expenses. The new proposed

any members or existing members must not and will not be allowed to make

any changes, additions, extensions, in any wet areas like Toilets, Baths,

WCs, Kitchen etc. Further, till the time that the Developers prospective

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flat purchaser is not inducted into the Society it will be the Developer's responsibility to repair, rectify and make good the damages and remove any defects, leakages, seepages, shrinkages and other faults to the satisfaction of the Society at his own costs and expenses due to the interior works done by the Developer's prospective flat purchasers. A clause to this effect will be incorporated in the 'Developer's Prospective Flat Purchaser's Sale agreement' effected by the Developer.

16. The height of each flat to be constructed by the Developer as per **MHADA Norms** including Developer sale component must be as shown in mutually agreed proposed plan annexed hereto as Annexure and in consonance with the relevant statutory requirements in this respect.



The Developer must not and will not change its constitution or admit any new partners till the completion of the entire project in accordance with this Agreement. However, the current partners may induct new partners only in the event the current partner's holding/ ownership in the said firm shall not be less than 75% of the total share of the said firm.

18. On execution of these present the Society put the Developer in possession of the said property on as is where is basis of the constructed part and vacant possession of the open spaces to proceed with the work of construction of the New building on the said property at the Developer costs and in accordance with the clauses of this present.

19. It is agreed by the Members that at any time hereafter if any objection and/or claims relating to the ownership to the individual premises of the member is received, then such respective members shall at their own cost, charges and expenses and risk remove and clear such objection

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and/or claims and shall at their own costs get in all outstanding estates and clear all defects, in title, such as claims by way of sale, exchange, mortgage, gift trust, inheritance, possession, lien or lease or otherwise and deduce a marketable title to all the flats/premises on the said property and/or the said property.

- 20** As and by way of security to Society and its members towards 1) Due performance of Construction with installation of all amenities as stated in Annexure I in time 2) obtaining Full Occupation Certificate only in accordance with Clause 29.6 of this Agreement, 3) Payment of Displacement Compensation 4) Payment of Logistic Charges 5) Payment of Hardship Compensation 6) Installation of water and electricity 7) Payment of default amount and Interest, if any and for performing all terms of this presents with respect to Displacement compensation, hardship compensation, and brokerage, the Developer must and will provide to the Society Two Security Lien Flats from his saleable flats along with 2 car parking spaces for which the Developer must sign, execute the said lien flats in favour of the Society instead of bank guarantee(herein after collectively referred to as "Security Lien Flats") OF FREE SALE COMPONENT. The Two Flats on first floor **bearing No. 101** and **second floor flat No.202** in newly constructed building to be kept as and by way of Lien with the Society and the title to the said Security Lien Flats in the New Building will continue to vest with the Society till the completion of all RCC slabs of the said new building.

Whereas, Upon completion of the 16th RCC slab and upon fulfilling of payment of Hardship compensation to all the Existing members as per mentioned in **Article 8 Clause 8.1** herein this present, the Society shall

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करल - १		
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release the title of both flat, whereas, and until all amounts payable hereunder by the Developer to the Society/ Existing Members have been paid in full by executing a Lien Agreement along with this Development Agreement.

21. If the Developer fails to obtain the Full Occupation Certificate in accordance with Clause 29.6 of this Agreement in respect of the New Building and/or to handover possession of the duly completed Members' New Flats together with all amenities within 36 (Thirty) months plus six Months grace period (Subject to Force Majeure) from the date of plinth CC or if the Developer fail to comply with their obligations as mentioned herein and in case Developer committing any breach including not carrying out construction, then in such an event the Society will be entitled to revocation of this Development Agreement would be decide as per RERA norms., and the Society will be entitled to exercise/implement as per decision given by RERA Authority, which will be binding to both the parties. The Power of Attorney granted by the Society in favour of the Developer's will also get ipso facto stand revoke by the end of such period.

22. The Developer alone must bear and pay the property taxes, and water charges, etc., which are pending from the date of handing over the Society, chargeable during the period of construction and till the date of offering possession of the new premises to the existing members as per terms of this presents.

offering possession of the new premises to the existing members as
terms of this presents.

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23. Subject to the provisions of Clause 31.5 of this Agreement, the present Development Agreement will be terminated without occurrence of Force Majeure event of:

i. In the event of the Developer committing any act of insolvency or is adjudged insolvent or makes an arrangement or compromise for the benefit of the greater part in number or amount of the Creditors or shall have an Order made against him or pass an effective Resolution for winding up either voluntary or subject to the order or supervision of the Court or on an appointment of Official Assignee or Official Liquidator then in such event the Contract will automatically stand terminated and all the consequences of termination of the Contract will follow. On happening of the event the Society will not be responsible or liable for any Contract which the Developer has entered with the third parties.

ii. If developer will fully stops the work of construction for a continuous period of **3 (Three) months** in spite of the plans being approved and all the required permissions obtained and all the existing members having vacated their respective premises and handed over possession thereof to the Developer subject to force majeure.

iii. Developer committing default in making payment of Displacement compensation or hardship compensation as agreed herein for a continuous period of **3 (Three) months and more.**

24. The Developer alone must bear and pay the property taxes, MHADA dues and water charges, etc., which are pending on the date of handing over

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The Society, chargeable during the period of construction and till the date of offering possession of the New premises to the existing members as per terms of this presents.

25. The Developer must facilitate and see to it that the Society's any three Committee/Society's Architect or their representative and/or consultant/s must at all times have, free access to the site, works and / or workshops, factories or other places where materials are being prepared or constructed for the Contract and also at any place where the materials are lying or from which they are being obtained. Any member of Society can visit construction site by giving prior intimation to Developer in writing through committee members and society or its members shall procure the insurance for him as well as all safety measures including kit to enter into the construction site prescribed under the byelaws of safety manual of labors.



The Developer must give every necessary facility to the Society's Architect and his representative for the society cost and expense, for inspection examination and test of the materials and workmanship even to the extent of discontinuing portions of the work temporarily, or of uncovering or demolishing portions of finished work.

27. Whereas, during the period of construction of the New Building, at any given time should the Developer be declared 'LIQUIDATED/BANKRUPT' then the Society and its Existing members reserves rights to terminate/remove the Developer and appoint another Developer to go ahead with the completion of construction of the New Building. The Developer must not object and fully co-operate in such situation.

ahead with the completion of construction of the New Building. The Developer must not object and fully co-operate in such situation.

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ARTICLE 27

STAMP DUTY / REGISTRATION CHARGES/GST CHARGES

The stamp duty and registration charges of this present, Power of Attorney, Agreement for Permanent Alternate Accommodation, 2 Flats Lien Agreement instead of Bank guarantee and must be borne by the Developer alone. The Society and the Members hereby agree and accept that in the event, any Member of the Society fails to remain present at the time of registration of the Development Agreement in spite of receipt of reasonable notice from the Society/Developer, then that respective member shall be solely responsible for the payment of any arising stamp duty payment on his/ her/ their respective permanent alternate accommodation agreement.

ARTICLE 28

POWER OF ATTORNEY

Simultaneously upon execution hereof, the Society has executed a Power of Attorney in favour of the Developer acting through its partner, managers, officers and/or authorized representatives which shall not be revoked during the subsistence of this Agreement and/or thereby authorizing the Developer as a constituted attorney of the Society to enable the Developer inter alia to avail of the benefit of the FSI / Fungible FSI / TDR / represent the society in the court of law for litigation and any nature whatsoever to the extent specified in this Agreement and to be obtained on the said Land and for obtaining sanction of building plans and/or amendments thereof, obtaining IOA, CC, OC, MPCB, Civil Aviation Authority permission and other permissions, electricity, gas, water, drainage and other connections for the construction works for the New

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Building and for all acts pertaining to redevelopment of the said Property, Full Occupation Certificate, allotment of amenities, car parking space and/or to sell or otherwise deal with the Free Sale Area and appropriate all amounts received in respect of the same.

ARTICLE 29

HANDING OVER POSSESSION OF MEMBERS NEW PREMISES

29.1 It is agreed that the Developer must and will offer possession of the Members' New Premises to the Existing Members in terms of this Agreement. The Developer must give the Society/ Existing Members 30 (thirty) days' notice in writing from the date of receipt of Full OC, only in accordance with Clause 29.6 of this Agreement from MHADA for handing over possession of the Members New Premises in the Members Area to the Existing Members as per their respective entitlement.

29.2 During the aforesaid notice period of 30 (thirty) days given to the Society / Existing Members, the Developer must pay to each Existing Member a sum equal to the Monthly Displacement Compensation paid in the immediately preceding month. In the event, the Existing Member/s fail to take possession of their respective Members New Premises within the aforesaid notice period of 30 (thirty) days, the Developer shall not be obliged to pay further Monthly Rent to the such Existing Member/s. Post-dated cheques, if any, in the custody of any Existing Member/s that were given by the Developer under this Agreement shall be immediately returned to the Developer simultaneously upon the Existing Member/s taking possession of the Members New Premises.

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29.3 Upon expiry of the aforesaid notice period of 30 (thirty) days, the Developer shall not be liable to pay any further amounts to the Existing Members i.e. Hardship Compensation, Monthly Displacement compensation, etc. as payable under this Agreement.

29.4 It is clarified that the Developer alone shall be entitled to the profits/revenues in any form, except revenue received/collected towards 'New Building Fund' from the Prospective flat purchasers as mentioned herein in Clause No. 9.4 (m) from the Free Sale Area. All losses out of the construction work and all expenses of and incidental thereto up to the grant of **Full Occupation Certificate** will be borne by the Developer.

29.5 While taking possession of the Permanent Alternate Accommodation the existing Members in the Newly constructed building, the Existing Members will not be liable to pay any amount to the Developer under any head save and except any amounts due and arising under the said Development Agreement. It is further agreed that the Existing Members shall be liable to pay the above charges only for the period commencing after the Developer has handed over the vacant and peaceful possession of the Members New Premises as and in the manner herein recorded. All other expenses such as electricity/meter deposit, water connection deposit, Mahanagar Gas Ltd. deposit, cost of approval of plans, cost of construction, legal charges if any, etc. in respect of the Members Area must be borne and paid by the Developer alone.

29.6 It is agreed that the Developer must offer possession of the Members New Premises to the Existing Members in terms of the Development Agreement. The Developer must give the Society/ Existing Members 30 (thirty) days' notice in writing from the date of receipt of Full **Occupation Certificate**.

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ARTICLE 30

FURTHER ASSURANCES

Each Party shall co-operate with the other and execute and deliver to the other such instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, give effect to and confirm the rights under this Agreement.

ARTICLE 31

NON-WAIVER

30.1. No forbearance, indulgence or relaxation shown by the either Party at time in enforcing of or to require performance of any terms and/or provisions of the Development Agreement or giving of time by the either Party, by either Party shall in any way affect, diminish or prejudice the rights of the either Party to require enforcement or performance of that term and/or provision and any waiver by any Party and any breach of any provisions of this Agreement will not be construed as a waiver of any continuing or succeeding breach of such provision or waiver or amendment of the provisions itself or a waiver of any right under or arising out of the Development Agreement.

30.2. Both the parties shall be liable for the mediator's fees and expenses.

30.3. During the Mediation proceedings, the Parties shall reach to an amicable settlement within a period of 3 (Three) months from the date of intimation by the Society. In the event, the Parties cannot reach to an amicable settlement in the manner stated in Article 31.5 hereinbelow, then all disputes and differences which may arise between the Parties or any of them, from or out of or in any manner whatsoever relating to

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these presents or its subject matter, and/or the interpretation thereof, and/or in respect of the rights, duties, liabilities, responsibilities or obligations of the Parties or any of them, shall be attempted to be mutually resolved between the Developer and the Society. In the event of failure of Parties to resolve the dispute, the same shall be referred to arbitration of a sole Arbitrator to be mutually appointed by the Parties

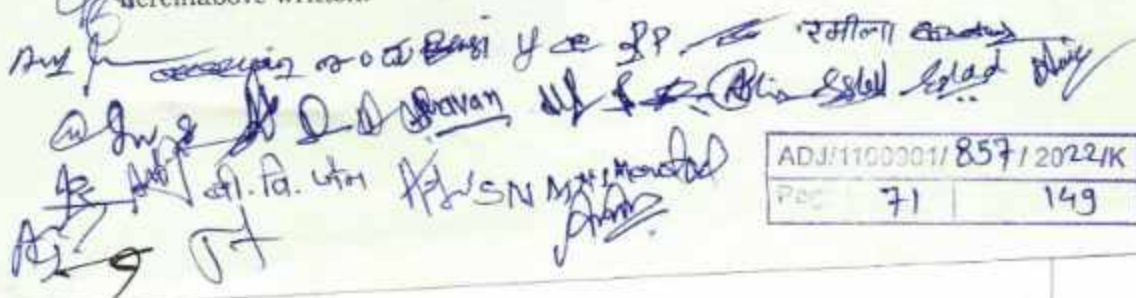
30.4. within 15 (fifteen) days from the date of notice invoking arbitration. Such arbitration shall be held in accordance with and be governed by and be subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The award of the Arbitrator shall be final and binding upon the Parties.

30.5. Such arbitration shall be held only at Mumbai and in English language.

The Parties shall, however, continue to meet their respective obligations as specified hereunder during the Arbitration proceedings and no payment due or payable to the Society and Existing Members shall be withheld on account of initiation, commencement or pendency of such proceedings except in the event Arbitration proceedings are initiated pertaining to the same. The parties hereby agree and accept that the entire expenditure of the arbitration proceedings shall be borne and paid by the both the parties.

30.6. The Courts at Mumbai/Navi-Mumbai will alone have exclusive jurisdiction in the matter., and as per MAHA-RERA norms.

IN WITNESS WHEREOF the Parties have hereunto and to the duplicate hereof set and subscribed their respective hands and seals on the day and year first hereinabove written.



 The text block contains several handwritten signatures and stamps. On the right, there is a circular stamp of the Maharashtra Real Estate Regulatory Authority (Maha-RERA). Below the signatures, there is a rectangular stamp with the text "ADJ/1100301/857/2022/K" and "71 149".

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SCHEDULE PROPERTY ABOVE REFERRED TO:

All that piece or parcel of land or ground admeasuring 807.04 Square Meters or thereabouts from out land bearing Survey No.67 to 71, bearing CTS No.830, Village Chembur Taluka, along with structure standing thereon namely Building No.40, Subhash Nagar, Chembur, Mumbai-400071. Mumbai Suburban District and bounded as follows:



On or towards the East :

On or towards the West :

On or towards the North :

On or towards the South :

IN WITNESS WHEREOF, the parties hereunto set and subscribed their respective signatures on the day and the year first hereinabove referred.

SIGNED & DELIVERED

By the within named Owner / Society

Subhash Nagar Jai Hind CO-OPERATIVE HOUSING SOCIETY LTD.

Through its office bearer and authorized signatories

1) Mr. Suresh Lad
(Secretary)

[Handwritten signature of Mr. Suresh Lad]



2) Mr. Balkrishna Sawant
(Chairman)

[Handwritten signature of Mr. Balkrishna Sawant]



3) Mr. Ramesh Ugale
(Treasurer)

Ugale



4) Mr. Shirkant Chavan
(Committee Member)

Shirkant



5) Mrs. Sundari Shunmugaraja
(Committee Member)

Sundari



6. Mr. Anil Parshuram Khanolkar
(Committee Member)

Khanolkar



Pursuant to its General Meeting

Body held on.....

In the presence of

Signature
Signature

SIGNED & DELIVERED

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by the within named Developers

M/S. ARIHANT BUILDERS AND DEVELOPERS,

For ARIHANT BUILDERS & DEVELOPERS

through its Partners,

Signature

Partner

1) Mr. RUPRAJ T JAIN



2) Mr. MANOHAR P WAJE

For ARIHANT BUILDERS & DEVELOPERS

Signature

Partner



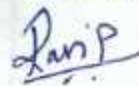
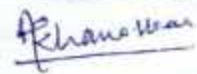
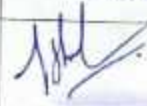
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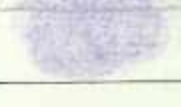
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SIGNED AND DELIVERED BY THE
 WITHIN NAMED MEMBERS
 /CONFIRMING PARTY Being the Member
 M/s SUBHASH NAGAR JAI HIND
 CO-OPERATIVE HOUSING SOCIETY
 HOUSING SOCIETY

FLAT No	NAME OF MEMBER	SIGNATURE	PHOTO
1387	MRS. ANITA PRAVIN AMIN	 	
1388	MR. RAVI GIRUASHANKAR PANDEY	 	
1389	MR. ANIL PARSHURAM KHANOLKAR	 	
1390	MR. SHIVKUMAR VARSHNEY DALIAR	 	



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1391	MR. Vilas D Chavan & MRS. Sonam V Chavan	 	 
1392	MRS. RAMILA NATHMAL RATHOD & MR. NATHMAL C RATHOD	 	 
1393	MR GEORGE ROBINSON PALANNA		
1394	Mr. ASHOK SAHADEV CHAVAN		
1395	MRS. SUNITA N MANDAL & MR. NARAYAN J MANDAL	 	 



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1396	MR SANKARAN TAMIL AMUDHAN
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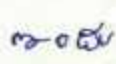
		 	
1397	MR.BALKRISHAN RAJARAM SAWANT	 	
1398	MRS.SUNDARI SHUNMUGARAJA	 	
1399	Smt. VIMAL RAGHUNATH CHALKE	 	
	LATE JAGANNATH GADKARI		
	MR.ANKUSH KHANDU JADAV	 	



करल - 9

वे 24 34

2023

1402	MR. HYGINUS BERNARDO PINTO	 	
1403	MR. K D ANTONY	 	
1404	MRS. BASANTIDEVI VIMAL JAIN	 	
1405	MRS. INDUMATI B KINAGI & MR. BANAPPA S KINAGI BANAPPA	    	 
1406	MRS. SHILPA DIVAKAR SUVARNA &	 	

करल - १		
०८२	२६	३५
२०२३		

	MR.DIVAKAR A SUVARNA		
1407	MR.ANTHONY SAMUEL	 <i>Samuel</i>	
1408	MR.SHRIKANT VISHWANATH CHAVAN	 <i>Shrikant</i>	
1409	MR.VIJAY SHARADCHANDRA SAWANT	 <i>Sawant</i>	
	MR. GIRISH GIRISH DAVE	 <i>Girish G. Dave</i>	
1411	MR. SURESH SADASHIV LAD	 <i>Sadashiv Lad</i>	
	& MRS.SUPRIYA SURESH LAD		



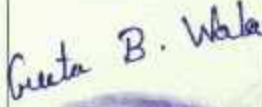
करल - १

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1412	MR. ARVING GULABRAO PHADTARE	 	
1413	MRS. MONICA BENEDITA NAIR	 	
1414	MRS. GEETA BHARAT WALA	 	
1415	MR. RAMESH SADHU UGALE	 	
1416	MR. SHANKAR PANDURANG SHEDGE	 	



AD/J/116/2021/857/2022/JK

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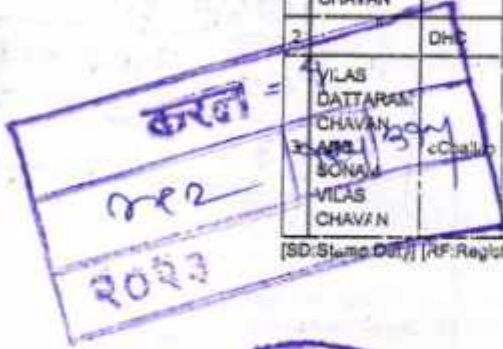
करल - १		
४८२	६८३५	
२०२३		



Payment Details

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VILAS DATTARAM CHAVAN AND SONAM VILAS CHAVAN	eChallan	03040572022121264818	MH012001455202223M	540000.30	SD	0006097663202223	16/12/2022
2	VILAS DATTARAM CHAVAN AND SONAM VILAS CHAVAN	DHC		1612202210970	8000	RF	16122022109700	16/12/2022
3	VILAS DATTARAM CHAVAN AND SONAM VILAS CHAVAN	eChallan		MH012001455202227M	30000	RF	0006097663202223	16/12/2022

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



खरी प्रत

सह. दुय्यम निबंधक, कुरला-१
मुंबई उपनगर लिहा.

369/492

मंगळवार, 10 जानेवारी 2023 2:32 म.नं.

दस्त गोपवारा भाग-1

करल 1

दस्त क्रमांक: 492/2023

दस्त क्रमांक: करल 1 /492/2023

बाजार मूल्य: रु. 12,51,17,000/-

मोबदला: रु. 16,43,61,000/-

भरलेले मुद्रांक शुल्क: रु.83,29,747/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 492 वर दि.10-01-2023

रोजी 2:29 म.नं. वा. हजर केला.

पावती:569

पावती दिनांक: 10/01/2023

सादरकरणाराचे 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

दस्त हजर करणाऱ्याची सही:

एकुण: 36300.00

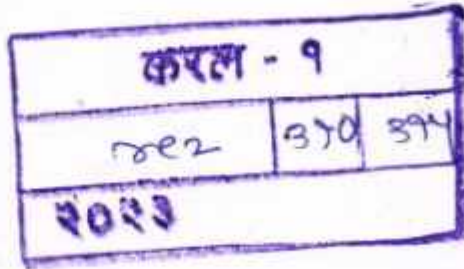
सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्षा क्र. 1 10 / 01 / 2023 02 : 29 : 44 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 10 / 01 / 2023 02 : 31 : 35 PM ची वेळ: (फी)





11/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 492/2023

नोडणी :

Regn:63m

गाबाचे नाव : चेंबूर

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	164361000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	125117000
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: जमीन व बांधकाम, मोजे चेंबूर, सी.टी. एस. नं.नं.830, सल्ले नं.67 ते 71, क्षेत्रफळ 807.04 चौ. मीटर व त्यावरील बांधकाम, बिल्डींग नं.40, सुभाष नगर, चेंबूर, मुंबई - 400071. सदर दस्त दिनांक: 03/01/2023 रोखी मुद्रांक बिल्डाधिकारी, कुर्ला यांचे कार्यालयात प्रकरण क्र. ADJ/1100901/857/2022/K/19/23 बर म. मु. ज. 1958 च्या अनुसूची 1 मधील अनुच्छेद 5(g-a) अन्वये मोबदला रु.16,43,61,000/- अधिक अनुच्छेद 54 अन्वये Security Flat Value रु.2,23,39,500/- व बाजारभाव रु.12,51,17,000/- नुसार मुद्रांक शुल्क रु.83,29,747/- मरुन दस्त अभिलेखित केलेला आहे. PUI: MW0205050030000 ((C.T.S. Number : 830 ;))

(5) क्षेत्रफळ

1) 807.04 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले तऱ्हे.

(7) दस्तऐवज करून देणा-या/सिद्ध झालेला-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-सुभाष नगर जय हिंद को.ऑप.हो.सो.लि. तर्फे सेक्रेटरी सुरेश लाड बय:-57; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AARPL3794K
- 2): नाव:-सुभाष नगर जय हिंद को.ऑप.हो.सो.लि. तर्फे चेंबरमन बाळकृष्ण सावंत बय:-68; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AGTPS1240B
- 3): नाव:-सुभाष नगर जय हिंद को.ऑप.हो.सो.लि. तर्फे ट्रेझरर रमेश उगले बय:-61; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAIPU8585E
- 4): नाव:-सुभाष नगर जय हिंद को.ऑप.हो.सो.लि. तर्फे कमिटी मॅबर श्रीकांत चव्हाण बय:-72; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAZPC2072M
- 5): नाव:-सुभाष नगर जय हिंद को.ऑप.हो.सो.लि. तर्फे कमिटी मॅबर सुंदरी शुन्मुगराजा बय:-49; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ACRPR9472N
- 6): नाव:-मान्यता देणार - अनिता प्रविण जमीन बय:-59; पत्ता:-प्लॉट नं: प्लॉट नं.1387, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ALPPA9251P
- 7): नाव:-मान्यता देणार - रवि गिरिजाशंकर पांडे बय:-48; पत्ता:-प्लॉट नं: प्लॉट नं.1388, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AFSPB758F
- 8): नाव:-मान्यता देणार - अनिल परशुराम बानोसकर बय:-58; पत्ता:-प्लॉट नं: प्लॉट नं.1389, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ADTPK2197A
- 9): नाव:-मान्यता देणार - शिवकुमार बडीवेल मुदलियार बय:-55; पत्ता:-प्लॉट नं: प्लॉट नं.1390, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AABPM1743P
- 10): नाव:-मान्यता देणार - रमिला नाथमल राठोड बय:-54; पत्ता:-प्लॉट नं: प्लॉट नं.1392, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ARJPR1096B
- 11): नाव:-मान्यता देणार - नाथमल सी. राठोड बय:-61; पत्ता:-प्लॉट नं: प्लॉट नं.1392, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AJTPR5809E
- 12): नाव:-मान्यता देणार - असोक सहदेव चव्हाण बय:-66; पत्ता:-प्लॉट नं: प्लॉट नं.1394, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AOMPC2843K
- 13): नाव:-मान्यता देणार - सुनिता मारायण मंडल बय:-52; पत्ता:-प्लॉट नं: प्लॉट नं.1395, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AIGPM8198K
- 14): नाव:-मान्यता देणार - मारायण जे. मंडल बय:-62; पत्ता:-प्लॉट नं: प्लॉट नं.1395, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AFQPM8513D
- 15): नाव:-मान्यता देणार - संकरन लमिल जमुधन बय:-55; पत्ता:-प्लॉट नं: प्लॉट नं.1396, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AIJPA3520C
- 16): नाव:-मान्यता देणार - बाळकृष्ण राजाराम सावंत बय:-68; पत्ता:-प्लॉट नं: प्लॉट नं.1397, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AGTPS1240B
- 17): नाव:-मान्यता देणार - सुंदरी शुन्मुगराजा बय:-49; पत्ता:-प्लॉट नं: प्लॉट नं.1398, माळा नं:-, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हो.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ACRPR9472N



- 18): नाव:-मान्यता देणार - बिसल रघुनाथ बाळके वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1399, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AOZPC8636D
- 19): नाव:-मान्यता देणार - अंकुश खंडू जाधव वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं.1401, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ACYPJ3784G
- 20): नाव:-मान्यता देणार - हायजीनस बर्नान्डो पिंटो वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1402, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ADCPP8555G
- 21): नाव:-मान्यता देणार - के. डी. जेटोनी वय:-67; पत्ता:-प्लॉट नं: फ्लॅट नं.1403, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-BCJPK7493M
- 22): नाव:-मान्यता देणार - बसंतीदेवी बिमल जैन वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.1404, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AFUPJ9300F
- 23): नाव:-मान्यता देणार - इंदुमती बंडप्पा किनामी वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं.1405, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-GWVPK8788L
- 24): नाव:-मान्यता देणार - बंडप्पा एस. किनामी वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1405, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABIPK6307R
- 25): नाव:-मान्यता देणार - शिल्पा दिवाकर सुबर्णा वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं.1406, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-DGFPS2818A
- 26): नाव:-मान्यता देणार - दिवाकर ए. सुबर्णा वय:-62; पत्ता:-प्लॉट नं: फ्लॅट नं.1406, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-BLEPS3222G
- 27): नाव:-मान्यता देणार - जॅकोनी संसुजल वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं.1407, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AGTPS1342N
- 28): नाव:-मान्यता देणार - श्रीकांत विधनाथ चव्हाण वय:-72; पत्ता:-प्लॉट नं: फ्लॅट नं.1408, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAZPC2072M
- 29): नाव:-मान्यता देणार - विजय शरदचंद सावंत वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं.1409, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-BKMP54354N
- 30): नाव:-मान्यता देणार - राजरीक्षी गिरीश दवे वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं.1410, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AJEPD2642M
- 31): नाव:-मान्यता देणार - सुरेश सदाशिव साठ वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं.1411, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AARPL3794K
- 32): नाव:-मान्यता देणार - सुप्रिया सुरेश लाड वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं.1411, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AJAPL5608D
- 33): नाव:-मान्यता देणार - अरविंद गुलाबराव फडतरे वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1412, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AHSP8356M
- 34): नाव:-मान्यता देणार - सीता शरद बाळा वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं.1414, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAFPW3370A
- 35): नाव:-मान्यता देणार - रमेश साधु उगले वय:-61; पत्ता:-प्लॉट नं: फ्लॅट नं.1415, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAIPU8565E
- 36): नाव:-मान्यता देणार - शंकर पांडुरंग शेठगे वय:-64; पत्ता:-प्लॉट नं: फ्लॅट नं.1416, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAFPS9224F
- 37): नाव:-मान्यता देणार - जॉर्ज रॉबिन्सन पलात्रा वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.1393, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AXGPP9567J
- 38): नाव:-मान्यता देणार - मोनिका बेनेदिता नायर वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं.1413, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AGOPN5679G
- 39): नाव:-मान्यता देणार - बिलास दाताराम चव्हाण वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं.1391, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AFAPC6560L
- 40): नाव:-मान्यता देणार - सोनम बिलास चव्हाण वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं.1391, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AMHPC5117D
- 41): नाव:-सुभाष नगर जय हिंद को.ऑप.ही.सो.लि. तर्फे कमिटी मॅबर अनिल परशुराम खानोलकर वय:-58; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-ADTPK2197A

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

1): नाव:-मेसर्स अरिहंत बिल्डर्स जेड डेव्हलपर्स तर्फे भागीदार रुपराज टी. जैन वय:-62; पत्ता:-प्लॉट नं: ऑफिस नं.409, माळा नं: -, इमारतीचे नाव: दि ग्रेट इस्टर्न मॅलेरीया, ब्लॉक नं: प्लॉट नं.20, सेक्टर - 4, रोड नं: नेरळ, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-ABGFA6172N

2): नाव:-मेसर्स अरिहंत बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार मनोहर पी. बाजे बव:-71; पत्ता:-प्लॉट नं: ऑफिस नं.409, माळा नं: -, इमारतीचे नाव: दि ग्रेट इस्टर्न गॅलेरीया, ब्लॉक नं: प्लॉट नं.20, सेक्टर - 4, रोड नं: नेरुळ, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-ABGFA6172N

(9) दस्तऐवज करून दिल्याचा दिनांक	10/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/01/2023
(11)अनुक्रमिक,खंड व पृष्ठ	492/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	8329747
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील ADJ/1100901/857/2022/K/19/23

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

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

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Copies of this transaction have been forwarded by Email (dated 11/01/2023) 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	ADJ/1100901/857/2022/K/19/23	-	8329747	SD		
2		DHC		1001202304988	300	RF	1001202304988D	10/01/2023
3		DHC		1001202304912	2000	RF	1001202304912D	10/01/2023
4		DHC		1001202304754	2000	RF	1001202304754D	10/01/2023
5		DHC		1001202304430	2000	RF	1001202304430D	10/01/2023
6		eChallan		MH013512082202223P	30000	RF	0006702048202223	10/01/2023

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



खरी प्रत

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मुंबई उपनगर जिल्हा.