

389/14794

पावती

Original/Duplicate

Friday, July 14, 2023

नोंदणी क्र.: 39म

3:11 PM

Regn.: 39M

पावती क्र.: 16731 दिनांक: 14/07/2023

गावाचे नाव: पी.एस.पहाडीमोरेगांव

दस्तऐवजाचा अनुक्रमांक: वरत-6-14794-2023

वरतऐवजाचा प्रकार: विकसनकारासाठी

सादर करणाऱ्याचे नाव: एम्बेसॉन रेसिडेन्सी एसएलपी चे भागीदार हुसेन अब्दुल करीम बालवा

नोंदणी फी

रु. 30000.00

वरत हाताळणी फी

रु. 8500.00

पृष्ठांची संख्या: 425

एकूण:

रु. 38500.00

आपणास मूळ दस्त, थॅनकेल प्रिंट, सूची-२ अंदाजे
3:30 PM ह्या वेळेस मिळेल.

सह. दु. नि. बोरीवली ६

वाजार मूल्य: रु. 465223000/-

मोबदला रु. 515484000/-

भरलेले मुद्रांक शुल्क: रु. 25774200/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1407202307518 दिनांक: 14/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1407202307466 दिनांक: 14/07/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1407202307428 दिनांक: 14/07/2023

बँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1407202307344 दिनांक: 14/07/2023

बँकेचे नाव व पत्ता:

5) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1407202307232 दिनांक: 14/07/2023

बँकेचे नाव व पत्ता:

मूळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 14 JUL 2023...

Receipt (pavti)

6) देयकाचा प्रकार: eChallan रकम: रु.30000/-

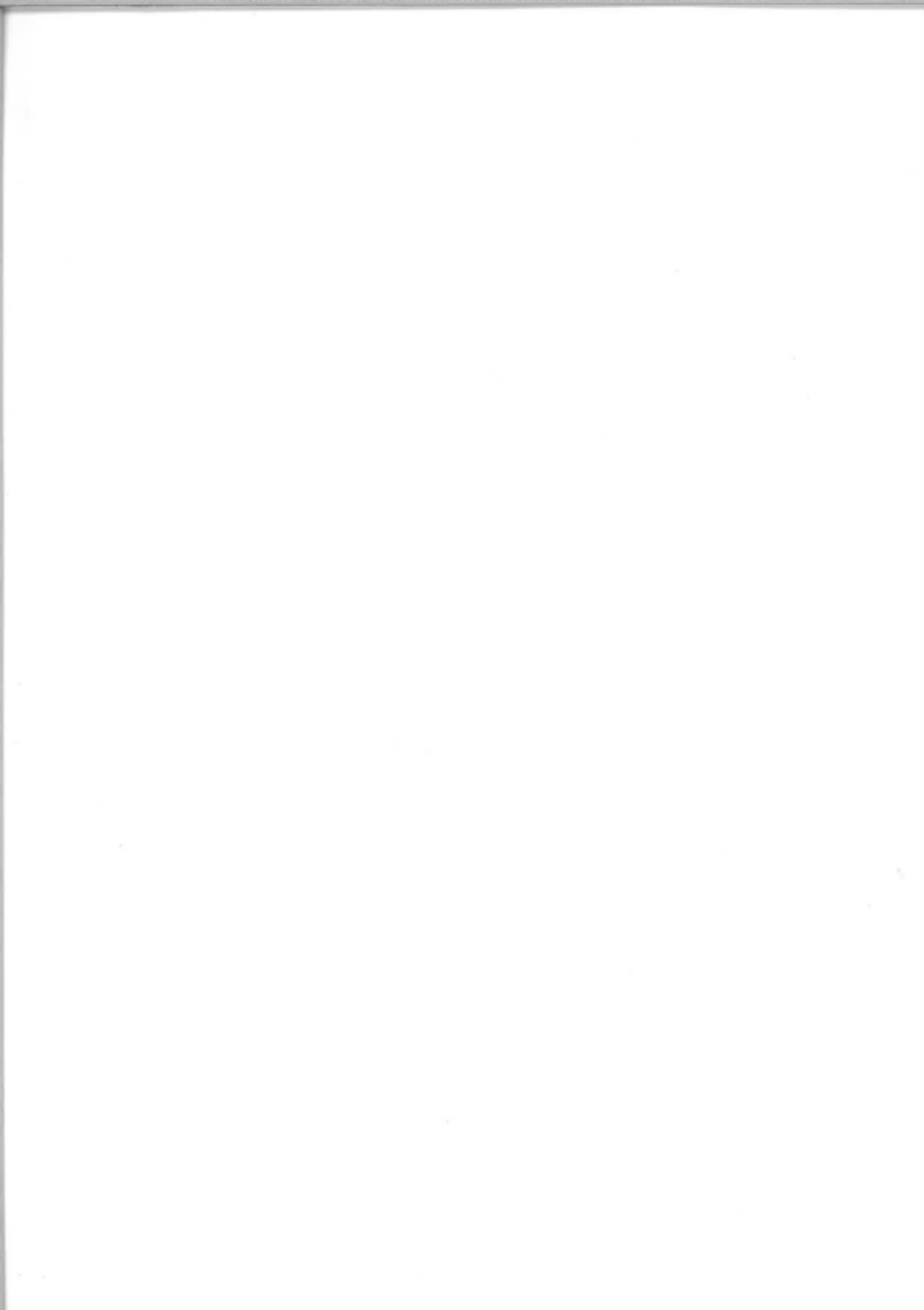
सीडी/घनादेना/पि बॉर्डर क्रमांक: MH005189305202324E दिनांक: 14/07/2023

बँकेचे नाव व पत्ता:

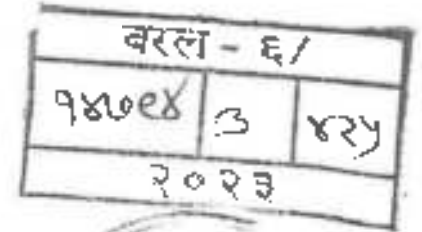
<http://10.10.246.39/MarathiReports/HTMLreports/htmlRegreccipts.aspx?cross>

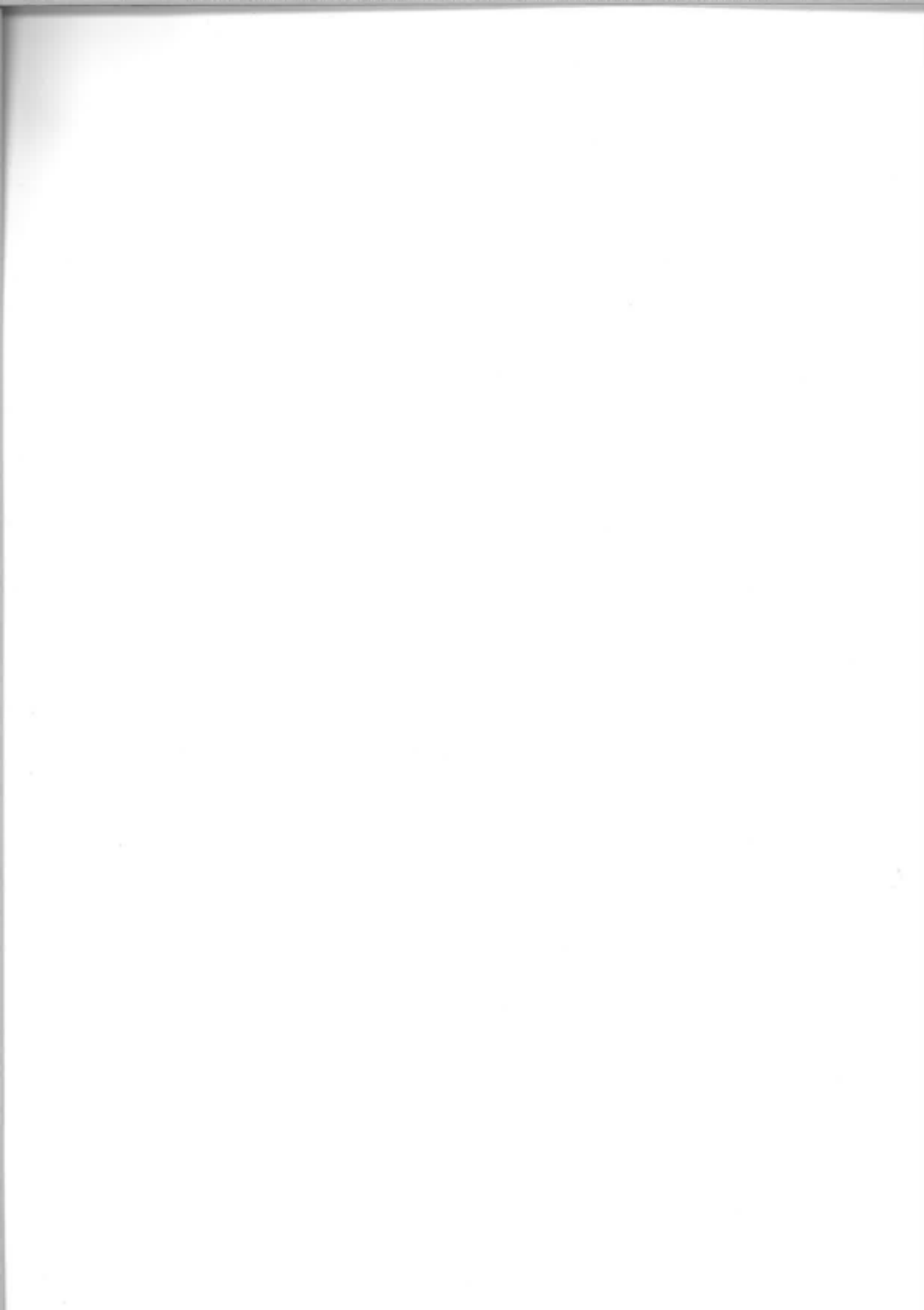






Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1407202301732	Date 14/07/2023
Received from: Avalon Residency LLP, Mobile number 9967407488 an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sciepay	Date 14/07/2023
Bank CIN 100024152023077005/09	REF No. 202319589029174
This is computer generated receipt, hence no signature is required.	







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

Receipt of Document Handling Charges

PRN 1407202307232

Receipt Date 14/07/2023

Received from Avalon Residency LLP, Mobile number 9967407488, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 14794 dated 14/07/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 14/07/2023

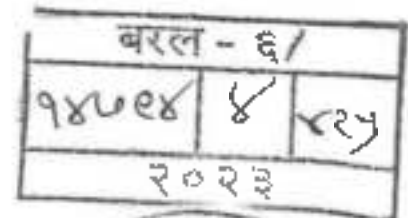
Bank CIN 10004152023071406799

REF No. 202319589099174

Deface No 1407202307232D

Deface Date 14/07/2023

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1407202307944	Date 14/07/2023
Received from Avalon Residency I I P. Mobile number 9967407488. an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-Urban District.	
Payment Details	
Bank Name sbopay	Date 14/07/2023
Bank CIN 10004154023071400202	REF No. 202319511004881
This is computer generated receipt. Hence no signature is required.	

बरत - ६/		
980028	y	824
२०२३		





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

Receipt of Document Handling Charges

PRN 1407202307344

Receipt Date 14/07/2023

Received from Avalon Residency LLP, Mobile number 9967407488, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 14794 dated 14/07/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-Urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 14/07/2023

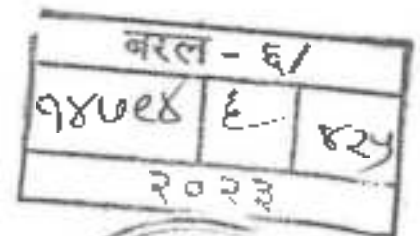
Bank CIN 10004152023071406892

REF No. 202319511004861

Deface No 1407202307344D

Deface Date 14/07/2023

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1407202307428	Date 14/07/2023
Received from Avalon Residency LLP, Mobile number 9967407488, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISAKI 'A') in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub Urban District,	
Payment Details	
Bank Name sbi/sby	Date 14/07/2023
Bank CIN 10004152023071408949	REF No. 207112566544875
This is computer generated receipt, hence no signature is required.	

बरेल - ६ /		
१४७२४	७	४२५
२०२३		





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

Receipt of Document Handling Charges

PRN 1407202307428

Receipt Date 14/07/2023

Received from Avalon Residency LLP, Mobile number 9967407488, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 14794 dated 14/07/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 14/07/2023

Bank CIN 10004152023071406949

REF No. 202319588944675

Deface No 1407202307428D

Deface Date 14/07/2023

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

बसल - २/१	
अनुप	४२५
२०२३	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1107202307156	Date 14/07/2023
Received from Avalon Residency LLP, Mobile number 9967407468, an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered (ISARIA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbi/pay	Date 14/07/2023
Bank CIN 10001152023071400892	REF No. 202319588900829
This is computer generated receipt, hence no signature is required.	

बदल - ६/		
१४०८४	६	४२५
२०२३		





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

Receipt of Document Handling Charges

PRN 1407202307466

Receipt Date 14/07/2023

Received from Avalon Residency LLP, Mobile number 9967407488, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 14794 dated 14/07/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name sblepay

Payment Date 14/07/2023

Bank CIN 10004152023071406992

REF No. 202319588900929

Deface No 1407202307466D

Deface Date 14/07/2023

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

बोरली - ६/		
१४०७४६६	२०	४२५
२०२३		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1407202307516	Date 14/07/2023
Received from Avalon Residency LLP Mobile number 9967407488, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Dornali 6 of the District Mumbai Sub urban District.	
Payment Details	
Bank Name sbiesay	Date 14/07/2023
Bank CIN 10004152025271407027	REF No. 202311506790575
This is computer generated receipt, hence no signature is required.	

बरल - ६/		
१४०७२	११	४२५
२०२३		





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

Receipt of Document Handling Charges

PRN 1407202307518

Receipt Date 14/07/2023

Received from Avalon Residency LLP, Mobile number 9967407488, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 14794 dated 14/07/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 500

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 14/07/2023

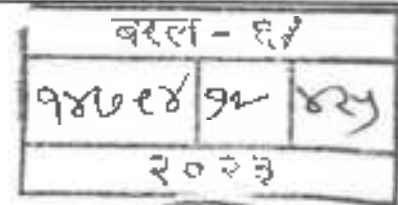
Bank CIN 10004152023071407027

REF No. 202319588788675

Deface No 1407202307518D

Deface Date 14/07/2023

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



मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,

बांद्रा-कुर्ली संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र./आदेश/ 1182-6/2023

दिनांक, 13 JUL 2023

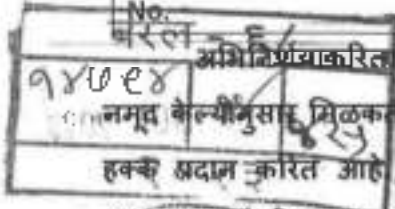
(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/615/2023 अन्वये पक्षकार Avalon Residency LLP यांनी दिनांक 03/07/2023 रोजी Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे.

Particulars	Description		
Date of Execution	Unexecuted		
Type of Document	Development Agreement		
The Owners	Mr. Hussein Abdul Karim Balwa & Others		
The Society No. 1	Balwa Co-Operative Housing Society Limited BOM/H5G/4018 of 1973		
The Members	Mr. Ebrahim Sajid Saleh & Others		
The Society No. 2	Balwa Nagar Unit No. 2 Co-Operative Housing Society Limited BOM/(WP)/H5G/(TC)/1010 of 1984-85		
The Members	Mrs. Sufiya Yasin Palsani & Others		
The Developers	Avalon Residency LLP		
Detail of the Property			
Village	Sr No.	CTS No.	Village
	1	Sub-Plot C-1, New CTS No. 928/A/01 (Old CTS No. 928A (Part) of	Pahadi Goregaon (West)
	2	CTS No. 1390, 1390A, 1390/1 to 1390/11	Malad (South)
Plot Area	4850.00 sq.mtrs (Less Building No. 6 Area = 1693.84 sq.mtrs Builtup)		
Total Members	103 Members		
Zone 2023 24	57/266 Village - Pahadi Goregaon (West)		63/303 Village Malad (South)
Land Rate	Rs. 73,540/-		Rs. 64,990/-
Flat Rate	Rs. 1,46,780/-		Rs. 1,32,420/-
Const. Cost	Rs. 30,250/-		Rs. 30,250/-
Completion Period	48 Months + 6 Months Grace Period		
DP Remark	ChE./DP34202211111424701/P/S/2022/111424706 Dated - 03/11/2022 ChE./DP34202211111427109/P/S/2022/111427113 Dated - 15/11/2022		

IOD	NO. P-12566/2022/P/S Ward/PAHADI GOREGAON-W/IOD/1/New Dated - 19/04/2023
Commencement Certificate	P-12566/2022/P/S Ward/PAHADI GOREGAON-W/CC/1/New Dated - 22/05/2023



सदर केलेला दस्त हा Development Agreement या प्रकारचा असून दस्तावेज नमूद केल्यानुसार मिळकतीचे मालक (Owner) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क अदा करित आहे. सदर केलेल्या दस्तात Schedule मध्ये नमूद केल्याप्रमाणे मालकमत्तेचे क्षेत्र 4850.00 चौ.मी. आहे. सदरचा दस्त हा दोन सोसायटी, दोन्ही सोसायटीचे सभासद व विकासक या तीन प्रश्नां याचे मध्ये निष्पादित होत आहे. विषयांकित मिळकत दोन वेगवेगळ्या गावांमध्ये येत असल्याने जास्तीचा जमिनदार असलेले मूल्यविभाग विचारात घेऊन मूल्यांकन करण्यात येत आहे.

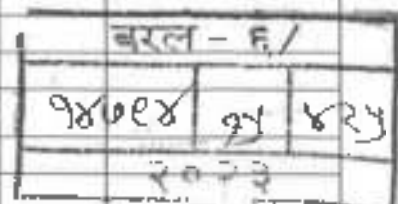
प्रस्तुत विकसन करारनाम्यानुसार एकूण 105 सदनिका सभासदांच्या ताब्यातील नमूद केल्याप्रमाणे मूळ क्षेत्र-48099.74 चौ.फूट कारपेट म्हणजेच 5364.28 चौ.मी. बिल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहिवासी सभासदांना दस्तासोबत सदर केलेल्या सभासदांच्या यादीनुसार 35% नविन क्षेत्र 64934.65 चौ.फूट कारपेट म्हणजेच 7241.78 चौ.मी. MOFA बिल्टअप नविन इमारतीमध्ये जुन्या क्षेत्राचे बदल्यात देणेत येत आहे. हे क्षेत्र मूळ क्षेत्रापेक्षा वाढीव 35% मर्यादित असल्याने अंमलबजावणी सूचना क्र. 21(अ)(X) लागू होत नाहीत. या शिवाय दस्तात नमूद केल्यानुसार विकासक सोसायटी सभासदांना Rent, Brokerage, Hardship Compensation व पार्किंग मोबदला म्हणून देत आहेत. सदर मिळकतीचा विकास MOFA नियमानुसार होणार आहे.

विषयांकित मिळकत क्षेत्रामध्ये Sub-Plot-C वर तीन गृहनिर्माण हॉसिंग सोसायटी असून त्यापैकी दोन सोसायटी ने विकासकासोबत विकसन करारनामा करत आहे. हे क्षेत्र अविभक्त आहे. या क्षेत्राचा विकासकाने त्यांच्या नविन बांधकाम नकाशांना DCPR 2034 नुसार मंजूरी घेतलेली आहे. या मंजूर नकाशांनुसार अनुज्ञेय FSI मूल्यांकनासाठी विचारात घेण्यात आला आहे. DCPR 2034 नुसार सदर मिळकत क्षेत्रास 27.40 मीटर रुंदीचा विकास रस्ता उपलब्ध होत असून सदर मिळकतीस Additional FSI 0.5 व Admissible TDR 1.00 असा एकूण TDR FSI 1.50 रोड विड्थ टि.डी.आर अनुज्ञेय होत आहे. म्हणजेच सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहित 3.375 इतका चढई निर्देशांक अनुज्ञेय होत आहे.

Sub-Plot C मध्ये इमारत क्र. 6 चे बिल्टअप क्षेत्र 1693.84 चौ.मी. इतके असून ही सोसायटी या विकासकासोबत विकसन करारनामा करत नाहीत त्यामुळे हे 1693.84 चौ.मी. क्षेत्र एकूण FSI मधून वगळण्यात येत आहे. वरील बाबींचा विचार करून व मंजूर नकाशातील FSI विचारात घेऊन दस्तात Schedule मध्ये नमूद केल्यानुसार मालकमत्तेचे क्षेत्र 2413.53 चौ.मी. क्षेत्र विचारात घेऊन प्रकरणी मूल्यांकन सन 2023-24 चे बाजारमूल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.

Development Agreement (Completion period 48 Months + 6 Months Grace Period)					
ADJ/IGR242/615/2023	Land	Flat	Office	Shop	Construction Cost
2023-24	73,540	1,46,780			30250
Zone : Pahadi Goregaon (WHL)	57/266				
Total Plot Area	4850.00	sq.mtrs			

Less Road Set Back Area (As per Approved Plan $218.40 + 85.00 = 303.40$ sq.mtrs)	303.40	sq.mtrs			
Plot area	4546.60	sq.mtrs			
		Existing Capital Area in sq. ft.	Total Building Area in sq. mtr.		
Existing area	105	48099.74	5364.28		
Society No. 1 (62 Flats - 2 Occupants)	64	27164.12	3029.46		
Society No. 2 (41 Flats)	41	20935.62	2334.83		
		New Capital Area in sq. ft.	Total New Building Area in sq. mtr.		
35% Additional New Area MOFA		64934.65	7241.78		
Society No. 1 (62 Flats) ($27164.12 \times 1.35 = 36671.56$)		36671.56	4089.77		
Society No. 2 (41 Flats) ($20935.62 \times 1.35 = 28263.09$)		28263.09	3152.02		
Permissible Area	4546.60	x	3.375	=	15344.78
Less Existing Building No. 6/ Builtup Area to be Retained As per Plan Sr. No. 14				=	1693.94
Net Permissible Builtup Area	15344.78	-	1693.94	=	13650.84
Proposed Builtup Area (As per Sanctioned Plan)				=	14063.42
Admissible / Potential Type of FSI	Area in Sq.mtr	x Land Rate	x Multiplier		- Total Value of FRs.
Existing Basic 1 (Less Existing Building No. 6/ Builtup Area to be Retained As per Plan Sr. No. 14) ($4546.60 - 1693.94 = 2852.66$)	2,852.66	73,540			20,97,84,616
Additional FSI (4546.60×0.50)	2,273.30	73,540	0.50		8,35,89,241
Admissible TDR (4546.60×1.00) (As per Plan General TDR 2425.00 + Shum TDR 1415.18 - Incentive FSI 706.42 = 4546.60 sq.mtrs)	4,546.60	73,540	0.70		23,40,49,875
Fungible FSI ($4546.60 + 2273.30 + 4546.60 = 11366.50$ sq.mtr.) ($11366.50 \times 0.35 = 3978.28$ sq.mtrs.)	9,672.56	3,385.40			
Free Fungible (on existing area) ($5364.28 \times 0.35 = 1877.50$)	1,877.50	73,540	1.00		13,80,71,287
Charging Premium ($3385.40 - 1877.50 = 1507.90$)	1,507.90	73,540	0.50		5,54,45,367
Total	13,057.96				72,09,40,387
Average Rate	Total Value/total area		55210.81		
Market Value I	Balance Area * Average Rate				
(Balance Area - Total permissible area - New area given to Society members)					
15,344.78	7241.78	-	8,102.99	sq.mtrs	
Balance Area * Average Rate					



	8,102.99	55210.81			44,73,72,814
Road Set Back Value	303.40	73540.00	0.8		1,78,49,629
					46,52,22,443
					46,52,23,000
					Amount in Rs.
1. New area given to Society members	7241.78	30250	1.05		230017118
2. Rent (Page No. 31, Para No. Y(b))					
For First 12 Months	48099.74	70	12		4,04,03,782
For Second 12 Months (Add 5%)	48099.74	73.5	12		4,24,23,971
For Third 12 Months (Add 5%)	48099.74	77.18	12		4,45,45,169
For Fourth 12 Months (Add 5%)	48099.74	81.03	12		4,67,72,428
3. Brokerage (Page No. 31, Para No. Y(b))					
For First 12 Months	48099.74	70	1		33,66,982
For Second 12 Months (Add 5%)	48099.74	73.5	1		35,35,331
For Third 12 Months (Add 5%)	48099.74	77.18	1		37,12,097
For Fourth 12 Months (Add 5%)	48099.74	81.03	1		38,97,702
5. Hardship Compensation (Page No. 31, Para No. Y(c))	48099.74	1500			7,21,49,610
7. Car Parking (As per Members)	13.75	30,250	105	0.3	1,31,02,031
8. Common Facilities (Society office, toilet, W. cabin) (22.30+3+4.64=29.95)	29.95	30250			9,05,988
9. Development charges (2%)	7241.78	73,540	0.02		1,06,51,312
				Total	51,54,83,722
				i.e. Rs.	51,54,84,000

वरील प्रमाणे दस्तावील मिळकतीचे मोबदलामुल्य रक्कम रु. 51,54,84,000/- हे बाजारमुल्य रक्कम रु. 46,52,23,000/- पेक्षा जास्त असल्याने जास्तीच्या मोबदलामुल्य रक्कम रु. 51,54,84,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

मोबदलामुल्य
रु. 51,54,84,000/-

अनुच्छेद
5(g-b)(5%)

देय मु.शु.
रु. 2,57,74,200/-

आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 5(g-b)(5%) नुसार मुद्रांक शुल्क रु. 2,57,74,200/- देय असल्याबाबत जा.क्र.नोटीस/4766/2023 दिनांक. 12/07/2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 13/07/2023 रोजी विरूपित केलेल्या घलन क्र. MH005090155202324M वरून दिसून येत असल्याने दिनांक. 12/07/2023 रोजीची नोटीस ही आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडेजमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधीत

पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.

3. एकूण पाने 1 ते 217 आहेत. दस्तावीन नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(वैशाली चव्हाण)

मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	Avalon Residency LLP
पत्ता	Techniplex-1, 4 th Floor, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (West), Mumbai - 400 104.
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र. 1/2/3/4/5/6/7/8/9



बरतल - ६/		
१४०८४	१०	४२५
२०२३		



बरत - ६/		
१४७९४	२०	४२५
२०२३		





Office of the Collector of Stamp, Borivali
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958

Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH004260992202324E Dated
26-06-2023.



Collector of Stamps
Borivali

प्राप्त झालेला नंतराष्ट्र मुद्रांक अधिनियम
अनुसार निदेशित केलेले आठ. ग्रंथ उक्त दरत
नोदणी नोदणी अधिकाऱ्यासमोर दाखल
इत्यादी, नोंदणी अधिनियम, १९०८. च्या
नुसार नोदणी अंशकारी दरत
नोदणीची अंशकारी करली.

मुद्रांक जिह्वाधिकारी
Borivali



Case No. Adj/IGR242/615/2023

Certificate Number: CER-BOR-ADJ-IGR242-615-2023 -9-1270

Market Value/Value (if any): Rs. 465223000

Consideration Amount (if any): Rs. 515484000

Received from AVALON RESIDENCY LLP Residing at
GOREGAON WEST MUMBAI Stamp duty of Rs.
25774200/- (Rs. Two Crore Fifty Seven Lakh
Seventy Four Thousand Two Hundred only). Vide
e-Challan GRN No MH005090155202324E Dated
12-7-2023 The document number is
0002645206202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 25774200/- (Rs. Two
Crore Fifty Seven Lakh Seventy Four Thousand
Two Hundred only) with which this instrument is
chargeable under Article Development Management
of Schedule I of the said Act, has been paid.

This Certificate is subject to the provisions of section
53(A) of the said Act.



Place: Borivali

Date: 13 JUL 2023

Collector of Stamps
Borivali

बरल - ६/		
१४७९४	~	४२५
२०२३		



Office of the

Collector of Stamps

Cont. No. Adj. 615/2023

Date 03/07/2023

MH005090155202324M

Received from Smt.

Avalon Residency LLP

for

the duty of Rs.

(2,57,74,200/-) two crore fifty seven ^{Lakhs} thousands seventy four thousands two hundred only

DEVELOPMENT AGREEMENT

Value of the Development Agreement dated 12/07/2023

Collected under Section 20(1) of the

Bombay Stamp Act, 1958. **THIS DEVELOPMENT AGREEMENT (this Agreement)** is made at Mumbai this

of 2,57,74,200/- two crore fifty seven ^{Lakhs} thousands seventy four 14th day of July, Two Thousand Twenty-three thousands two hundred only

between S(g-a)

of the one part

and Balwa

of the other part

BETWEEN

(1) Mr. Hussein Abdul Karim Balwa (2) Mr. Ismail Abdul Karim Balwa through his
Constituted Attorney Mr. Hussein Abdul Karim Balwa vide Power of Attorney dated 7th
July, 2023 (3) Mr. Umar Abdul Karim Balwa, all adult Indian Inhabitants, having their
office at Techniplex-I, 4th Floor, Techniplex Complex Off Veer Savarkar Flyover
Goregaon West Mumbai 400 104, hereinafter referred to as 'OWNERS' (which
expression, unless it be repugnant to the subject or context thereof shall mean and
include their respective heirs, successors, nominees and permitted assignees) of the
FIRST PART,

AND

Balwa Co-Operative Housing Society Ltd., a Co-operative Housing Society duly
registered under the provisions of the Maharashtra Cooperative Societies Act, 1960 vide
Registration No. BOM/HSG/4018 of 1973, having its Registered Office at Balwa Nagar,
Pahadi Village, S. V. Road, Goregaon West, Mumbai - 400 104, through its Hon'ble
Chairman, **Mr. Yunus Allimohammed Palani** and its Secretary **Mr. Imtiyaz Abdul
Hamid Balsania**, hereinafter referred to as "**THE SOCIETY NO. 1**" consisting of its
members whose list is set out in ANNEXURE 'A' hereto (which expression shall unless
it be repugnant to the context or meaning thereof be deemed to mean and include its
successors and assigns) of the **SECOND PART;**

इ प्रमाणत्र मुद्रा मुद्राक अस्मिन् १९६० अन्वये असलत्वा न्यायान्द निर्दिष्ट
केसले अन्ते, एतु उक्त दस्त नोंदणीसुखी नोंदणी अधिक पावलेन उक्त दस्तान, नोंदणी
अधिकारी १९६० च्या अधिनियमाखीन तस्तुदीनुसार नोंदणी अधिकारी दस्तान अन्तर्गत
गणित केसलेन

Owners

Society No. 1

Society No. 2

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.



62 (Sixty-two) Members of the Balwa Co-Operative Housing Society Ltd., namely-

क्र.सं. - ६/१४०६४/२०२३

1) Mr. Ebrahim Sajid Saleh, adult, Indian Inhabitant having address at A-04, A Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

2) Mr. Ebrahim Sajid Saleh, having address at A-04B, A Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

3) Mr. Ilyas Gulam Rasool Mehsania, having address at A-04A, A Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

4) Mrs. Mehmda Ismail Patel, having address at A-05, A Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

5) Mrs. Sufiya Usman Patel, having address at A-06, A Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

6) Mr. Imtiyaz Abdul Hamid Balsania, having address at A-07, A Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

7) Mr. Shafiq Ibrahim Balsaniya, having address at A-08, A Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

8) Mrs. Salma Sajid Saleh, having address at A-09, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

9) Mr. Ashfaq Abbas Kojar, having address at A-10, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

10) Mrs. Sameera Nooruddin Patel having address at A-11, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

10(a) Mrs. Fatima Ashraf Saleh, having address at A-11, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

11) Mrs. Bilkis Mashud Sunasra, having address at A-12, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners

Society No. 1

Society No. 2

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.

- 12) **Mrs. Khadija Mohammed Yasin Bhola**, having address at, A-13, A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 13) **Mr. Amin Ismail Bhola**, having address at, A-14, A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 14) **Mr. Mohammedsalim Ismail Charoliya**, having address at A-15, A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 15) **Mr. Mustafa Mohammad Patel**, having address at A-16, A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 16) **Mr. Abubaker Abdulrahim Charolia**, having address at A-17, A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 17) **Mr. Majid Abdul Kadaya**, having address at A-18, A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- Mr. Farhan Mohammed Hanif Balsaniya**, having address at A-19, A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 18 (a) **Mr. Fahad Mohammed Hanif Balsaniya**, having address at A-19, A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 19) **Mr. Sadik Abbas Kojar**, having address at A-20, A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 20) **Madarsa Talimul Islam**, having its address at A-01, A Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 21) **Madarsa Talimul Islam**, having its address at A-02, A Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 22) **Madarsa Talimul Islam**, having its address at D-02, D Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners

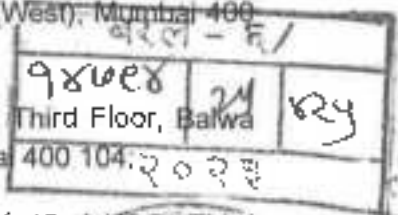
Society No.

Society No.

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.



बहुला - Fem	Constructions
अनुप	26/2/23
24	26/2/23

having its address at A-03, A Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Mrs. Sufiya Ebrahim Daduji, having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

24(a) Mrs. Mariyam Abbas Sheliya, having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village S. V. Road, Goregaon (West), Mumbai 400 104;

24(b) Mrs. Mohmuda Iqbal Badu, having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village S. V. Road, Goregaon (West), Mumbai 400 104;

24(c) Mrs. Khadija Abdul Rashid Patel, having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

24(d) Mrs. Salra Yusuf Mukhl, having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

25) Mrs. Zubeda Abid Saleh, having address at B-02, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

26) Mr. Mohammed Abdul Hamid Balsania, having address at B-03, B Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

27) Mr. Nuruddin Abdul Hamid Balsania, B-04, B Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

28) Mr. Rizwan Abbas Kadiwal, having address at B-05, B Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

29) Mr. Mohamed Nazim Mohamed Hanif Palsani, having address at B-06, B Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

29(a) Mr. Nadim Mohamed Hanif Palsani, having address at B-06, B Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners  Society No. 1  Society No. 2  Developers  

Members of Balwa C-3, Ltd.

Members of Balwa Nagar Unit No. 2 Co-op. Ltd.



- 30) **Mr. Kifayatullah Gulamrasul Mehsaniya**, having address at B-07, B Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 31) **Mr. Mohammed Yasin Mohammed Husain Balsania**, having address at B-08, B Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 32) **Mrs. Ataiya Khalitul Rahman Karadia**, having address at B-09, B Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 33) **Mr. Bifal Mohammed Husen Balasania**, having address at B-10, B Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 34) **Mrs. Femida Hifzur Rehman Sunasara**, having address at C-01, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 35) **Mr. Mohammed Salim Jamal Patel**, having address at C-02, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 36) **Mr. Ibrahim Alimohammed Sunasara**, having address at C-03A, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 36(a) **Mr. Hussain Allmohammed Sunasara**, having address at C-03A, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 37) **Mr. Abdulla Suleman Kojar**, having address at C-03B, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 38) **Mr. Talha Ilyas Mehsania**, having address at C-04, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 39) **Mr. Noormohammed Yusuf Patel**, having address at C-05, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners

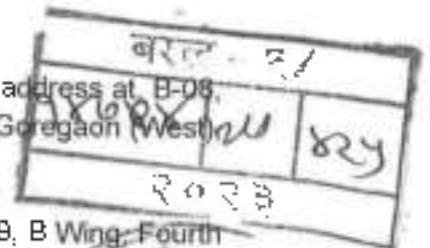
Society No. 1

Society No. 2

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.



40) Mr. Ishak Yusuf Sunasara, having address at C-06, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

41) Mrs. Amrin Abdulsamad Badu, having address at C-07, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

42) Mrs. Bilkis Ismail Mehsaniya, having address at C-08, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

43) Mr. Zahid Suleman Saleh, having address at C-09, C Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

43(a) Mr. Zafar Suleman Saleh, having address at C-09, C Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

44) Mr. Mustafa Mohammad Patel, having address at C-11, C Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

45) Mr. Naeem Noormohammad Mukhi, having address at C-12, C Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

46) Mr. Yunus Yusuf Patel, having address at C-13, C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

47) Mr. Farid Noormohammed Mukhi, having address at, C-14, C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

48) Mr. Abbas Dawood Patel, having address at C-15, C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

49) Mr. Abbas Dawood Patel, having address at C-16, C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

50) Mrs. Nafisa Yusuf Daduji, having address at C-17, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

51) Mr. Farooq Abdul Rahim Charolia, having address at C-18, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

Owners

Society No. 1

Society No. 2

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.

- 52) **Mr. Yunus Alimohammed Palsani**, having address at C-19, C Wing, Fourth Floor, Balwa Nagar Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 53) **Mr. Mohammed Ilyas Kojar**, having address at C-20, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 53(a) **Mr. Salman Ilyas Kojar**, having address at C-20, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 54) **Madarsa Talimul Islam**, having its address at D-01, D Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 55) **Mr. Ismail Yusuf Palsani**, having address at D-03, D Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 56) **Mr. Abdullah Gulam Rasool Mehsaniya**, having address at D-04, D Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 57) **Mr. Abdul Wahid Noor Mohammed Charoliya**, having address at D-05, D Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 58) **Mr. Usman Yusuf Saleh**, having address at D-06, D Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 59) **Mr. Ashad Noormohammed Charoliya**, having address at D-07, D Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 60) **Mr. Irshad Yar Mohammed Patel**, having address at D-08, D Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
- 61) **Mrs. Fatima Ayub Sunasra**, having address at D-09, D Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104 and
- 62) **Mrs. Sumaiya Ismail Palsani**, having address at D-10, D Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104

Owners

Society No. 1

Society No. 2

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.



All Sr. No. 1 to Sr. No. 62 abovementioned members represented through their **Constituted Attorney, Mr. Amin Ismail Bhola**, vide Power of Attorney dated 25th May,

बैरल 2025 (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and successors) of the

980000
THIRD PART

२०२३

AND

Balwa Nagar Unit No. 2 Co-Operative Housing Society Ltd., a Co-operative Housing Society duly registered under the provisions of the Maharashtra Cooperative Societies Act, 1960 vide Registration No. BOM/(WP)/HSG(TC)/1010 of 1984-85, having its Office at Balwa Nagar, Pahadi Village, S. V. Road, Goregaon West, Mumbai - 400 104, through its **Hon'ble Chairman Mr. Yakub Ebrahim Balsania** and its **Hon'ble Secretary Mr. Haroon Habib Kapadia**, hereinafter referred to as **"THE SOCIETY NO. 2"** consisting of its members whose list is set out in ANNEXURE "A" hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **FOURTH PART**;

AND

42 (forty-two) Members of The Balwa Nagar Unit No. 2 Co-Operative Housing Society Ltd., namely-

- 1) **Mrs. Sufiya Yasin Palsani**, adult, Indian Inhabitant having address at E-01, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 2) **Mr. Abu Hossain Kasamali Momin**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 2(a) **Mr. Sameer Kasamali Momin**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 2(b) **Mr. Sayeed Kasamali Momin**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners

Society No. 1

Society No. 2

Developers

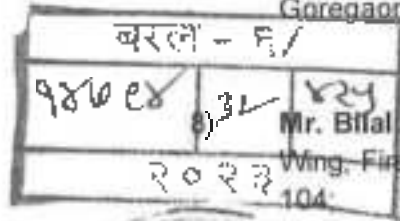
Witness of Balwa CHS. Ltd.

Witness of Balwa Nagar Unit No. 2 CHS. Ltd.

- 2(c) **Mrs. Reshma Irshan Hussain**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 3) **Mr. Abu Hossain Kasamali Momin**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 3(a) **Mr. Sameer Kasamali Momin**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 3(b) **Mr. Sayeed Kasamali Momin**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 3(c) **Mrs. Reshma Irshan Hussain**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 4) **Mr. Hujaifa Mehboob Balsaniya**, adult, Indian Inhabitant, having address at E-04, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 4(a) **Mr. Umar Mehboob Balsaniya**, adult, Indian Inhabitant, having address at E-04, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 5) **Mrs. Sahara Yakum Saleh**, adult, Indian Inhabitant, having address at E-05, E Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 6) **Mr. Arif Abdul Dharwada**, adult, Indian Inhabitant, having address at E-06, E Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



- 7) **Mr. Javed Mohammed Hanif Kapadia**, adult, Indian Inhabitant, having address at E-07, E Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



- Mr. Bilal Akbar Moknojiya**, adult, Indian Inhabitant, having address at E-08, E Wing, First Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 9) **Mr. Yasin Ibrahim Balsaniya**, adult, Indian Inhabitant, having address at E-09, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- Mr. Muddasir Abdul Hamid Siddhpura**, adult, Indian Inhabitant, having address at E-10, E Wing, Second Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104; (Mr. Abdul Hamid Mohammed Siddhpura died on 01/09/2022).

- 10(a) **Miss Khadija Abdul Hamid Siddhpura**, represented by her Natural Guardian **Smt. Maisara Abdul Hamid Siddhpura**, adult, Indian Inhabitant, having address at E-10, E Wing, Second Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104; (Mr. Abdul Hamid Mohammed Siddhpura died on 01/09/2022).

- 11) **Mr. Juned Mohammed Hanif Kapadia**, adult, Indian Inhabitant, having address at E-11, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 12) **Mr. Sohail Noor Mohamed Mukhi**, adult, Indian Inhabitant, having address at E-12, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 13) **Mr. Jabir Mohammed Hanif Kapadia**, adult, Indian Inhabitant, having address at E-13, E Wing, Third floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners

Society No. 1

Society No. 2

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.



14) **Mr. Umar Ayub Balsania**, adult, Indian Inhabitant, having address at E-14, E Wing, Third floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

15) **Mrs. Aisha Gulam Rasool**, adult, Indian Inhabitant, having address at E-15, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

16) **Mr. Sajid Mehboob Balsania**, adult, Indian Inhabitant, having address at E-16, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104, (**Mrs. Jaitun Mehboob Balsaniya**, died on 27/05/2023).

16(a) **Mr. Majid Mehboob Balsaniya**, adult, Indian Inhabitant, having address at E-16, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104, (**Mrs. Jaitun Mehboob Balsaniya**, died on 27/05/2023).

16(b) **Mrs. Rafiya Abubakkar Balsaniya**, adult, Indian Inhabitant, having address at E-16, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104, (**Mrs. Jaitun Mehboob Balsaniya**, died on 27/05/2023).

16(c) **Miss Aalisha Abubakar Balsaniya**, represented by her Natural Guardian **Mrs. Rafiya Abubakkar Balsaniya**, adult, Indian Inhabitant, having address at E-16, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104, (**Mrs. Jaitun Mehboob Balsaniya**, died on 27/05/2023).

16(d) **Miss Aisha Abubakar Balsaniya**, represented by her Natural Guardian **Mrs. Rafiya Abubakkar Balsaniya**, adult, Indian Inhabitant, having address at E-16, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104, (**Mrs. Jaitun Mehboob Balsaniya**, died on 27/05/2023).

17) **Mr. Yakub Gulam Mohammed Saleh**, adult, Indian Inhabitant, having address at E-17, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners

Society No. 1

Society No. 2

Developer

Memos of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.

- 18) **Mr. Yunus Ibrahim Balsaniya**, adult, Indian Inhabitant, having address at E-18, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

करल - ६/

- 19) **Mr. Sadik Haroon Mehsania**, adult, Indian Inhabitant, having address at E-19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104; (Mr. Haroon Noormohamed Mehsania died on 28/04/2019)

- 19(a) **Mr. Fajal Haroon Mehsania**, adult, Indian Inhabitant, having address at E-19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104 (Mr. Haroon Noormohamed Mehsania died on 28/04/2019)

- 19(b) **Mrs. Rubina Asif Lal**, adult, Indian Inhabitant, having address at E-19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104 (Mr. Haroon Noormohamed Mehsania died on 28/04/2019)

- 20) **Mr. Azizurrahman Abdullah Saleh**, adult, Indian Inhabitant, having address at E-20, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 21) **Mr. Mohammed Farooque Jatu**, adult, Indian Inhabitant, having address at F-01, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 22) **Mr. Abdullah Mohammed Hanif Balsaniya**, adult, Indian Inhabitant, having address at F-02, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 23) **Mr. Faisal Hanif Mohammed Balsaniya**, adult, Indian Inhabitant, having address at F-03, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 24) **Mr. Maaz Zuber Charolia**, adult, Indian Inhabitant, having address at F-03A, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners

Society No 1

Society No. 1

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.

24(a) **Mrs. Nafisa Zuber Charolia**, adult, Indian Inhabitant, having address at F-03A, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

25) **Mrs. Amina Yunus Palsania**, adult, Indian Inhabitant, having address at F-04, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

26) **Mrs. Hamida Akbar Moknojiya**, adult, Indian Inhabitant, having address at F-05, F Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

27) **Mr. Arif Abdul Razzak Ranasariya**, adult, Indian Inhabitant, having address at F-06, F Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

28) **Mr. Mohammed Salim Jamal Patel**, adult, Indian Inhabitant, having address at F-07, F Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

29) **Mr. Yakub Ayub Kapadia**, adult, Indian Inhabitant, having address at F-08, F Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

30) **Mr. Mobin Noormohammed Mehsania**, adult, Indian Inhabitant, having address at F-09, F Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

31) **Mr. Haroon Habib Kapadia**, adult, Indian Inhabitant, having address at F-10, F Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

32) **Mr. Asjad Umar Molapiya**, adult, Indian Inhabitant, having address at F-11, F Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Owners

Society No. 1

Society No. 2

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.

- 33) **Mr. Ishak Haji Suleman Sunasra**, adult, Indian Inhabitant, having address at F-12, F Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

बश्ल - ६/

- 34) **Mr. Fajal Mohammed Hanif Balsaniya**, adult, Indian Inhabitant, having address at F-13, F Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 35) **Mr. Yusuf Rajmohammed Mukhi**, adult, Indian Inhabitant, having address at F-14, F Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 36) **Mr. Juned Abdulrehman Daduji**, adult, Indian Inhabitant, having address at F-15, F Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 37) **Mrs. Salma Mohammed Rafik Palsani**, adult, Indian Inhabitant, having address at F-16, F Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 38) **Mr. Yasin Alimohammed Palsani**, adult, Indian Inhabitant, having address at F-17, F Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 39) **Mr. Yakub Ebrahim Balsania**, adult, Indian Inhabitant, having address at F-18, F Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 40) **Mrs. Mashkura Faizal Balsania**, adult, Indian Inhabitant, having address at F-19, F Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

- 41) **Mr. Usman Abdul Gani Palsani**, adult, Indian Inhabitant, having address at F-20, F Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104

Owners

Society No. 1

Society No. 2

Developers

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.

All Sr. No. 1 to Sr. No. 41 above-mentioned members represented through their Constituted Attorney, Mr. Usman Abdul Gani Palsani vide three Power of Attorney dated 25th May, 2023, 8th June, 2023 and 8th June, 2023 (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and successors) of the **FIFTH PART**;

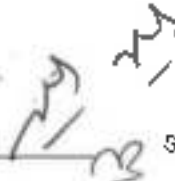
AND

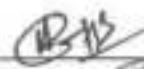
AVALON RESIDENCY LLP, (LLPIN: ACA-9262), a Limited Liability Partnership incorporated under the provisions of Limited Liability Partnership Act, 2008, through the hands of its Designated Partner Mr. Hussein Abdul Karim Balwa, having its registered office at Technicex-I, 4th Floor, Techniplex Complex, Off Veer Savarkar Flyover Goregaon West Mumbai 400 104 hereinafter referred to as "**DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners of the said firm for the time being and from time to time, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and their permitted assigns) of the **SIXTH PART**.

(The Owners, the said Society No. 1, the Members of the Society No. 1, the Society No. 2, the Members of the Society No. 2 and the Developers shall hereinafter collectively be referred to as "**the Parties**" and individually as "**the Party**")

WHEREAS:

A. By a Deed of Conveyance registered under Serial No. BOM-3021/1951 registered with the Sub-Registrar of Assurance dated 11th May 1951, one Mr. Jivatlal Prataps'hi therein called the Vendor of the One Part and Mr. Ismail Janmchamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Ibrahim Salemohamed Kojar and Mr. Suleman Rajmohamed Kojar therein called the Purchasers of the Other Part, purchased all those pieces or parcels of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D, Sub-Plot E (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing CTS Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad South, CTS Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and CTS Nos. 928/A/01, 928/A/02, 928/A/03, 928/A/04, 928C/A,

Owners  Society No. 1  Society No. 2  Developers 

Members of Balwa CHS. Ltd.  Members of Balwa Nagar Unit No. 2 C-5, Ltd. 

928C/B, 928B of Village Pahadi Goregaon West and collectively admeasuring 33120.96 sq. metres or thereabouts and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said larger property"):

बदल - ६	3	83
98008	B.	
2023		

The above Purchasers being the predecessors-in-title of the Owners herein, in the year 1951, constructed a residential building popularly known as Madina Manzil Building, having a total built up area of 18232.50 sq. feet on a portion of the said larger property bearing C.T.S. No.1390(Part). 1390A, 1390/1 to 1390/11 of Village Malad (South) being a building having ground plus 2 upper storeys and was tenanted to the various tenants. The said Madina Manzil building is presently standing on the said larger property and the Owners are presently owners of and entitled to the land together with the building standing thereon.

By an unregistered Indenture of Conveyance dated 16th July 1974 entered by and between Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Suleman Rajmohamed Kojar and some of the heirs of the late Mr. Ibrahim Salehmohamed Kojar (collectively referred as the Vendors therein) of the first part (being the predecessors-in-title of the Owners herein) and M/s. Banaskantha Construction Company, through its partners, being Confirming Party No.1, Mr. Yusuf Tajmohamed, Chief Promoter of Balwa Co-operative Housing Society Ltd. being the Confirming Party No.2 and Balwa Co-operative Housing Society Ltd. the Purchasers therein, the Vendors therein agreed to sell, transfer and convey about 1717 sq. metres of land bearing Old CTS No. 928(Part) of Village Pahadi Goregaon, being part of the said larger property, more particularly shown in the plan annexed to the unregistered Indenture of Conveyance dated 16th July, 1974 and more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said property No.1"). On the said property No.1, a building known as Balwa Co-operative Housing Society Ltd. consisting of ground plus 4 upper storeys and having Wings A, B, C and D was constructed in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No. GBP/421 in accordance with then prevailing laws having a built up area of about 28342.00 sq. feet, on a no-profit no-loss basis for creating housing facilities for families of Banaskantha District in North Gujarat, from where the ancestral family of the Owners hail. The details of the flats that were allotted to

Owners

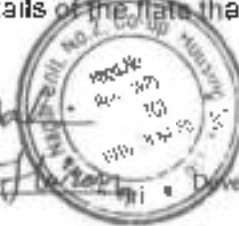
Society No. 1

Society No. 2

Developers

Members of Balwa CHS I to

Members of Balwa Nagar Unit No. 2 CHS. Ltd.



the allottees are more particularly described in the unregistered Indenture of Conveyance. Since the time of allotment of flats to the allottees, some of the erstwhile allottees/owners have transferred their rights in the respective flats to the respective transferees for consideration and such transferees are absolutely seized of and are in exclusive possession of their respective flats in the aforesaid building, i.e., Balwa Co-operative Housing Society Ltd. situated on the said property No. 1. The unregistered Indenture of Conveyance dated 16th July, 1974, at the relevant time, could not be registered due to a defect in the Indenture as all the legal heirs of Late Mr. Ibrahim Salehmohamed Kolar had not executed the indenture and therefore, it remained to be registered. Accordingly, the unregistered Indenture of Conveyance dated 16th July, 1974, could not take legal effect and the said property No.1 continued to vest in the names of the predecessors-in-title of the Owners and thereafter as on date it is still in the names of the Owners. The Owners names are reflected in all the revenue records including the property card and relevant land records of the statutory authorities and the Owners and their predecessors-in-title, since 1973 have continued to make payment of Land Revenue Taxes and costs relating to the said property No. 1 as its absolute owners.

- D. By an Agreement for Sale dated the 17th April, 1980 made between the said Mr. Ismail Janmohamed Balwa and Mr. Abdul Karim Ebrahim Balwa therein called the Vendors of the One Part and Mr. Hussein Abdul Karim Balwa as Partner of Associated Builders a Partnership Firm, therein called the Builders, of the Other Part, the Vendors agreed to allow the Builders therein to consume 26,000 sq. ft. FSI on a piece and parcel of land admeasuring approximately 1338 sq. metres or thereabout of land bearing Old CTS No.928(Part) of Village Pahadi Goregaon, being part of the said larger property and more particularly described in the Third Schedule hereunder written (hereinafter referred to as "the said property No. 2"). A building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. consisting of ground plus 4 upper storeys and having Wings E and F was constructed by M/s. Associated Builders on the said property No. 2, in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No. CE/2473/BS-II/A/P in accordance with the then prevailing laws having a built up area of about 22707.00 sq. feet. Associated Builders sold and transferred the flats constructed in the Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. to various persons and upon completion, handed over possession of the flats

Owners

Society No. 1

Society No. 2

Society No. 3

Members of Balwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 Co-Op. S. Ltd.

Society No. 4

बल - their respective owners. Since then, some of the erstwhile owners have transferred their respective rights in the respective flats to their respective transferees for consideration and the such transferees are absolutely seized of and are in exclusive possession of their respective flats in the aforesaid building Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. standing on the said Property No. 2. The aforesaid Agreement for Sale dated 17th April, 1980 specifically recorded that upon completion of the transaction as contemplated, the Vendors shall execute a Deed of Lease in favour of the Co-operative Society to be formed. Consequently, the Agreements for Sale which were executed by and between M/s. Associated Builders with the various purchasers of flats also recorded the fact of having to execute a Deed of Lease for the property on which the building Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. was constructed. After the handover of the flats to the purchasers, the partnership firm M/s. Associated Builders was dissolved vide Deed of Dissolution dated 14th July 1986 with effect from 1st July 1986. Therefore, the Deed of Lease which was to be executed in respect of the said property No. 2 could not be executed and the said property No. 2 continued to vest in the names of the predecessors-in-title of the Owners and thereafter as on date it is still in the names of the Owners herein. The Owners names are reflected in all the revenue records including in the property card and relevant land records of the statutory authorities and the Owners and their predecessors-in-title, since 1951 have continued to make payment of Land Revenue Taxes and costs relating to the said property No. 2 as its absolute owners.

The property No. 1 as more particularly described in the **Second Schedule** hereunder and the said property No. 2 as more particularly described in the **Third Schedule** hereunder shall hereinafter collectively be referred to as 'the said Property' which is more particularly described in the **Fourth Schedule** hereunder written, which shall be ultimately conveyed to the Societies/new Society (if any) on completion of the redevelopment under this Agreement.

- E. By a Registered Deed of Family Arrangement dated 11th July, 1986, the 37.5% share in the right, title and interest of one of the Original Purchasers namely Mr. Ismail Janmohmed Balwa in the said larger property came to the share of the First Landowner hereinabove. The aforesaid Deed of Family Arrangement dated 11th July, 1986 has been registered under Sr. No. BBE - 1748/1986 with

Owners

Society No. 1

Society No. 2

Developers

Members of Tulwa CHS. Ltd.

Members of Balwa Nagar Unit No. 2 CHS. Ltd.