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****

DEVELOPMENT AGREEMENT

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KAMLESH R.MAURYA
ADVOCATE HIGH COURT

Unit No. 4, Ground Floor, Chheda Sadan, Behind Reliance Energy,
Simpoli Road, Near Simpoli Signal, Off. S. V. Road, Borivali (W),
Mumbai - 400 092.

Kamleshmaurya7@yahoo.com
022 - 28995432 (M) 98209 20249 * (M) 99209 20249

Bank/B
Pmt Tx
Pmt Dt
Challan
District

StDut
StDut

RgnFe
RgnFee

Article
Prop M
Prop D

Duty P
Other P

Bank S
Bank S
RBI Cr
Mobile

पावती

Tuesday,August 09 ,2016
3:03 PM

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

पावती क्रं.: 9077 दिनांक: 09/08/2016

गावाचे नाव: बोरीवली
दस्तऐवजाचा अनुक्रमांक: बरल-5-8113-2016
दस्तऐवजाचा प्रकार : विक्रीसनकरारनामा
सादर करणाऱ्याचे नाव: मेसर्स एमपी स्पेस डायनामिक्स प्राईवेट लिमिटेड चे संचालक मनोज मनोहर पाटणकर

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1600.00
पृष्ठांची संख्या: 80	
एकूण:	रु. 31600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:21 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली5

सह मुख्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.59640000 /-
मोबदला रु.88823500/-
भरलेले मुद्रांक शुल्क : रु. 4491200/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003353451201617R दिनांक: 09/08/2016
बँकेचे नाव व पत्ता: IDBI
2) देयकाचा प्रकार: By Cash रक्कम: रु 1600/-

BORIVALI - 5
Delivery Date.....

Data of Bank Receipt for GRN MH003353451201617R

Bank - IDBI BANK

Bank/Branch	:		
Pmt Txn id	: 96970306	Simple Receipt	
Pmt DtTime	: 08/08/2016 17:54:24	Print DtTime	:
ChallanIdNo	: 69103332016080851081	Gross GRN	: MH003353451201617R
District	: 7101 (MUMBAI)	Office Name	: JGR194(BRL5) JGR194(BRL5) SUB REGISTRAR BORIVALI 5

DEFACED FOR RS:30000.00

Sr.No	Deface Number	AMOUNT	DATE	(TS)-386-81
1	0001984325201617	30000.00	09/08/2016	

StDuty Scrim	
StDuty Amt	(In Words:Thirty Thousand Rupees Only)
RgnFee Scrim	: 0030063301-70 / Registration Fee
RgnFee Amt	: Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article	: A25		
Prop Mvblty	: Immovable	Consideration	: 1.00/-
Prop Descr	: CTS NO 333A 1 FINAL PLOT NO 222223 TPS III NEWFP NO 253 VILLA , GE BORIVALI TALUKA BORIVALI BOI		
	: Maharashtra		
	: 400092		
Duty Payer	: PAN-AAKCM0878R MP SPACE DYNAMICS PRIVATE LIMITED		
Other Party	: PAN-AABAN6412H NEW ASHWIN CO OP HSG SOC LTD		

Bank Scroll No	: 100
Bank Scroll Date	: 09/08/2016
RBI Credit Date	: –
Mobile Number	: 919867098889

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ५/

6993	9	08
2016		

[24001] Hot Payment Successful. Your Payment Confirmation Number is 81094941

IDBI BANK

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH003353451201617R	BARCODE		Form ID :	Date: 08-08-2016

Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR194-BRL5_JT SUB REGISTRAR BORIVALI 5	Location	PAN No. (If Applicable)	PAN-AAKCM0878R
Year	Period: From : 08/08/2016 To : 31/03/2099		Full Name	MP SPACE DYNAMICS PRIVATE LIMITED
Object		Amount in Rs.	Flat/Block No, Premises/Bldg	CTS NO 333A 1 FI
0030045501-75		0.00	Road/Street, Area /Locality	NAL PLOT NO 222 223 TPS III NEW FP NO 253 VILLA
0030063301-70		30000.00	Town/ City/ District	GE BORIVALI TALU KA BORIVALI BORI VALI WEST MUM Maharashtra
		0.00	PIN	4 0 0 0 9 2
		0.00	Remarks (If Any) :	
		0.00		
		0.00		
		0.00		
		0.00		
		0.00		
Total		30000.00	Amount in words	Rupees Thirty Thousand Only

बरल - ५/
1993 | 2 | 08
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Payment Details:IDBI NetBanking Payment ID : 96970306		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332016080851081	
Cheque- DD No.		Date	08-08-2016
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

FOR COLLECTOR OF STAMPS , BORIVALI
१) शासन परिपत्रक क्रमांक. २०००/१४/म.क्र.२५/म-१,दि. २४/३/२०००, 1ST FLOOR, MMRDA BLDG. BKC, MUMBAI - 51
२) को.म.नि.व.मु.नि., पुणे यांचे पत्र क्र. का-३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३१९, दि. ४/१०/२००६.

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

C 0111017

RECEIPT FOR PAYMENT TO GOVERNMENT **NOT TRANSFERABLE**

Receipt No.: Receipt Date :

Received From : COLLECTOR OF STAMPS , BORIVALI

On Account of : CNT-1 ADJ- 382 24/Feb/2016

Mode of Payment	DD/P.O/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
	ADJ FEE				

M/S. MP SPACE DYNAMICS PVT. LTD.

DELIVERED
07 JUN 2016

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ५/
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Rs.100

Case No.: CASH

Lot No. : Date : Total D.O. :

ADJ/1100902/382/2016

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)

DELIVERED
07 JUN 2016

Hearing Date on : 23 MAR 2016

COLLECTOR OF STAMPS BORIVALI

Total :

Rs.: Rupees :

DELIVERED
07 JUN 2016

Cashier / Accountant Signature / Designation

Rs. 100.00 ONE HUNDRED ONLY

K B PATIL

मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.अभि./आदेश 947 दिनांक - 2 JUN 2016

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक **ADJ/1100902/382/2016** अन्वये पक्षकार **M/s. MP Space Dynamics Pvt. Ltd.** यांनी दिनांक 24/02/2016 रोजी **Development Agreement** चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Date of Execution	---	Unexecuted
Nature of Document	---	Development Agreement
The Society	---	New Ashwin Co-op. Hsg. Soc. Ltd.
The Developer	---	M/s. MP Space Dynamics Pvt. Ltd.
Property	---	Piece and Parcel of Land with Building Survey No.23, Hissa No.1/A (part), CTS. No.333A/1, Final Plot No.222-223, TPS III, New F. P. No.253, Village - Borivali, Taluka - Borivali.
Area	---	1138.8 Sq. mtr.

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 उप निबंधक बोरीवली

बरल - ५/
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अभिनिर्णयाकरीता सादर केलेला दस्त हा Development Agreement असून सदरील दस्त निष्पादीत झालेला नाही. दस्तात नमुद केल्यानुसार मिळकतीचे मालक (Owner) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करीत आहे.

प्रस्तुत विकसन करारनाम्यानुसार 33 सभासद आहेत. 33 सभासदाच्या ताब्यातील क्षेत्र 13077 चौ. फुट कारपेट म्हणजेच 1458.41 चौ. मी. बिल्टअप इतके आहे. दस्तातध्ये व सोबत जोडण्यात आलेल्या जोडपत्रामध्ये केवळ सोसायटीच्या 33 सभासद यांना भाडे, ब्रोकरेज शिफ्टींग चार्ज इ. देत आहे. प्रस्तुत विकसक सोसायटीच्या सभासदास 14388 चौ. फुट कारपेट म्हणजेच 1604.61 चौ. मी. बिल्टअप क्षेत्र बांधून देणार आहेत हे विचारात घेऊन **रु.5,96,40,000/-** इतके बाजारमुल्य निश्चित करण्यात आले व सदर दस्ताचा मोबदला हा **रु.8,88,23,500/-** इतका आहे. त्यावर महाराष्ट्र मुद्रांक अधिनियम 1958 मधील तरतुदीनुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

COLLECTOR OF STAMPS BORIVALI

कृपया मागे पहा.

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क	भरणा केलेले मु.शु.	कमी भरलेले मु.शु.
रु.8,88,23,500/-	5 (g-a)	रु. 44,41,200/-	रु. 0/-	रु. 44,41,200/-
बँक गॅरेंटी रु.1,00,00,000/-	54 (ii)	रु. 50,000/-	रु. 0/-	रु. 50,000/-
			एकुण देय मुद्रांक शुल्क	रु. 44,91,200/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहितीच्या आधारे खालील प्रमाणे अंतिम आदेश पारित करीत आहे.

अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुसूची 1 मधील अनुच्छेद 5 (g-a), 54 (ii) नुसार मुद्रांक शुल्क रु.44,91,200/- असल्याबाबत जा.क्र.मुअ/आदेश/3804/16 दिनांक 10/05/2016 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकाराने दिनांक 30/05/2016 रोजी केला असल्याने दिनांक 10/05/2016 रोजीचा आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.
2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी फी जमा असल्याने तसेच प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्याचे निदर्शनास आणणे होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
3. एकुण पाने 1 ते 55 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

COLLECTOR OF STAMPS BORIVALI

(राजेंद्र बोरकर)
मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	M/s. MP Space Dynamics Pvt. Ltd.
पत्ता	Office at - 1305/6, Hurah City of Joy, Acc Compound Road, Mulund (W), Mumbai - 400080.
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9

बरल - ५/
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CHALLAN
MTR Form Number-6

DEFACED FOR RS:4491200.00

GRN	MH001387[illegible] BARCODE	DATE	Date 24/05/2016-16:50:22 Form ID
Department	Inspector General Of Registration	AMOUNT	10/05/2016
Type of Payment	Non Judicial Stamps	Deface Number 4491200.00	
Sr No. 1	IN0086195720161617		

(Amt.In words:Forty Four Lakh Ninety One Thousand Two Hundred Rupees Only)

Duty on Doc Voluntarily brought for adjudicatn SoS

Office Name	CS8_COLLECTOR OF STAMPS BORIVALI
Location	MUMBAI
Year	2016-2017 One Time

Account Head Details	Amount In Rs.
0030050801 Amount of Tax	4491200.00
Total	4491200.00

Payer Details	
TAX ID (If Any)	
PAN No. (If Applicable)	AAKCM0878R
Full Name	MP SPACE DYNAMICS PRIVATE LIMITED
Flat/Block No.	C T S NO 333A/1 FINAL PLOT NO 222
Premises/Building	223 TPS III NEW
Road/Street	F P NO 253 VILLAGE BORIVALI TALUKA BORI
Area/Locality	BORIVALI WEST MUMBAI
Town/City/District	
PIN	4 0 0 0 9 2
Remarks (If Any)	ADJ/1100902/382/2016
Amount In Words	Forty Four Lakh Ninety One Thousand Two Hundred Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	REF No.	691033[illegible]	90686959
Date		23/05/2016-17:37:24	
Bank-Branch		IDBI BANK	
Scroll No. , Date		100 , 24/05/2016	

Mobile No. : Not Available

बरल - ५/
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GRN MH00 1180797201617M.1

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

Office of the Collector of Stamps

Case No. Adj. 11100902/382/2016

Date 24/02/16

Received from Shri. M/S. MP Space Dynamics Pvt LTD.

residing at .....

Stamp duty of Rs. (44,91,200/- Rs Fourty Four Lakh Ninety one Thousand Two Hundred only.

vide challan No. ....., Dated .....

Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 44,91,200/- with which this instrument is chargeable has been paid vide article No. 5(g-9)-54(ii) of schedule.

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

Place..Borivali

Date 1-2 JUN 2016

Collector of Stamps Borivali

COLLECTOR OF STAMPS BORIVALI

हे प्रमाणपत्र मूळ मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु [illegible] नोंदणीसाठी नोंदणी अधिका-यासमोर दाखल झाल्यास, नोंदणी अधिनियम 1908 च्या अधिनियमातील तरतूदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

बरल - ५/

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on this 9th day of August 2016

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST.

BETWEEN

NEW ASHWIN CO-OP. HSG. SOC. LTD., a Society duly registered under the Provision of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Act 1963 and governed by Maharashtra Co-operative Societies Act, 1960 and its Rule 1961 bearing its Reg. No.BOM/WR/HSG/TC/4240/1988 - 1989 dated 16/03/1989, having its registered address at Plot No.222-223, TPS III, 51st TPS Road, Babhai, Borivali (West), Mumbai 400 091, hereinafter referred to as **"THE SOCIETY"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to

mean and include its office bearers, all its members and administrators) **OF THE ONE PART;**

AND

M/S.MP SPACE DYNAMICS PVT. LTD., a Company incorporated under the provision of Companies Act 1956, represented through its Director **MR.MANOJ MANOHAR PATANKAR,** aged about 40 years, having its registered office at Office No.1305/6, Hurrah, City of Joy, ACC Compound Road, Mulund (W), Mumbai 400 080, and having its branch office address at 8, Sarraswathi Bhavan, Ganjawala Lane, Borivali (West), Mumbai 400 092, hereinafter referred to as **"THE DEVELOPERS"** (which expressions shall mean and include its Directors successors nominees and assigns) **OF THE SECOND PART;**

WHEREAS during the life time as per 7/12 extract late Smt.Shobhana Maheshwar Khare, were the absolute owner of the property bearing Survey No.23, Hissa No.1/A (Pt), C. T. S. No. 333A/1, of Village – Eksar, Taluka – Borivali and now Final Plot No.222-223 of TPS III, New F.P. No.253, of Village – Borivali, Taluka – Borivali area admeasuring 1138.80 Sq. Mts. lying and situated at Borivali (West), Mumbai 400 091, (hereinafter referred to as **"the said property"**) but as per Property Card late Smt.Shobhana Maheshwar Khare and late Mr.Maheshwar Trimbak Khare were the absolute owners of the said property and more particularly described in the schedule written hereunder.

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AND WHEREAS by way of Agreement dated 26th day of March 1979 is made and entered into between Shobhana Maheshwar

Khare as an owner of the one part and Mr.Jagannath Moreshwar Damle, as Developers of the second part, the said owner had assigned development of the said property upon the terms and condition mentioned therein.

AND WHEREAS by way of Agreement dated 4th day of October 1982 is made and entered into between late Smt. Shobhana Maheshwar Khare as a owner of the one part and Mr.Jagannath Moreshwar Damle as a Confirming party of the second part and Mr.Ramchandra Vishwanath Patwardhan and Mr.Vaikunth Dattatraya Joshi as a Developers/Promoters of the third part, therein the Party of the first part with the consent of the Party of the second part had transferred and assigned development of the said property to the party of the third part on the terms and condition mentioned therein.

AND WHEREAS late Smt.Shobhana Maheshwar Khare, was expired on 14/01/2009 and late Mr.Maheshwar T. Khare, expired on 07/09/2000 leaving behind their daughter (1) Mrs.Ranjana Somnath Jog nee Smt.Ranjana Maheshwar Khare and their daughter (2) Mrs.Charusheela Ajit Shete nee Smt.Charusheela Maheshwar Khare, and their daughter in law (3) Smt.Suchita Shivkumar Khare, and their Grand Son (4) Mr.Varun Shivkumar Khare and their son late Mr.Shivkumar Maheshwar Khare who is already expired on 03/03/1999, as the only legal heirs and legal representative of the said deceased and claiming the said property.

बरल ८/		
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AND WHEREAS the said Mr.Ramchandra Vishwanath Patwardhan and Mr.Vaikunth Dattatraya Joshi, as a Promoter and Developers constructed a building known as **"NEW ASHWIN CO-OPERATIVE HOUSING SOCIETY LIMTED,"** on the said Property, as more specifically described in the Scheduled hereunder written consisting of Ground plus Four upper floors as per the plans and specification approved by the Bombay Municipal Corporation vide its approval Number CHE/4194//BP(WS)/AR OF 13/11/1998 (hereinafter referred to as **"the said Building"**).

AND WHEREAS the said building is having ground plus four upper floors with 33 flats and the said building received the Occupation Certificate on 13th day of November, 1998 and thereafter the said the said flats/tenements Purchasers have formed and registered the co-operative Housing Society known as **NEW ASHWIN CO-OPERATIVE HOUSING SOCIETY LIMITED.**, a Co-operative Housing Society duly registered under the provisions of Maharashtra Co –operative Societies Act, 1960 vide Registration No. BOM/WR/HSG/TC/4[illegible]/1988 dated 16/03/1989 and having its address at Plot [illegible]-223, TPS III, 51st TPS Road, Bahhar, Borivali (West), Mumbai 400 091, and the said Society duly registred under the Provision of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Act 1963 and governed by Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as **"the said society"**).

AND WHEREAS upon registration of the said Society the Members of the said society had requested several time to Mr.Ramchandra Vishwanath Patwardhan and Mr.Vaikunth Dattatraya Joshi, to convey the said property in favour of the said society but the said Mr.Ramchandra Vishwanath Patwardhan and Mr.Vaikunth Dattatraya Joshi, had completely neglected the request and demand of the members of the said Society and hence all the members of the said Society have unanimously decided to approach Deputy Registrar of Societies for Deemed Conveyance under the provision of U/s.5 A of the of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963.

AND WHEREAS by way of Deed of Unilateral Conveyance Deed dated 22nd day of August 2012 is executed at Mumbai Mr.Subhash Patil, the Competent Authority appointed/delegated Powers U/s.5A of Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 to grant the Deemed Conveyance in respect of the said property bearing Survey No.23, Hissa No.1/A (Pt), C. T. S. No. 333A/1, of Village – Eksar, Taluka – Borivali and now Final Plot No.222-223 of TPS III, New F.P. No.253, of Village – Borivali, Taluka – Borivali, area admeasuring 1138.80 Sq. Mts. lying and situated at Borivali (West), Mumbai - 400 091, (hereinafter referred to as **"the said property"**) against the defaulting Promoter and Builder (1) Mr.Ramchandra Vishwanath Patwardhan, And (2) Mr.Vaikunth Dattatraya Joshi, and the Owners and land lord of the said property late (1) Smt. Shobhana Maheshwar Kharc And

बरल - ५/
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Late (2) Mr.Maheshwar T. Khare, and now both are deceased and they are represented by through their legal heirs (1) Mrs.Ranjana Somnath Jog Nee Smt.Ranjana Maheshwar Khare, And (2) Mrs.Charusheela Ajit Shete Nee Smt.Charusheela Maheshwar Khare, And (3) Smt.Suchita Shivkumar Khare, And (4) Mr.Varun Shivkumar Khare, therein referred to as the said Vendors of the one part and there in the Vendors has convey the said property in favour of the said Society i.e. New Ashwin Co-Operative Housing Society Limted, a Co-operative Housing Society and the said Deed of Unilateral Conveyance Deed was duly registered before the Sub – Registrar of Assurance bearing its Registration No.BRL-3/9377/2012 Dated 29/11/2012.

AND WHEREAS under the aforesaid circumstance the said Society herein become the absolute owners of all that piece and parcel of land bearing Survey No.23, Hissa No.1/A (Pt), C. T. S. No. 333A/1, of Village – Eksar, Taluka – Borivali and now Final Plot No.222 of TPS III, New F.P. No.253, of Village – Borivali, Taluka – Borivali, area admeasuring 1138.80 Sq. Mts. lying and situated at Borivali (West), Mumbai – 400 091, (hereinafter referred to as **"the said property"**) in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the schedule written hereunder.

करल - ५/
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AND WHEREAS that as such the Society is well seized and possessed of and or otherwise well and sufficiently entitled to and are absolute owners of the said property and the members of the premises of the said building formed Society under the name **NEW**

ASHWIN CO-OP HSG. SOCIETY LTD., being the Society herein. That as such, the Society is seized and possessed and/or otherwise well and sufficiently entitled to the said property along with the said building standing thereon.

AND WHEREAS the present status of the said building standing on the said property is consisting of Ground + Four upper floors consisting of 33 residential flats and 7 occupant/structure holder/tenant lying on the said property. The details of society members in occupation along with occupant thereof are mentioned in Statement mark and annexed to these presents.

AND WHEREAS the said building is more than approximately 25 years old and is not in sound condition and that the same is incapable of being repaired and hence, the existing building required to be demolished and to redevelop the said property by constructing new building on the said property under the provision of the Development Control Regulations, it is possible to avail the benefits of the Transferable Development Rights (T.D.R.) along with Fungible, or any other benefit generated from the said property and TDR benefit on the said property and to utilize the same on the said property in addition to FSI of the said Property.

बरल - ५/
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AND WHEREAS the Society intend to undertake and carry out the said re-development on the said property on which the said building is situated by demolishing the existing building and constructing a new building in its place by using the existing FSI and additional FSI available through TDR, compensatory Fungible