CHALLAN
MTR Form Number-6

GRN	MH014074237202122E	BARCODE		Date	04/03/2022-16:36:37	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	M S PRAGATI DEVELOPERS
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	BUILDING NO. 57, CTS NO. 356 PT, VILLAGE
		Premises/Building	HARIYALI

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Road/Street	KANNAMWAR NAGAR, VIKHROLI EAST
Area/Locality	MUMBAI
Town/City/District	
PIN	4 0 0 0 8 3
Remarks (If Any)	SecondPartyName=KANNAMWAR NAGAR SALOKHA CHS LTD=
Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

करल - १
३९५२ | ९ | २३०
२०२२

Payment Details	STATE BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572022030493976	IK0BOILKZ8
Bank Date	RBI Date	04/03/2022-04:38:20	05/03/2022
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		64 , 05/03/2022	

Department ID : Mobile No. : 9819017714

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.03.08 18:10:52 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iS)-369-3952	0006903963202122	08/03/2022-18:09:[illegible]	IGR497	30000.00

THE SEAL OF THE SUB REGISTRAR KURLA-1 दुय्यम निबंधक कुर्ला-१ यांचा शिक्का (MAHARASHTRA)

Print Date 08-03-2022 06:10:52

GRN :	MH014074237202122E	Amount : 30,000.00	Bank :	STATE BANK OF INDIA	Date :	04/03/2022-16:36:37

Total Defacement Amount	30,000.00

कुर्ला - १

३९५२ | २ | २३०

२०२२

THE SEAL OF THE SUB REGISTRAR KURLA-1 उप निबंधक कुर्ला-१ यांची मुद्रा MUMBAI

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.03.08 18:10:53 IST
Reason: Secure Document
Location: India

Print Date 08-03-2022 06:10:52

CHALLAN

MTR Form Number-6

GRN	MH014074237202122E	BARCODE		Date	04/03/2022-16:36:37	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	**Full Name**	M S PRAGATI DEVELOPERS
Location	MUMBAI		
Year	2021-2022 One Time	**Flat/Block No.**	BUILDING NO. 57, CTS NO. 356 PT, VILLAGE
		Premises/Building	HARIYALI
		Road/Street	KANNAMWAR NAGAR, VIKHROLI EAST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 3
		Remarks (If Any)	SecondPartyName=KANNAMWAR NAGAR SALOKHA CHS LTD~

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

करल - १
३०७२ | ३ | २३०
२०२२

Amount In Words: Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022030493976	IK0BOILKZ8
Cheque/DD No.		Bank Date	RBI Date	04/03/2022-04:38:20	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		64 , 05/03/2022	

SUB REGISTRAR KURLA NO. 1 कुर्ला - १ दुय्यम निबंधक

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

Mobile No. : 9819017714

Print Date 05-03-2022 06:29:16

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

Receipt of Document Handling Charges

PRN	0803202217124	Receipt Date	08/03/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 3952 dated 08/03/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 200
DEFACED

Payment Details

Bank Name	KKBK	Payment Date	08/03/2022
Bank CIN	10004152022030814149	REF No.	0161451070
Deface No	0803202217124D	Deface Date	08/03/2022

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

करल - १
3952 | ८ | 2022

THE SEAL OF THE SUB REGISTRAR KURLA-1

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

Receipt of Document Handling Charges

PRN	0803202217023	Receipt Date	08/03/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 3952 dated 08/03/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	KKBK	Payment Date	08/03/2022
Bank CIN	10004152022030814056	REF No.	0161450819
Deface No	0803202217023D	Deface Date	08/03/2022

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

करल - १
३९५२ | ५ | २३०
२०२२

THE SEAL OF THE SUB REGISTRAR KURLA-1

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

Receipt of Document Handling Charges

PRN	0803202210735	Receipt Date	08/03/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 3952 dated 08/03/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

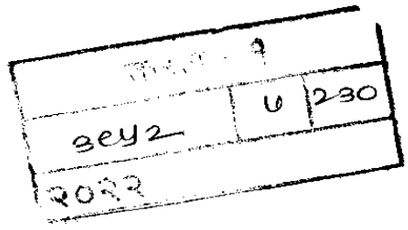
Bank Name	KKBK	Payment Date	08/03/2022
Bank CIN	10004152022030808773	REF No.	0161433401
Deface No	0803202210735D	Deface Date	08/03/2022

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

कुरला - १
३९५२ | ८ | २३०
२०२२

THE SEAL OF THE SUB REGISTRAR KURLA-1

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0803202217023	**Date**	08/03/2022
Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	KKBK	**Date**	08/03/2022
Bank CIN	10004152022030814056	**REF No.**	0161450819
This is computer generated receipt, hence no signature is required.			





Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0803202217124	**Date**	08/03/2022
Received from SELF, Mobile number 9800000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	KKBK	**Date**	08/03/2022
Bank CIN	10004152022030814149	**REF No.**	0161451070
This is computer generated receipt, hence no signature is required.			

3642 ₹ 200

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

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0803202210735	**Date**	08/03/2022
Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	KKBK	**Date**	08/03/2022
Bank CIN	10004152022030808773	**REF No.**	0161433401
This is computer generated receipt, hence no signature is required.			

करल - १		
3692	६	230
२०२२		



कुर्ला - १

३९५२ | १० | २३०

२०२२

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

Receipt of Document Handling Charges

PRN	0803202219944	Receipt Date	08/03/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 08/03/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 400
DEFACED

Payment Details

Bank Name	KKBK	Payment Date	08/03/2022
Bank CIN	10004152022030816708	REF No.	0161461584
Deface No	0803202219944D	Deface Date	08/03/2022

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

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

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0803202219944	**Date**	08/03/2022
Received from SELF, Mobile number 9800000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	KKBK	**Date**	08/03/2022
Bank CIN	10004152022030816708	**REF No.**	0161461584
This is computer generated receipt, hence no signature is required.			

करल - १

३९५ | १९ | २८०

२०२२

THE SEAL OF THE SUB REGISTRAR KURLA-1

१) शासन परिपत्रक क्रमांक, २०००/९४/प्र.क्र.२५/म–१, दि. २४/१०/२००० NEW ADM. BLDG. R.C. MARG, CHEMBUR, MUMBAI - 71
२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का–३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९, दि.४/१०/२००६.

KPF 2019

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

B 064096

Declaration by DDO

RECEIPT FOR PAYMENT TO GOVERNMENT **NOT TRANSFERABLE**

Receipt No. Office Level Tehsil Receipt Date :
Ground Floor New Administrative

Received From :

On Account of :

Mode of Payment	DD/PO/CHQ RBI-Challan No.	Date	Bank Branch	Area Code	Amount (In Rs.)
			COLLECTOR OF STAMPS KURLA		

CNT-1 ADJ- 94 11/Feb/2022

M/S PRAGATI DEVELOPERS

ADJ FEE

GRN NO - MH012979604202

DELIVERED

04 MAR 2022

THE SEAL OF THE SUB REGISTRAR KURLA-1 उपनिबंधक कुर्ला-१ यांची मुद्रा MUMBAI SUBURBAN DIST. (MAHARASHTRA)

Case No.

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

Sr. No.	Description of Stamps PAID BY GRN & CIN NO Franking	Quantity	Denomination	Amount (In Rs.)
	ADJ/1100901/94/22/K		करला - १ 3e42 92 230	
		25 MAR 2022		
	Hearing Date on :			

DELIVERED

04 MAR 2022

Total Collected Stamp Duty

Rs.: Rupees :

Cashier / Accountant

Signature/ Designation

मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

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

जा.क्र/ मुजीकु / आदेश / 813 / 21 दि. 04/03/2022

(महाराष्ट्र मुद्रांकअधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक **ADJ/1100901/94/2022/k** अन्वये पक्षकार M/s Pragati Developers यांनी दिनांक 11/02/2022 रोजी **Development Agreement** चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Unexecuted
Type of Document	Development Agreement
The Society	Kannamwar Nagar Salokha CHS Ltd
The Developer	M/s Pragati Developers
Detail of the Property	
Village	Hariyali
Taluka	Kurla
Plot Area	829.74 Sq.Mtrs.
C.T.S No	CTS No 356(pt) Village - Hariyali
Zone 2020-21	112/537 Hariyali
Rate per sq.mtr	
Land Rate	Rs.56970/-+ 10% = Rs.62667/-
Const.Cost	Rs. 30,250/-
Flat Rate	Rs.1,30,670/-

करल - १

३९५२ | ७३ | २३०

२०२२

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

अभिनिर्णयाकरीता प्राप्त झालेला उपरोक्त दस्त् हा Development Agreement चा दस्त असुन निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसुन येते की, दस्तात नमुद Sheduled नुसार भुखंडाचे एकुण क्षेत्र ८२९.७४ चौ.मी आहे. त्यावर सोसायटीची जुनी इमारत असुन त्यामध्ये एकुण ४० सदनिका आहेत. सोसायटी सदर दस्ताद्वारे सदर मिळकतीचे विकसनाचे अधिकार विकासकास देत आहे. दस्तात नमुद केल्यानुसार सभासदाच्या ताब्यात एकुण ११४०.९६ चौ मी अस्तित्वातील बाधिव क्षेत्र असुन सदर सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभासदास प्रत्येकी ५८५.०० चौ.फुट Rera कारपेट क्षेत्राचे एकंदर म्हणजेच एकुण २३४००.०० चौ.फुट Rera कारपेट म्हणजेच २३९२.१९ चौ मी बाधिव क्षेत्र विनामुल्य देणार आह, तसेच २० कार पार्कीग देणार आहे. दस्तात नमुद केल्यानुसार विकासक सभासदाना भाडे , बोंकरेज व शिप्टींग चार्जेस इत्यादी देणार असल्याचा उल्लेख आहे

सदर प्रकरणी म्हाडा यांचे कडुन म्हाडा ऑफर लेटर प्राप्त झालेले नसल्यामुळे सदयस्थितीत बृहन्मुंबई महानगरपालिका सुधारीत विकास नियत्रण नियमावली -२०३४ मधील नियम क्रमांक ३३(५) नुसार अनुज्ञेय असलेला FSI विचारात घेवुन मुलयांकन करण्यात येत आहे. म्हाडा यांचे कडुन भविष्यात ऑफर लेटर प्राप्त झाल्यानंतर व त्यामध्ये FSI मध्ये वाढ झाली असल्यास वाढीव FSI नुसार हिशोबित होणा-या मुद्रांक शुल्काच्या अनुषंगाने पुरवणी करार करण्यात येईल असे दस्तातील पृष्ठ क्रमांक ५६ परी. १७ मध्ये नमुद केले आहे

मुद्रांक जिल्हाधिकारी कुर्ला

दस्तऐवजात अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा D P Remarks व त्यासोबत असलेला block Plan जोडलेला असून त्याचे अवलोकन केले असता दस्तातील मालमत्ता ही १८.३० मी या अस्तित्वातील रस्त्यावर स्थित असल्याने प्रचलित मार्गदर्शक सुचना क्रमांक ३२ नुसार वार्षिक मुल्य दर तक्त्यातील जमिन दराच्या ११०% दर विचारात घेणे आवश्यक आहे व बृहन्मुंबई महानगरपालिका सुधारीत विकास नियमावली – २०३४ मधील नियम क्रमांक ३०, टेबल क्रमांक १२ नुसार FSI अनुज्ञेय राहील-

उपरोक्त बाबी विचारात घेता भुखंडधारक सोसायटीस मिळणा-या वरील सर्व बाबींचे मुल्य हे जमिन मालकास मिळणा-या हिश्श्याचे मोबदल्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. तसेच जागा म्हाडाच्या मालकीची असल्याने विकास नियंत्रण नियमावली ३३(५) नुसार विकासित होणार असल्याने म्हाडा प्रमाणे अनुज्ञेय असलेला मुळ FSI, तसेच नियमावलीतील नियम क्रमांक ३१(३) नुसार अनुज्ञेय असलेल्या Fungible FSI विचारात घेवुन त्यानुसार भुखंडावर अनुज्ञेय होणारे बांधकामातुन भुखडंधारक सोसायटी यांना विनामोबदला मिळणारे बांधकाम क्षेत्रा वजा जाता विकासकास विक्रीसाठी उपलब्ध क्षेत्राचे जमिनदराने येणारे मुल्य हे विकसनकर्तांला मिळणा-या हिश्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. वरील दोन्ही मुल्यापैकी जास्तीचे मुल्य हे या दस्ताचे मुल्य बाजारमुल्य म्हणुन विचारात घेणेत येत आहे.

सदर दस्ताचे मुल्यांकन बाजार मुल्यदर तक्त्यातील मार्गदर्शक सुचना क्रमांक २५ व २७A नुसार करण्यात येत आहे. सविस्तर मुल्यांकन पुढील पानावर सादर

Area of plot						829.74	
FSI permissible						3.00	
Permissable B/U area						2489.22	
Fungible FSI	2489.22	X	35%			871.22	
Total Permissible Builtup area						3360.44	
Nos of Society member						40	
Area retained by Society member						2392.19	
Area available to developer						968	
	3360.44	-	2392.19			₹ 6,06,77,322	A
Value Of Developer Area							
	968.25	X	62667			₹ 1,03,49,956	B
Less value of Fungible FSI premium							
	871.22	-	1140.96	X	35%	399.34	
	471.88	X	62667	X	35%	₹ 5,03,27,356	
Value of Developes area(A-B)						Say Rs. 5,03,27,500/-	

CONSIDERATION

						₹ 7,59,81,935	A
Const. cost of area retained by Owmer -							
	2392.19	X	30250	X	1.05	₹ 3,45,60,000	B
Rent							
	23000	X	40	X	12	11040000	
	24000	X	40	X	12	11520000	
	25000	X	40	X	12	12000000	
						₹ 19,00,000	C
Brokerage							
	23000	X	40	X	1	920000	
	12000	X	40	X	1	480000	
	12500	X	40	X	1	500000	
						₹ 12,00,000	D
Shifting							
	20000	X	40	X	1	800000	
	10000	X	40	X	1	400000	

Hardhip Compensation / Corpus Fund							₹ 3,20,00,000	E
800000	X	40				32000000		
Parking							₹ 20,79,688	F
20	X	13.75	X	30250	X	0.25		
Development Charges under MR&TPAct							₹ 29,98,227	G
2392.19	X	62667	X	2%				
Soc Off/s.cabin / gym							₹ 27,95,100	H
92.4	X	30250						
Infrastrcutre charges							₹ 1,19,60,950	I
2392.19	X	5000						
Value Of New Area Over & Above Free Fungible FSI Area							₹ 5,82,87,516	J
1860.23	X	62667	x	50%				
TOTAL VALUE (A TO J)							₹ 22,37,63,416 22,37,63,500/-	

करल - १

३०५२ | ५१ | २३८

२०२२

Security Flat Value
1178 x 1.1 / 10.76 x 130670 = RS. 1,57,36,262/-
Security shop Value
275.40 x 1.1 / 10.76 x 159190 x 1.10 = RS. 49,30,066/-
Bank Gaurantee = Rs. 1,10,40,000 /-
Rs. 3,17,06,328/- i.e. Rs. 3,17,06,500 /-

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला Rs. 22,37,63,500/- हे बाजारमुल्य मुल्य Rs. 5,03,27,500/- पेक्षा जास्त असल्याने मोबदला Rs. 22,37,63,500/- (Twenty Two Crore Thirty Seven Lac Sixty Three Thousand Five Hundred Only) जास्तीचे मुल्य असल्याने त्यावर मा.श्री. आकारण, करणे कामी , त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे

A.V.	Article	Stamp Duty
Rs. 22,37,63,500/-	**5(g-a)**	**Rs.1,11,88,175/-**
Bank Gurantee Rs. 3,17,06,500/-	**54**	**Rs.1,58,533/-**
		Rs.1,13,46,707/-

सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि. २५/०२/२०२२ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरिम आदेशाच्या M/s Pragati Developers यांनी रोजी दि. ०४/०३/२०२२ चे पत्रान्वये M/s Pragati Developers सदर मुद्रांक शुल्क मान्य असुन त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

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

अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद ५ (g-a),५४ नुसार मुद्रांक शुल्क रु. १,१३,४६,७०७/- देय असल्याबाबत जा.क्र.अभि/आदेश/९०५/२२ दि. २५/०२/२०२२ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि.०४/०३/२०२२ रोजी विरुपित

केलेल्या चलना वरुन दिसून येत असल्याने दि. २५/०२/२०२२ रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

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

३. एकुण पाने १ ते १६९ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

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

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

करण्यात आले
३०/३/२०२२

(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	M/s Pragati Developers
पत्ता	101 1st floor J K Chambers Plot No 76 Sector 17 Vashi Navi Mumbai 400703
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Name of Authorized Person	
Mobile No	
Date	

मुद्रांक जिल्हाधिकारी कुर्ला

CHALLAN
MTR Form Number-6

GRN	MH014068070202122E	BARCODE		Date 04/03/2022-15:38:12	Form ID

Department	Inspector General Of Registration	Payer Details	
	Non-Judicial Stamps	TAX ID / TAN (If Any)	
Type of Payment	Duty on Doc Voluntarily brought for adjudicatn SoS	PAN No.(If Applicable)	
Office Name	CSK_COLLECTOR OF STAMPS KURLA	Full Name	M S PRAGATI DEVELOPERS
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	ADJ/1100901/94/2022/K

करल - १
१०-२३०
२०२२

Account Head Details	Amount In Rs.
0030050801 Amount of Tax	11346707.00
Total	1,13,46,707.00

₹11346707.0 DEFACED DEFACED

Amount In Words	One Crore Thirteen Lakh Forty Six Thousand Seven Hundred Seven Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022090432657	IKOBOIITN0
Cheque/DD No.		Bank Date	RBI Date	04/03/2022-15:24:40	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 9819017714
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006819076202122	04/03/2022-18:24:18	IGR241	11346707.00
			Total Defacement Amount		1,13,46,707.00

Print Date 04-03-2022 06:24:32

करल - १		
३९५२	९८	२३०
२०२२		





SRN NO = MH 014068070202122E = Dt 4/3/22

Deface No = 0006819076202122 = Dt. 4/3/22

Certificate u/s. 32 (1) of the Bombay Stamp Act, 1958
Office of the
Collector of stamps, Kurla
ADJ No. 1100901/944/2021K/177
Date 4/3/2022

M.V. = Rs 5,03,27,500/-
A.V. = Rs. 22,37,63,500/-
Area = 829.74 sq. mtr.

Received from shri Pragati Developers
Residing at
Stamp duty of Rs. 11346707/- One Crore thirteen lacs fourty six thousand seven hundred seven only
Vide challan No. grn/ Dated 4/3/22
Certified under Section 32 (1) (b) of the Bombay Stamp Act, 1958 that the full duty Of Rs. 11346707/- One Crore thirteen Lacs fourty six thousand seven hundred seven only
With which this instrument is chargeable Has been paid u/article No. 5(g-a), 54 Of Schedule
This Certificate is subject to the provisions Of section 53-A of Bombay Stamp Act, 1958.
Place Kurla
Date 4/3/22

Collector of Stamps
Kurla

मुद्रांक जिल्हाधिकारी कुर्ला

सूचना: "मुंबई मुद्रांक अधिनियम १९५८ अन्वये आकारलेल्या नियमानुसार निश्चित केलेले आहे. परंतु जर दस्त मुल्यांकनासाठी नोंदणी अधिकारी-सहसंयोग दस्तात सादर केला, नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकाऱ्याने दस्त नोंदणी करण्यास हरकत."

DEVELOPMENT AGREEMENT

ARTICLES OF DEVELOPMENT AGREEMENT made and entered into at Mumbai on this 8th day of ~~February~~ March, 2022 **BETWEEN** **KANNAMWAR NAGAR SALOKHA CO-OPERATIVE HOUSING SOCIETY LIMITED,** a society registered under the Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. **B.O.M.(W.S.) H.S.G.(O-H)1333/84-85 dated 29-09-1984** through its [1] Chairman **MR. CHANDRAKANT RAJARAM NAR,** Aged about 54 years [2] Secretary **MR. MANISH DATTARAM WAREKAR,** Aged about 46 years and [3] Treasurer **MR. SATYAWAN YESHWANT PARAB,** Aged about 60 years and having its office at Building No.57, Kannamwar Nagar 1, Vikhroli East, Mumbai 400 083, herein after referred to as the "**SOCIETY**" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its present and future members, successors, administrators and assignees) **OF THE ONE PART;**

ADJUDICATION 1007 PAID

SUB REGISTRAR KURLA 4

For PRAGATI DEVELOPERS

Partner

करल - १

3692	9e	23	M.Wareker

अध्यक्ष सचिव खजानदार

कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/1100901/ 944/2022 1K

Pages 1 169

Dinesh. M. Darad

Lavita D. Thorat

करल - १		
७९५२	२०	२३०
२०२२		

AND

M/S. PRAGATI DEVELOPERS, a Partnership Firm formed under the Indian Partnership Act, 2008 and having its registered office at 101, 1st Floor, J. K. Chambers, Plot No.76, Sector-17, Vashi, Navi Mumbai – 400 703. hereinafter Referred to as the **"DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners from time to time constituting the said firm, their respective heirs, executors, administrators and assigns) **OF THE SECOND PART;**

AND

THE MEMBERS OF THE SOCIETY (Whose name are written at the end of this agreement) hereinafter for the sake of brevity referred to as **"the Said Members"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective legal heirs, successors, administrators and assignees) of the **THIRD PART.**

The Society, Members and **the Developers** shall hereinafter, wherever the context may so require, be individually referred to as **'Party'** and collectively as **'Parties'**.

WHEREAS:

(i) The Society is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land ground situated at Village - Hariyali in the Registration Sub-District of Mumbai City and Mumbai Suburban within the limits of Greater Mumbai situated at Building No.57, Kannamwar Nagar 1, Vikhroli, Mumbai – 400083, Land bearing Survey No - 113, CTS. No. 356 (Pt.) admeasuring about 829.74 Sq. Mtrs or thereabout. A more particular

For PRAGATI DEVELOPERS

Partner

सचिव अध्यक्ष खजिनदार

कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड

description of the property is given in the Schedule hereunder written and hereinafter called **"the said Property / the Said Plot"**;

(ii) The 40 members of the society occupy the Said Building and each member occupies their respective flat area admeasuring about 23.77 Sq. Meters each and they are the owners / occupiers of the respective Flats. List showing Names, Area and Present Flat Numbers are here to annexed as **Annexure A**. The aggregate existing carpet area of all the 40 (Forty) existing flats in the said building is 950.08 square meters' carpet area as per MHADA sale deed;

(iii) The Society is having a valid and subsisting Lease deed for 30 years Dated 13/08/2021 bearing Registration No.KRL-1-12641-2021 executed in Societies favour from MHADA for a period of 30 years, a copy of said Index II of Lease Deed is hereto marked as **Annexure B**;

(iv) The society has obtained conveyance of the said property from MHADA under the Deed of Sale dated 13/08/2021 registered with the Sub Registrar of Assurance under Registration No. KRL-1-12642-2021, a copy of Index II of Sale Deed is hereto annexed as **Annexure C**;

(v) As per the Development Control Rules, Under Section 33(5), the buildings constructed by MHADA are being allowed to redevelop by consuming FSI as may be granted at concessional rate by the said authorities viz. MHADA.

(vi) The said building is in dilapidated condition and same is beyond repairs and the members are not having expertise, funds and technological Knowledge, so members have desired to appoint a suitable developer. The members of the Society of Building No.57 being interested in getting their building redeveloped by

For PRAGATI DEVELOPERS

Partner

ADJ/1100901/ 9491 20 21 IK	
Pages 3	169

करता
30y2 | 5 | 23
2022

demolishing the existing building and getting increased carpet area to themselves invited offers as per presently prevailing MHADA Policy. The Society and the said members being desirous of developing the said plot, invited offers from several Developers to develop the said societies' property.

(vii) The Developers herein by their letter dated 05/06/2021 addressed to the Society have submitted their offer for development of the said Property. Copies of Offers are here to annexed as **Annexure "D".**

(viii) The said offer given by the Developers has been accepted unanimously by all the members presents in the meeting by unanimously of the Society occupying Building No.57 and in the Special General Body Meeting Dated 10/06/2021, the present members of the said building approved the same unanimously. The the Society has appointed the Developers to construct a new building as per currently prevailing MHADA policy under DCR 33(5) DCR 1991 and/or DCPR-2034 Dated 21st September, 2018 and updated time to time as per DC rules of Municipal Corporation as may be applicable by demolishing the present building and constructing a new building comprising of flats in accordance with their Offer Letter Dated 05/06/2021 detailing the terms and conditions. The society has also issued an Appointment Letter certifying the present Developers duly appointed by them to develop the building. A copy of Offer Letter, Letter of Appointment Letter Dated 12/06/2021, and copies of Resolutions are hereto annexed as **Annexure "E" "F" & "G".**

(ix) The Developer shall provide the Amenities to each existing member in respect of each flats as per list annexed which is **Annexed – "H"** hereto.

For PRAGATI DEVELOPERS

Partner

सचिव अध्यक्ष खजिनदार
कनमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड

कलर - १
३९३२ | २३२३०
२०२२

(x) Pursuant to the said Resolution passed by the 'Society in its General Body Meeting and accepted by the Developers, the said members are to be provided Permanent Alternative Accommodation in the reconstructed building on the terms and conditions hereafter provided. The Developers are entitled to sell/allot surplus area and balance car parking available for sale only after Rera Registration or after complying to other applicable Laws without any liability of any nature on the Society, Managing Committee Members or Members. whatsoever in the open market by utilizing the balance FSI of the said Plot and additional FSI generated under current policy of MHADA under DCR 33 (5) of DCR 1991 and/or DCPR-2034 Dated 21st September, 2018 and updated time to time as may be applicable and with reference as per MHADA GR dated 03/07/2017. The Society and its members have agreed that the Developer shall be entitled to consume the entire F.S.I available in any form on the said property;

It is hereby expressly agreed by the Developers that they shall be solely liable for all the consequences arising out of the Sale of the balance saleable constructed area. The Developer hereby indemnifies and keep indemnified save and harmless the Society, its Members or managing Committee.

(xii) The Society and its Members executing the Development Agreement have also approved this Development Agreement and the General Power of Attorney related to the Redevelopment of Society's Property to be executed in favor of MR. TEJA KESHA RAVARIYA, a Partners of **M/S. PRAGATI DEVELOPERS** authorizing them to deal with the Public Authorities for sanction of plans, construction and completion of the project with the prior approval of the Society's

For PRAGATI DEVELOPERS

Partner

सचिव अध्यक्ष खजिनदार

कनमवार नगर सेलोडा को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/1100901/ 9/4/2022/K
Pages 5 | 169

Authorized members. Certified true copy of the resolution dated 30/01/2022 is annexed hereto and marked **Annexure "I".**

(xiii) The Developer declares that they have adequate resources, finances and expertise to carry forward and complete the redevelopment of the Society Building well within the stipulated period as mentioned herein under;

(xiv) Pursuant to the said Resolution passed by the 'Society in its General Body Meeting, the said members are to be provided Permanent Alternative Accommodation in the newly constructed building on the terms and conditions hereafter provided and the Developers are entitled to sell/allot surplus flats/shops/offices/units available for sale in the open market by utilizing the maximum available FSI and any other form of FSI in any name to be called of the said Plot [illegible] under current policy of MHADA under DCR 33(5) of DCR 1991 and/or DCPR-2034 Dated 21st September, 2018 and updated time to time as may be applicable.

(xv) The Society and the Developers are entering into this agreement to record the terms and conditions as mutually agreed and authorizing the Developers to sell the surplus area/tenements/unit/flats in the open market in their own name on the terms and conditions recorded herein;

(xvi) It is hereby expressly agreed by all the parties to this Development Agreement that the points contained in This Present supersedes other previous arrangements and commitments wherever there is contradictory statement / effect.

NOW THIS AGREEMENT WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

:- For PRAGATI DEVELOPERS

Partner

सचिव अध्यक्ष खजिनदार
कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड

करल - १

२०१२	२५	२३०

1. INCORPORATION OF RECITALS AND GRANT OF DEVELOPMENT RIGHTS

a. The recitals contained herein above form an integral and operative part of this Agreement as if the same were set out and incorporated herein.

b. The expression 'carpet area' shall mean the wall to wall area inside the flat as per **RERA**.

c. The Developers shall construct the building on the said plot for existing members and prospective members of the Society on their property more particularly described in the Second Schedule hereunder written and provide each existing members a tenement admeasuring **585.00 sq. ft. Carpet Area** as per RERA and the building so constructed shall also comprise of flats/premises for sale in the open market by the Developers as permissible in accordance with the DCR Rules in force on the said property.

d. The Developers shall be entitled to sell remaining flats/shops/offices/units in the newly constructed building of their saleable area for sale in the open market in their own name to recover their costs and profits. The Developer shall be responsible to satisfy the queries and objections, if any, with regard to the approvals, construction of the building for sale of flats in open market and all other allied queries incidental to the re-development and shall also be liable to the prospective purchasers and shall keep society indemnified for the same.

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

For PRAGATI DEVELOPERS

Partner

M.D.Warden सचिव | अध्यक्ष | खजिनदार

कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/1100901/ 94 / 2012 IK

Pages	7	169

R. Jadhav

Dinesh. M. Darud.

Kavita D. Thorat

M.D.Warden

U.P. Bhatt

S.S.Kadam

e. Subject to the provisions hereof the Developers have the authority and/or right for construction or development of or sale the flats/shops/offices/units in the open market subject to fulfillment of all applicable Laws with respect to Developers saleable portion in the name of the Developers in the proposed new building to be constructed on the said Property. The Developer can sale only after receipt of IOA and payment to MHADA and as per the provisions of applicable RERA. It is expressly agreed by the Developers that they will be solely responsible and liable for all and any consequences related to saleable portion thereof. The society will not be liable for any consequences in respect of sale portion, save and except internal dispute, if any, between the society and its existing members. The Society will Co-operate to resolve member's dispute, if any. The Society agrees to admit the Prospective Purchasers of the New flats/shops/offices/units as its members as per the then prevailing provisions of MCS Act/Rules there under and the bye laws of the society which shall be only after complies and fulfills all the terms and conditions as per the Redevelopment proposal and provides possession letter to the existing Members and such applicants / Prospective Purchasers shall be entitled to become the Member/s of the society only after the Developer complies with all the terms and conditions of the Offer Letter, Amenities List, Development Agreement and all other allied Documents and the prospective Member brings in Premium, proportionate Capital fund, Membership Fees, Entrance Fees, pending Maintenance Bills, Assessment Bills, etc; and subject to the other terms of this Development

For PRAGATI DEVELOPERS

Partner

कलम - ९

	२०	२०
२०२२		

Agreement, the Developers have agreed to develop the said Property at or for the consideration and on the terms and conditions hereinafter contained. The Society will admit all the new Flat purchasers accordingly within 15 days of submission of documents along with fulfillment of all the compliances mentioned herein along with all the allied documents and subject to the Developer handing over the complete charge of the Society along with all accounts.

f. The majority members have with the execution hereof before or simultaneously handed over to the Developer their respective Individual Consents by which each of the members has confirmed and agreed to the Developers entitlement to the development rights of the said property.

g. The Society has informed to the Developer that they have paid the property taxes payable in respect of the members Tenements as well as said plot to the MHADA / MCGM and the same is paid till the date of execution and registration of this agreement. However, it is expressly agreed by the Developers that all the pending dues including interest and penalty under all heads payable to MHADA / Housing Board, if any, shall be borne and paid by the Developer.

h. The Society has informed the Developers that for the utilization of the permissible F.S.I the specific NOC from the concerned Authority is necessary and the same would be considered on payment of additional premium determined by the said Authority from time to time. The cost of acquiring

For PRAGATI DEVELOPERS

Partner

ADJ/1100901/94 /2022/K	
Pages 9	169

R. R. Raut

Dinesh. M. Darud.

Kavita D. Thorat.

R. Jadhav

करल - १
Sep 2
२०२२

F.S.I. and the expenses incidental thereto shall be borne and paid by the Developers alone.

i. The Society shall continue to pay the lease rent, land revenue, rates, taxes, penalty, fine, deposit, electricity bill, water bills, etc; and outgoings in respect of the said property and the municipal taxes in respect of the said property till the existing building is vacated by all the members of the society and the Developer herein has unconditionally admitted, agreed and accepted to pay and bear all the arrears including interest and penalty if the same remains unpaid by the Society which are reflected and raised by MHADA / Housing Board under its head and the same will be paid in due course before handing over the possession in the new building and as per the prevailing Law. Thereafter Developer shall pay in respect of the said property Municipal Land Under Construction (L.U.C.) charges, water charges, electricity charges, etc; levied during the course of construction. The Developer shall pay the scrutiny charges and also other deposits required to be paid to the Municipal Corporation of Greater Mumbai or any other Government or semi government body or quasi Government body for the sanction of the plan /revised plan and for obtaining the work Commencement Certificate and if any of such deposits are refundable and / or non - refundable deposits shall also be likewise obtained by the Developers and the Society will reimburse if the same has been returned by the concerned department in the name of Society.

j. The Developer shall be liable to pay the taxes in respect of the said property from the time all the members of the society vacate the building and vacant possession is handed over by

For PRAGATI DEVELOPERS
Partner

कुर्ला - ९		
3692	२९	२३०
१२०२२		

the society to the Developer till possession of new premises is handed over upon receipt of the Occupation Certificate for the proposed new building granted by the M.C.G.M. / **MHADA / concerned Authority** in respect of Flats/Shops/Units/Offices to be occupied by all the existing members including new Flat/Shops/Units/Offices purchasers and installation of all amenities as per the final offer letter, the present Development Agreement and list of amenities and all essential services including but not limited to domestic water supply, domestic electric supply and all relevant installation along with operation permission, provision for Cable Television, internet, telephone, etc; and the Developer hands over the charge of the Society including accounts and also developers complying with all obligations under the present.

k. The Society and the Members occupying building hereby grant irrevocable License to the Developers to enter upon the said property more particularly described in the Schedule herein under written for the purpose of redeveloping the said property by demolishing the existing building and constructing a new building thereon by utilizing the Maximum permissible F.S.I under DCR 33(5) and by purchasing same FSI from MHADA as per 2C(ii) on the said plot and construct each flat admeasuring **585.00** sq. ft. Rera Carpet Area in the new building for the existing members and developer will sale remaining flats/shops/offices/units in the open market constructed by utilizing balance FSI, TDR and any other FSI in any name.

For PRAGATI DEVELOPERS

Partner

खजिनदार

अध्यक्ष

सचिव

कन्नमवार नगर सर्वोदय को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/1100901/	2022	K
Pages 11	169	

l. The Developer hereby agree and undertake that they will construct Commercial Plus residential premises.

करण. - १
3642 30/220
2022

The Developer hereby agrees that there will be only Two Residential flats on each floor for Existing Members and these flats will starts from Third Floor and there will be Provision of Toilet and Bathroom on every Refugee floor, Ground Floor as well as On Building's Terrace with the amenities if any for residential users.

2. CONSIDERATION TO THE MEMBERS OF THE SOCIETY OF BUILDING

57.

s the consideration for permitting the Developers to evelop the said property of the Society, the Developer shall ot to each member a self-contained Flat admeasuring area bout **585.00 Sq. Ft. Rera Carpet area** in the newly constructed building, (hereinafter referred to as **"the Permanent Alternate Accommodation"**) in lieu of the existing tenement and members would be shifted to newly constructed building with the consent of Society in their serial order (Room Number) or as may be allotted by the society in the new building and in consideration thereof the Members hereby agree to grant full, complete and Entire Development right / balance FSI in favor of the Developers herein in respect of the said property as contemplated herein, however there is no transfer of rights in respect of the property of the society in favor of Developers. The Developer cannot Sell the balance FSI in open market or transfer the balance to any

For PRAGATI DEVELOPERS

Partner

other project. It is specifically agreed that this Development Agreement is binding and entrusted only as per present MHADA policy under DCR 33(5) of DCR 1991 and/or DCPR-2034 Dated 21st September, 2018 and updated time to time as may be applicable. It is hereby agreed by the Developer that they will pay and bear GST (Goods and Services Tax) and other Taxes, charges, if any, levied on the Development Agreement, Power of Attorney (POA) and Permanent Alternate Accommodation Agreement (P.A.A.A.) for full ... however individual taxes related to Income Tax ... borne and paid by respected Members.

कुरला - ९
३९२ | ३७ | २३०
२०२२

b. For the purpose aforesaid the Developer shall be entitled to:

i. To demolish the existing building on the said property and to construct a new building at their own cost within a period of 36 months plus six months Grace period along with Occupation Certificate. The Developer shall obtain IOA with approval of concession covering all premises to be allotted to the members of the Society from the Municipal authorities. The Developer Shall comply with all requisitions under IOA and then only demolish the existing building. Being last requirement and obtain Commencement Certificate within period of Four Months from last member vacating the Society premises.

It is agreed between parties that, if the Developer fails to complete the re-development of the said property within a period of 36 months from the date of

THE SEAL OF THE SUB REGISTRAR KURLA-1

For PRAGATI DEVELOPERS

Partner

खजिनदार / अध्यक्ष / सचिव
कन्नमवार नगर संलोक को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/1100901/ 9/4/2022 IK
Pages 13 | 169

obtaining commencement Certificate, then, in that event, the Developer shall intimate, in writing to the Society after that the above period shall be automatically extended for a further period of six (6) months, from the date of expiry of 36 months from the date of obtaining First Commencement Certificate from MCGM/ MHADA).

करल - १
३८५२ | ९२ | २३०
२०२२

To construct for Members herein flats in the new building of the carpet areas stated hereinabove. To bear and pay entire cost of redevelopment/ construction of the new building/s, ancillary structures including cost of acquiring entire FSI as mentioned herein above which will be purchased by Developers from MHADA and which will be according to Development Control (DC) rules 33(5) DCR 1991 & DCPR - 2034 Dated 21st September, 2018 and updated time to time as may be applicable.

ii. To provide in the new flats for the Members, amenities and specifications broadly as per **Annexure – "H"** and the floor-to-floor height, for all the flats shall be **2.9 Meters** height.

iii. The development work shall be carried out by the Developer in respect of the said building strictly as per the terms and conditions of this Development Agreement.

iv. The Developer shall guarantee compensation of rent / displacement compensation fees to the members for acquiring temporary accommodation at the time of

कन्नमवार नगर सर्वोदय को-ऑप. हौसिंग सोसायटी लिमिटेड
अध्यक्ष
अभिनिदार

For PRAGATI DEVELOPERS
Partner

कुरल - १
३६५२ | ३३ | २३६
२०२२

notice for vacating the building which shall be obtained after issuance of I.O.A by the MHADA in the following manner –

a. Rs.23,000/- (Rupees Twenty Three Thousand only) per month to each members for first initial period of first twelve months as license fees towards temporary alternate accommodation.

b. Rs.24,000/- (Rupees Twenty Four Thousand only) per month to each members for next twelve months as license fees towards temporary alternate accommodation.

c. Rs.25,000/- (Rupees Twenty Five Thousand only) per month to each members for next twelve months as license fees towards temporary alternate accommodation.

d. Rs.27,000/- (Rupees Twenty Seven Thousand only) per month to each members from completion of 36 months to 42 months (i.e. next 06 months) as license fees towards temporary alternate accommodation.

v. If there is any delay by Developers in completing the project and offering to the members in writing their permanent accommodation beyond 36 months + Permissible 6 Months grace period in respect of Flats to be occupied by all the existing members from the date of last member vacating the flat premises. The Developer hereby guarantees to continue to pay the

For PRAGATI DEVELOPERS
Partner

कन्नमवार नगर सर्वोदय को-ऑप. हौसिंग सोसायटी लिमिटेड
खजिनदार
अध्यक्ष
सचिव

ADJ/1100901/ 9/4/20 ezIK
Pages 15 | 169

said Monthly Displacement Fees / Rent till they provide possession to the Members.

कारल - १
सह्र 37 290
2022

If Developers is unable to complete the project and unable to offer to the members their permanent accommodation and Society's area in above said period then the Society and its members shall be entitled to revoke this Development Agreement and Power of authorities through legal due process or can give Developer additional 11 months to complete the project and to offer the members their permanent accommodation. In this case the Monthly Displacement Fees / Rent will be of Rs.30,000/- (Rupees Thirty Thousand only) and additional to this Brokerage charges Rs.15,000/- (Rupees Fifteen Thousand only) to each member.

But even after that period, Developers is unable to complete the project and unable to offer to the members their permanent accommodation and Society's area in above said period then Society and its members shall be entitled to revoke the Development Agreement and Power of attorney through legal due process.

vi. It is agreed that the computation of the payment of rent shall start on the individual member of the building have vacated his/her/their premises and handed over the vacant possession thereof to the Society herein.

For PRAGATI DEVELOPERS

Partner

Dinesh. M Desai.
Kavita D. Thorat
R. Jadhav
J.G. Chavan
U.P. Singh
D'silva

कुर्ला - १

3897	34	230
२०२२		

However it is agreed that the period of construction shall start from the date of grant of first Commencement Certificate of the Building.

vii. The Developer shall further provide a sum of Rs.10,000/- (Rupees Ten Thousand only) to each member at the time vacating their respective premises and Rs.10,000/- (Rupees Ten Thousand only) to each member at the time Receiving their respective flat in newly constructed Building.

viii. Developer shall also pay brokerage for first year @ Rs.23,000/- (Rupees Twenty three Thousand only) payable to each member at the time of giving notice to each member vacating their respective premises and for subsequent years at the rate of half of the prevailing monthly displacement fees for arrangement of temporary alternate accommodation which shall be paid by along with the monthly Displacement.

ix. Developer shall pay hardship compensation of Rs.8,00,000/- (Rupees Eight Lakhs only) to each existing member which shall be payable as under:

a. Rs.50,000/- (Rupees Fifty Thousand Only) at the time of Signing and registration of Development agreement and Power of attorney.

For PRAGATI DEVELOPERS

Partner

अध्यक्ष
कन्नमवार नगर संलोका को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/11009011	94 / 2022	IK
Pages	17	169

b. Rs.1,50,000/- (Rupees One Lakhs Fifty Thousand Only) at the time of last vacating the flat of the building.

करल - १
२०२२

c. Rs.2,00,000/- (Rupees Two Lakhs only) immediately upon the completion of Fifth Slab.

d. Rs. 4,00,000/- (Rupees Four Lakhs Only) at the time of possession of their new Permanent Alternate Accommodation in new redeveloped building.

Guarantee To The Society :

A) Developer will provide Guarantee of Rs.1,10,40,000/-(Rupees One Core ten Lakhs Fourty Thousand Only) equivalent to 12 Months rent of all 40 Tenants in escrow account.

B) Developer shall keep with the Society 2 (TWO) Flats (2BHK) about 1178 sq. ft. and 1 (ONE) Shop about 275.40 Sq. ft (Shop No.3 Shown in building Map) having total area about 1453.40 Sq. Ft. as a Security or Guarantee as envisaged in Section 79 A. One on such Flat shall be released by the Society on completion of Fifth Slab, another flat shall be released by the Society on completion R.C.C. work of the entire proposed new building and Shop shall be released by Society on completion of finishing work of the entire proposed new building and obtaining Part Occupation Certificate.

कल्पतरू को-ऑप. हौसिंग सोसायटी लिमिटेड

अध्यक्ष

सचिव

For PRAGATI DEVELOPERS

Partner

क्रमांक - 9		
2022	30	230

xi. Any deficit in area of the new flat (New Permanent Alternate Accommodation in new redeveloped ~~as mentioned~~ building) to be allotted by the Developer herein above shall be compensated by the Developer @ Rs.10,000/- (Rs. Ten Thousand Only) per sq. feet of deficit area and Deficit area should not be more than 05 Sq. Ft.

xii. The Developer shall pay to the concerned Authority the additional premium as determined by the concerned Authority for utilization of the additional M.H.A.D.A. - F.S.I whichever the case may be.

a. The Developers will obtain all necessary permissions, authorizations, no objection letters, etc; for construction of new building on the said property of the Society from M.H.A.D.A., Municipal Corporation and other authorities, if any, at their own cost. The Developer shall also get the building plan duly sanctioned by the **MHADA / Municipal Corporation / Competent Authority** at their cost. The Developer shall have the approval of the Rehab portion Plan approved by the society / general body and signed by managing Committee and all the amended plans also within 07 days from the receipt of plan for the rehab portion.

b. The reconstruction of the proposed new building on the said plot shall be completed and

For PRAGATI DEVELOPERS

Partner

कन्नवार नगर सहोदा को-ऑप. हौसिंग सोसायटी लिमिटेड

अध्यक्ष / सचिव / खजिनदार

ADJ/1100901/ 9/4/2022	
Pages 19	169

कलम = १

७८५२	३८	२७०
२०२१		

the existing members shall be put in possession of their respective permanent alternate accommodation with Full Occupation Certificate in respect of Flats to be occupied by all the existing members and installation of all amenities and essential services like domestic water supply, domestic electric supply and lift installation, water and electric connection and other amenities within 36 months plus further 6 months grace period from the date last member vacating their premises.

xiii. It is hereby agreed by all the parties that as soon as the Developer receives IOD / IOA from the competent Authority, the Developer shall serve a 30 days written notice to the Society to vacate the old Flats and the Developer shall simultaneously upon each member vacating their old Flats pay the pending installment of Hardship compensation fund, 12 Post Dated Cheques [PDC's] of monthly displacement fees of Rs. 23,000/- each, 1 Months' Brokerage amount of Rs. 23,000/-, Shifting Charges of Rs. 20,000/- and also register the Permanent Alternate Accommodation Agreement (PAAA) at the cost of the Developer.

xiv. It is hereby agreed by all the parties that before completion 12 months of given date of first year's monthly displacement fees Developer will provide each member another 12 Post Dated Cheques [PDC's] of monthly displacement fees of Rs. 24,000/- and

THE SEAL OF THE SUB REGISTRAR KURLA-1

कनमवार नगर सोसायटी लिमिटेड

सचिव

अध्यक्ष

खजिनदार

For PRAGATI DEVELOPERS

Partner

Dinesh. M. Dand

Kavita D. Thorat

Brokerage amount Rs. 12,000/- i.e. ½ Month's r... Rs. 24,000/-.

3ey2	3E	230
2022		

i. It is hereby agreed by all the parties that Before completion of next 12 months. Developer will provide each member another 12 Post Dated Cheques [PDC's] of monthly displacement fees of Rs. 25,000/- and Brokerage amount Rs. 12,500/- i.e. ½ Month's rent of Rs. 25,000/-.

ii. It is agreed between parties that if Developer fails to complete the re-development of the said property within a period of 36 months from the date of obtaining commencement Certificate, then, in that event, then period automatically extended for a further period of Six (6) months as grace period from the date of expiry of 36 months from the date of obtaining First Commencement Certificate from MCGM/ MHADA). In that case Developer will provide each member another 06 Post Dated Cheques [PDC's] of monthly displacement fees of Rs. 27,000/- (Rs. Twenty Seven Thousand Only) with the Developers intimate letter in this regards.

iii. If Developers is unable to complete the project and unable to offer to the members their permanent accommodation and Society's area in above said period then the Society may give Developer another 11 months to complete the above said project and at that situation

For PRAGATI DEVELOPERS

Partner

कन्नमवार नगर संकुल को-ऑप. हौसिंग सोसायटी लिमिटेड

अध्यक्ष

सचिव

ADJ/1100901/ 94 / 2022-IK		
Pages 21		169

R. Jadhav

J. G. Chavan

Dinesh M. Dave

Kavita D. Thorat

करल - १		
3ey2	80	280
2022		

Developer will provide each member 11 Post Dated Cheques [PDC's] of Monthly Displacement Fees / Rent of Rs. 30,000/- (Rupees Thirty Thousand only) and additional to this brokerage charges Rs. 15,000/- (Rupees Fifteen Thousand only).

3. TITLE

The Developer shall be entitled to investigate the title of the Society to the said property and for which Society shall within a period of 07 days of execution of THIS PRESENT hand over all certified copies of documents related to the title of said property to the Developer and Developer shall be entitled to get the title of the property investigated through their advocate/solicitors and entitled to publish a notice in newspaper for any claim regarding title of the property. If any claim arises by any previous Developer if appointed prior to the Appointment of M/S. PRAGATI DEVELOPERS, then society shall at its cost get title clear and marketable. If any claim arises with respect to individual flat/s the respected Member / occupant will be liable to rectify the default at his/her/their cost.

4. **POWER OF ATTORNEY**

a. The Society will give their fullest co-operation and provide all information to the Developers. also the Society shall execute an irrevocable Power of Attorney in favour of **MR. TEJA KESHA RAVARIYA** partner of the M/S. PRAGATI DEVELOPERS to act jointly and/or severally, representing the Developers to sign and execute all applications, affidavits, documents, plans, etc; to be submitted to the Municipal Corporation of Greater Mumbai,

कन्नमवार नगर सहकारी गृह.नि.सोसायटी लिमिटेड

अध्यक्ष

खजिनदार

सचिव

For PRAGATI DEVELOPERS

Partner

M.H.A.D.A. or any other statutory authority which is connected with the development of the said property securing such N.O.C. or permissions expeditiously and obtaining lOA, Commencement Certificate, Electric Supply, Water connection, Assessment Tax, Occupation Certificate as well as approaching city survey office, D.I.L.R and other concerned authorities, etc with prior consultation from Society office bearer or Authorized representative of Society; all costs thereof to be borne and paid by the Developers. The said Power of Attorney shall only be used for Re-Development of Building No.57 which will be valid only till 6 months after obtaining O.C.

b. To dispose of in Developer's name on ownership basis the free sale premises in the building to be constructed on the said property to any person and on such terms as the developer may decide and to enter into Agreement for Sale in their own name, issue mortgage NOC to bank or any financial institution for the saleable flats and discharge the receipt of amount, from time to time. It is hereby agreed that the Developers will clear their loan / charge / lien on their saleable area simultaneously with the sale of that respected Flat or area. Prospective buyer can avail Loan only after the developer releases their banker's lien. Any pending dues of the Developer pertaining to the period of Redevelopment but generated afterwards the Developer undertakes to pay and bear the same immediately.

c. The said Power of Attorney shall not be revoked by the Society during the subsistence of this present. Developer

कुर्ला - ९
३९ | २३०
२०२२

THE SEAL OF THE SUB REGISTRAR KURLA-1

For PRAGATI DEVELOPERS
Partner

कनाकिया नगर सभोवा को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/11009011 of 4/11/2022 IK
Pages 23 | 169

assures the society that the Developer within the scope of Development Agreement shall use Power of Attorney only. Developer keeps indemnified the Society against all costs, losses and/or expenses which the Society may suffer or incur in the course of use of such Power of Attorney by the Developers. If Society feels that Developer is using the said Power of Attorney not as per the Scope of Development Agreement or in improper way then Society reserves the right to revoke the Power of Attorney as per process of law.

5. **GENERAL CONDITION**

a. It is clarified and agreed that after the members shift to the temporary alternate accommodation and the possession of the vacant building is given to the Developer, the Developers shall be liable to construct at their own cost a new building for existing members and prospective purchasers.

b. The Developers shall use bricks/blocks for the construction of outer Walls and partition walls. Developers undertake that finished inner walls and outer walls shall be of 4 inches & 6 inches respectively and it shall be in line with prevailing standard and as prescribed by the competent Authority.

c. The Society shall be entitled to appoint their own Advocates, Architects, Engineers, consultants, supervisors for supervision of the building and other works on the said property. Architects, Engineers, consultants and supervisors shall be entitled to visit and remain on the site whenever required and the Developer will render all possible assistance

For PRAGATI DEVELOPERS

Partner

करल - १
३९५२ | ०३ | २३०
१२०५२

to them for carrying out their duties to supervise the said work.

d. Project Management Consultant (P.M.C.) or Architects, Engineers, consultants and supervisors appointed by the Society or Society's representatives appointed by the Society shall be entitled to supervise the quality and progress of the work and the Developer shall co-operate the P.M.C. and the above said persons and Society in that regards. If any defect or any deviation or any shortfall in construction work than the specifications mentioned in annexure attached to Development agreement found, then Society intimate the same to the Developer in writing, Developer after verifying the same found the same defect or any deviation or any shortfall in construction work then Developer shall rectify the same within 30 days with the specifications approved and agreed between the parties and the prescribed norms of the industry or repair the same wherever the same at the costs of the Developer to the satisfaction of Architect or Engineers appointed by the Society as per prevailing industry norms and will be answerable for any deficiency in the execution of the construction or in the quality of material used. If Developer refuse to do so or Developer's act will not be as per Building Plan for existing residential user's, then Society may be entitled to revoke this Development Agreement and Power of attorney through legal due process.

e. It is expressly agreed and clarified that the Developer shall be entitled to use maximum FSI, Pro-rata FSI, Fungible FSI, and other FSI in any form of the said property in accordance with

SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MUMBAI)

For PRAGATI DEVELOPERS
Partner

ADJ/1100901/ 9471 2022/K
Pages 25 | 169

the current and prevailing provisions of the present Development Control Regulations with respect to MHADA/Society property and shall pay the requisite premiums and other fees/charges/premium payable to the MCGM and/or MHADA and/or any other concerned authority. Developers shall for the above mentioned purpose purchase FSI at their own cost and expenses and shall load such FSI to the extent of additional area to be provided to the existing members in society's name.

f. The members of the said society i.e. members in respect of the Building No.57 agrees to indemnify and keep indemnified the Developers, if any other Developer or Builder and/or any other person or party makes a claim to have acquired any rights viz. Building No.57 only including Development rights in respect of the said property and the Developer herein sustains a loss as a result thereof or incurs expenses in defending any proceedings.

g. Entire development work shall be carried out by the Developer at their cost and expenses. The Developer shall bear and pay the bills of the suppliers of building material, wages and salaries payable to the workmen, laborers and other persons employed for the purpose of carrying out the construction work etc. Income tax, GST, service charges, electricity bills, other statutory dues, provident fund, gratuity, insurance premium and all other dues payable to the workers as also other costs, charges and expenses that may be incurred by the Developers in respect of the said Development work and shall indemnify society and members

कुर्ला - ९
३६५२
२०२२

OF THE SUB REGISTRAR KURLA

For PRAGATI DEVELOPERS

Partner

R.R. Raut

Dinesh M. Dawal

Kavita D. Thorat

M.D. Walker Sakal

of Building No.57 for the same. It is further agreed by the Developer that any loss of limb or life of the workmen or any other persons, on the site of construction, the society shall not be responsible for the same, the Developer indemnifies the Society, both monetarily as well as legally. Any loss of time due to such accident will be considered as **"Force Majeure"** however, rent and penalty will increase proportionately as per the commitments by the Developer.

करल - १

	४५	२३०

h. The Developer agrees and undertakes to bear and pay all the wages, remunerations, salaries of its skilled, semi – skilled and un-skilled employees, labours etc. The Developer agrees and undertakes to alone be liable and responsible for the employees and labours and the Developer alone agrees and undertakes to be liable, responsible and answerable to the statutory authorities in the event of any accident/ mishap and it shall be the sole liability and responsibility of the Developer to take out appropriate Insurance Policy to deal with the same.

The Developers shall insure at their own cost with any insurance company for contractor's All Risk Policy and/or any appropriate comprehensive policy including earthquake for the full amount of the contract and also at their own cost insure all the workmen, labourers, employees and technical staff whether under the Workman's Compensation Act or any other statutes in force to cover adequate insurance for all of the workmen, labourers, employees and technical staff with any insurance company and shall keep the society

For PRAGATI DEVELOPERS

Partner

खजिनदार

अध्यक्ष

सचिव

कनाखरा नगर सहकारी को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/11009011 94 / 2022 IK

Pages 27 | 169

indemnified and harmless against any claims, liabilities and / or awards to that effect.

j. The members of Building No.57, Kannamwar Nagar Salokha Co-operative Housing informed the Developers that subject to the provisions of Law the Society have in itself good right, full power and absolute authority to enter into Development Agreement as per terms hereby agreed.

कल्ला - १
३८५२ | २६ | २१८०
२०२२

k. The Developer shall not in any manner create any lien, charge or mortgage or encumbrance of whatsoever nature on the said property in respect of Land and permanent alternative accommodation to be constructed for the existing 40 members on the said property but shall be entitled to do same in Developer's salable area and development rights without hindrance of society. It is specifically agreed that the Developer can mortgage their sale component of their Residential flats / Commercial units/premises to banks / investor / Company / financial institution. The Developer shall also be entitled to issue mortgage NOC and discharge the receipt of the amount received. It is agreed that the Society has authorized the Developer to deal with their sale component at their own risk, cost and consequences by mortgaging the same as stated above and the consent of the Society for the same shall be deemed to have been given by execution hereof, inspite of the above if the Developer requires the Society to execute any formal consent for that purpose, the Society shall do so as and when required. The Society and Managing Committee of the Society will not be liable / responsible for any situation arises from the above

SEAL OF THE SUB REGISTRAR KURLA
कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड
अध्यक्ष
खजिनदार
For PRAGATI DEVELOPERS
Partner
दुय्यम निबंधक कुर्ला - ७

said consent. The Developers shall complete the Development of the said property within a period of 36 months and further 6 Months grace period from the date of last member vacating the premises.

कर्ल - १
३९५२ | ४७ | २३०
२०२२

l. The maintenance, taxes, cesses, dues, duties and outgoings in respect of the flats to be allotted by the developer to the existing members of the Society shall be borne and paid by the existing members from the date they take possession of the flats in the new building or on expiry period of notice of intimation from the Developer that the flats in the new building are ready for occupation with all amenities in respect of Flats to be occupied by all the existing members and installation of all amenities and essential services like domestic water supply, domestic electric supply and lift installation and other amenities including Occupancy Certificate
(O. C.).

m. The Society declares that prior to the execution of this present, save and except the existing members/occupants and what has been stated above, they have not encumbered the said Property including by way of entering into any agreement or arrangement in respect of the said Property, nor have leased/mortgaged or charged the said Property or their respective right, title and interest therein with any other person or party or received any earnest or deposit or other money from any other person. If any individual Member has availed loan from any financial institution or otherwise then

For PRAGATI DEVELOPERS
Partner

खजिनदार
अध्यक्ष
सचिव
कनमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड

ADJ/11009011 9/4/2022/K
Pages 29 | 169

it shall be binding on that respective Member to clear the same or obtain N.O.C. from the Institution before demolition.

n. Members of building have by majority appointed managing committee and they will be looking after the Development work of the building herein after referred as building committee. If any member of the building has/have any grievance, then he/they shall approach the managing committee only and only managing committee shall have right to approach the developer for any redress, if necessary. Developers will discuss/negotiate with the managing committee only and not with individual members with respect of development work.

o. Developers shall provide boring Facility in the building along with rain water harvesting as per MCGM requirement.

The Developers shall provide circulation area as driveway for car park between the building and the boundary Walls.

q. The Developer agrees to endeavor to carry out the re-development work of the Society in such a manner that it shall not be a source of nuisance and/or disturbance to the adjoining Societies and further agrees to settle any complaints which may arise on account of the same on its own.

r. If the Developers creates/makes Shops and other Commercial area/ Offices in the new proposed building on Ground Floor or even on First Floor then the Entry for the Shops and other Commercial Area / Offices on first floor also, shall not be from the entry of Residential Area and

For PRAGATI DEVELOPERS

Partner

Commercial Area / Offices on first floor must have separate entry which will not affect residential area of entry of Residential Area/Members.

The members of the Shops and other Commercial area/ Offices will not allow to use the amenities of Residential members such as Gym With well equipment's, Yoga Room, Garden, Play Area and Open Terrace on the Building or other facility exclusively for the Residential members.

6. SCHEME OF DEVELOPMENT

a. The Developers shall complete the transaction herein contemplated in the following manner: -

i. After the execution and Registration of this present, the Developers shall take steps for finalization of plans for members component and same shall be duly shown and approved by the general body / managing committee along with Signatures on the proposed plan and as and when amended also to the managing committee of building and General body, which plans only Developer shall get duly approved and sanctioned by the Department and Developers shall make applications for requisite permissions.

ii. On and from execution of this present the Developers have right of entry and license to enter upon the said property as licensee and receipt of IOA and to carry and complete the construction as per the sanctioned plans or which may be amended from time to time by getting approval from MHADA/BMC. The

For PRAGATI DEVELOPERS

Partner

कनमवार नगर सर्वोदय को-ऑप. हौसिंग सोसायटी लिमिटेड

अध्यक्ष

सचिव

करल - १

७८५२	२१	२३०

१२०२२

ADJ/11009017 9/11/2021K

Pages 31 169

possession of the Developer for the period of development shall not be construed as possession under section 53(i) of the Transfer of Property Act, 1882.

iii. After the I.O.A is issued by the **MHADA** / competent Authority the Developers will call upon the Society and the said members by giving 30 days written notice to shift to the temporary alternate accommodation. The Developer shall also pay the monetary compensation to each member as stated here in above. If any of the Member fails to vacate the old Flats in the existing building and handover vacant and peaceful possession to the Society and ultimately to the developer then the respective defaulting Member shall be liable to pay damages to the Developer.

iv. If any Member or Members delay in giving vacant possession of his/her tenement to the Developers by the Appointed date, the defaulting Member(s) of the Society will be liable to pay to the Developers a sum of Rs.3,000/- (Rupees Three Thousand only) per day as liquidated damages. The Developer is entitled to recover the same from the concerned member's hardship compensation and shall deduct the total amount of such liquidated damages and the Developers/Society may vacate the tenement under 95A of MHADA Act. Further the period of 36 months plus Further 6 Months grace period shall be extended till the said defaulting member/s vacates his premises however developers shall be liable to pay rent

For PRAGATI DEVELOPERS

Partner