

Treasurer are empowered to execute this agreement, POA and MHADA redevelopment undertakings and applications to be executed in due course of time, incidental to this agreement. The Existing members acknowledge the rights of the Developers, created under this Development Agreement.

12. INDEMNITY

The Developer agrees to indemnify and hereby keeps the Said Society, its Members his / her heirs, executors, administrators and permitted assigns effectively indemnified from and against any claim or demand of whatsoever nature and howsoever made by any person or party whatsoever and from and against all actions and proceedings which any person or persons whatsoever may take against them (whether during the subsistence of this Agreement or thereafter) (i) arising out of any act, deed, matter and/or thing done or caused to be done, omitted or suffered by the Developer in the course of the performance of his/her obligations under this Agreement and/or (ii) due to or as a result of non-observance and/or non-performance by the Developer of any of the terms, conditions and provisions of this Agreement and from and against all costs, charges and expenses which they may incur as a result of any such claim, demand, action and/or proceeding and also from and against all losses and/or damages which they may suffer for the reasons aforesaid including inter alia for non-payment or delayed payment by the Developer of the License Fees or the Indirect Taxes or any other amounts payable hereunder by the Developer.

13. NOTICES:

13.1. Any notice and other communications provided for in this Agreement shall be in writing and shall be sent by prepaid registered post with acknowledgement due or speed post, in the manner as elected by the Party giving such notice at the address details stated below.

The relevant address of each Party for the purposes of receipt of notices and communications under this Agreement shall be the addresses as set out in the respective parties' title clauses to this Agreement.

13.3. Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other not less than 7 (Seven) days prior written notice thereof and till such written intimation, any notice/communication transmitted at the last known address shall be valid and good service.

14. MISCELLANEOUS PROVISIONS

14.1. Cumulative Rights:

All remedies of either Party under this Agreement whether provided herein or conferred by statute, civil law, common law, custom, trade, or usage are cumulative and not alternative and may be enforced successively or concurrently. These rights of the Said Society herein provided, shall be without prejudice to the right and remedies available to the Said Society under the Applicable Law and in equity.

14.2. Entirety:

This Agreement constitutes the entire agreement between the Said Society and the Developer with respect to the subject matter hereof to the exclusion of and shall supersede all other prior documents including term sheet/s, letter/s of intent, agreement/s, arrangement/s, understanding/s and assurance/s, either written or oral or vide exchange of emails (including exchange of drafts vide email), existing or proposed, between the Said Society and the Developer or their representatives, relating to the subject matter hereof. The Said Society and the Developer hereby expressly waive any and all the surviving terms contained in any and all of the abovementioned agreements, arrangements, understanding and assurances, either written or oral or existing or proposed.

14.3. Partial Invalidity:

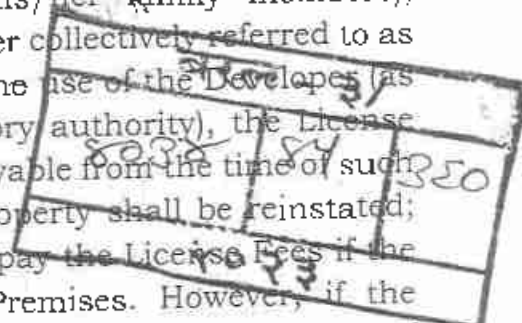
If any provision of this Agreement or the application thereof to any Person or circumstance shall be invalid or unenforceable to any extent for any reason including by reason of any Applicable Law or regulation or government policy, then and in such an event, the remainder of this Agreement; and the application of such provision to Persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by the Applicable Law. Any invalid or unenforceable provision of this Agreement shall be replaced by the Parties in good faith with a provision, which is valid and enforceable and which most nearly reflects the original intent of the unenforceable provision.

14.4. Amendments:

No modification or amendment to this Agreement and no waiver of any of the terms or conditions hereof shall be valid or binding unless made in writing and duly executed by the Said Society and the Developer.

14.5. Act of God Event:

In the event the Said Property or any part thereof, shall at any time during the License Period hereby created be destroyed or damaged by an Act of God event such as fire (which fire is not caused due to negligence of the Developer and/or his/her family members), earthquake, flood and tsunami (hereinafter collectively referred to as "Act of God Event") so as to be unfit for the use of the Developer (as may be certified by a competent statutory authority), the License Fees hereby reserved shall cease to be payable from the time of such destruction or damage until the Said Property shall be reinstated; however the Developer shall continue to pay the License Fees if the Developer is occupying the Licensed Premises. However, if the reinstatement of the Said Property cannot be done within a period of 30 days from the date of destruction of the Said Property then in that event the Said Society shall be entitled to determine this Agreement, without any liability on any Party save and except all payments due and payable by the Developer to the Said Society



and/or to the concerned authorities prior to such Act of God Event and/or during the Act of God Event if the Developer is in occupation of the Said Property as aforesaid.

14.6. Stamp Duty and Registration:

The stamp duty and registration charges and / or any other incidental charges payable in relation to this Agreement shall be borne and paid by the Developers to the exclusion of the Said Society and the Said Society shall not be responsible for payment of the same. This Agreement shall be executed in two sets and one of such sets shall be duly registered according to the provisions of the Registration Act, 1908. The Parties agree and undertake to attend the office of the concerned Sub-Registrar of Assurances for the purpose of registration of this Agreement.

14.7. Custody of Original of this Agreement:

The Developer shall retain the original registered set hereof and the second duplicate set shall be retained by the Said Society for its records. The Developer shall also furnish to the Society a true copy of this Agreement certified as a true copy by the concerned sub-registrar of assurances.

14.8. Binding Nature:

- a. This Agreement shall be binding on the Parties hereto and all persons claiming through or under them. None of the parties shall have or claim any right (whether during the subsistence of this Agreement or thereafter) which is not covered in, or which is inconsistent with, this Agreement and none of the Parties shall make any representation to or contract with any person contrary to what is provided herein.



- b. The Parties agree to extend all co-operation and assistance to each other and to do and execute all acts; deeds, matters and things as may be necessary and/or required from time to time to give full and proper effect to and to effectually implement the terms, conditions and provisions of this Agreement. Neither Party shall do, omit, suffer or permit to be done anything that is in breach of this Agreement.

14.9. Governing Laws

This Agreement shall be governed by, interpreted and construed in accordance with the laws of India, as applicable to the State of Maharashtra and shall be subject to the exclusive jurisdiction of competent courts of Mumbai.

बराबर 10. Dispute Resolution	
8038	1. The Parties hereto acknowledge, declare and confirm that this Agreement represents the entire understanding and agreement between them regarding the subject matter herof and no alterations, additions or modifications hereto shall be valid and binding unless the same are reduced in writing and signed by both the Parties;

For Varisat Mega Co-operative Housing Society (Ltd.)
 Hon. Chairman Hon. Treasurer Hon. Secretary

2. This Agreement shall be governed and construed in accordance with the laws of India;
3. The Courts at Mumbai shall have the exclusive jurisdiction in respect of the subject matter of this agreement;
4. This Agreement along with all its Schedules and Annexure(s) constitute the final and entire agreement between the Parties with respect to the subject matter hereof and supersede and terminate any other agreement of the Parties with respect to its subject matter.
5. The parties have agreed and accepted that the 'time period' mentioned hereinabove are essence of these presents, and the Developer with required help from the Society, shall endeavor to complete the project on or before 39 months from the date of execution of these presents.

THE SCHEDULE OF THE PROPERTY REFERRED TO:

ALL THAT the building no. 7 having ground plus storayed structure on the land-bearing Survey No. 123 (pt), 124, 125 and C.T.S. NO. 1665 (pt) of Shailendra Nagar, S.V. Road, Dahisar (East), Mumbai- 400 068 in the registration of Sub-District of Borivali, Mumbai Suburban District of Mumbai admeasuring 962.78 Sq. Mtr. (750.81 Sq. Mtr. as per lease deed) Subject to final demarcation by the Executive Engineer/, MHADA authority and bounded as follows that is to say-

On or towards the East :	Shailendra Education Society
	Shiv Samartha Society
On or towards the West :	Shiv Shakti Complex
On or towards the North :	Megha Apartment
On or towards the South :	DCP Zone XII Office



For Megha Co-operative Housing Society (Ld.)

<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Mr. Chairman	Mr. Treasurer	Mr. Secretary

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IN WITNESS WHEREOF the Parties hereto have executed this Agreement, in duplicate, the day and year first hereinabove written.

SIGNED AND DELIVERED

By the within named, SAID SOCIETY
DAHISAR MEGHA CO-OP. HSG. SOC. LTD
By the hands of its Managing Committee,
Chairman (Sitaram Bhagwan Naik):

For Dahisar Megha Co-operative Housing Society (Ltd.)
Hon. Chairman Hon. Treasurer Hon. Secretary



Secretary (Kantilal Vallabhdas Patel):

For Dahisar Megha Co-operative Housing Society (Ltd.)
Hon. Chairman Hon. Treasurer Hon. Secretary



Treasurer (Sandip Vasantlal Chheda):

For Dahisar Megha Co-operative Housing Society (Ltd.)
Hon. Chairman Hon. Treasurer Hon. Secretary



SIGNED, SEALED AND DELIVERED

by the within Named DEVELOPER:
M/s. Gurukrupa Realcon Lifespaces LLP
By the hands of its Designated Partners

Mahesh Lira Verat

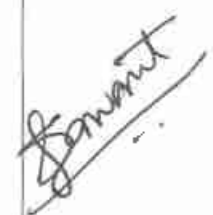
For, Gurukrupa Realcon Lifespaces LLP
Designated Partner

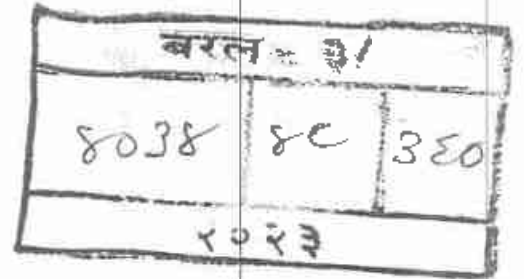


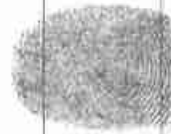
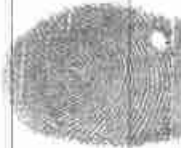
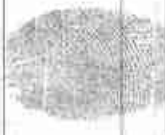
In the presence of:)

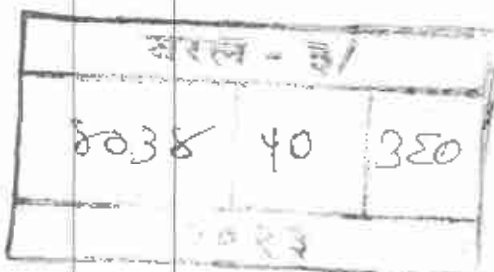
- 1. Sagar mane
- 2. Dipesh Patil

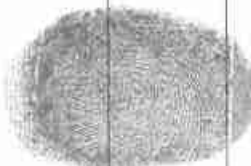
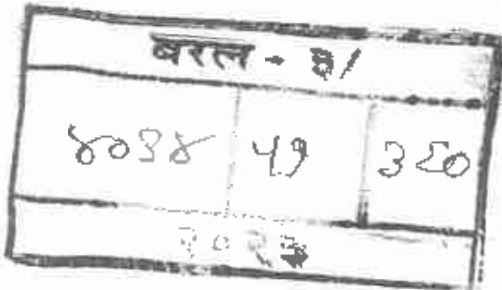
SIGNED AND DELIVERED by the		
Within named "MEMBERS"		
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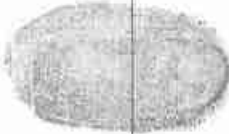
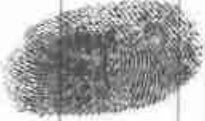
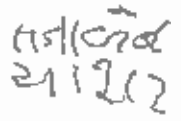
Sr. No.	Name	Room No.	Photo	Signature
1.	~~MILADA~~	241		
2.	~~VIRAL MUKESH SONI~~	242		
3.	SHILPA JAYANT SAWANT	243	 	
4.	~~BHIKAJI BAPURAO KACHARE~~	244		
5.	SUSHILKUMAR GULABRAO BOBDE	245	 	
6.	RATANBEN SHANTILAL GALA	246	 	



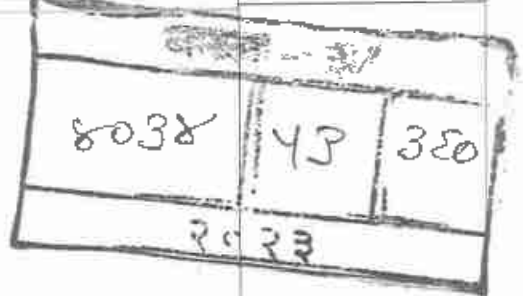
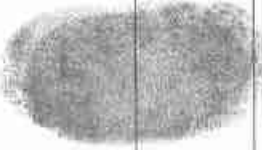
7.	VIDYA PANDURANG DHORE	247	 	Vidya P. Dhore
8.	ARUNA ARUN RAJE	248	 	Aruna A. Raje
9.	NANDINI SUBHASH DALVI	249	 	
10.	SANDIP VASANTLAL CHHEDA	250	 	 
11.	HITEN KALIDAS SABHADIA NAINA HITEN SABHADIA	251	   	 Naina
12.	VINIT CHANDRAKANT SAVLA	252	 	



13.	HIRALAL RAMSUMER YADAV and MAHESH HIRALAL YADAV	253	 
			 
14.	HARSHAD PARMANAND SHAH	254	
			 
15.	PANDURANG ARJUN SAWANT	255	 
			 
16.	AMOL MADHUKAR MORE	256	
	 		
17.	POOJA PANDURANG SAWANT	257	
			 

18.	SITARAM BHAGWAN NAIK	258			
19.	BHUPATSINGH CHANUBHA JADEJA	259			
20.	ASHOK KRISHNAJI DALVI	260			 
21.	SANJAY RAMESH SALVI	261			 
22.	SMITA SURENDRA PAWAR	262			
23.	LATABEN RAMNIKLAL ASHAR	263			

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24.	KANTILAL VALLABHDAS PATEL and ANUSAYA KANTILAL PATEL	264	    2012/24/3.परे Kantilal
25.	ASHWINI ANIL GHATGE	265	  
26.	NARESH KESHAV LUDBE	266	  
27.	REKHA MADHU MADNANI	267	  
~~28.~~	~~SHILPA ANIL RANCHORD and ZARNA PARAG BHINGARE~~	268	 
29.	CHANDRAKANT MAVJEE SAWALA	269	  

30. MANISH KISHOR MEHTA

270



31. HASMUKH MAVJI SAVLA

271



32. PARIN HASMUKH SAVLA

272



33. SURENDRA
PAWAR

ARJUN

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34. AMIT KIRTIKUMAR GALA
and
NISHA KIRTIKUMAR GALA

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35. TEJAL ANKIT JANI

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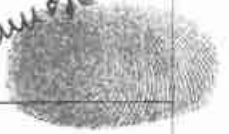
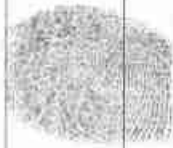


36. DIPTI DILIP MUKADAM

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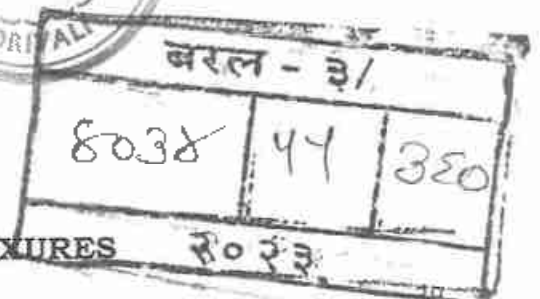


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37.	KRISHNA DHIRAJLAL GUNJARIA and MANISHA KRISHNA GUNJARIA	277	  <i>Krishna</i>	 <i>Manisha</i> 
38.	VEENA SURESH TAWDE	278	 	<i>Suresh</i>
39.	ANAND JAYWANT KANDALGAONKAR	279	 	
40.	SHEELA PANDIT LOKHANDE	280	 	<i>Lokhande</i>

In the presence of:

1. Sayar name *Sayar*
2. Dipesh Patil *Dipesh*



PARTICULARS OF ANNEXURES

Annexure No	List of Annexure
ANNEXURE- I	Property description given in First Schedule.
ANNEXURE- II	Name and details of the Committee Members and residential apartment owners.
ANNEXURE- III	Lease Deed
ANNEXURE- IV	True copy of Property Card / City Survey Map of the said Property
ANNEXURE- V	True copies of Registration Certificate of the Developers along with necessary Resolution.
ANNEXURE- V A	Bar Chart / Time Line Chart
ANNEXURE- VI	List of Amenities
ANNEXURE- VI A	True copy of the Deed of Partnership of "M/S GURUKRUPA REALCON LIFESPACES LLP, true copy of the Resolution, authorizing the present partners to agree and undertake the redevelopment of the said Building No.7
ANNEXURE- VII	Resolution of appointment of the Developer passed by the Society
ANNEXURE- VIII	Appointment letter from the Society
ANNEXURE IX	Society Registration Certificate.
ANNEXURE X	AREA offered in sq.ft. by the Developer



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INDENTURE OF LEASE

DAHISAR MEGHA

CO.OP.HSG.SOC.LTD.

BLDG NO. 07



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Wednesday, March 21, 2018

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Page No.

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पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 3338 दिनांक: 21/03/2018

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-2-2971-2018

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: दहिसर मेघा को ओय हो सोसा चे चेअरमन सीताराम - नाईक

नोंदणी फी

रु. 8660.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 9780.00

आपणास मूळ दस्त. धबनेल प्रिंट. सूची-२ अंदाजे

11:59 AM ह्या वेळेस मिळेल.

सह दु. नि. का. बोरीवली-2

बाजार मूल्य: रु. 866000 :-

मोबदला रु 0:-

भरलेले मुद्रांक शुल्क : रु. 43300/-

सह दुय्यम निबंधक, वरीवली क्र. २
मुंबई नगर विस्था.

1) देयकाचा प्रकार: eChallan रक्कम: रु. 8660/-

डीडी धनादेश पे ऑर्डर क्रमांक: MH012106630201718E दिनांक: 20/03/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1120/-

REGISTERED ORIGINAL DOCUMENT

22/03/18

DG NO 7 SARVE

EAST

ELDPENMT-

Only

49368

Verified with RBI

Name of Branch

Serial No. Date

Not Verified with Serial

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

Mobile No. :

Not Available

सादर चालव केवल दुय्यम निबंधक कार्यालय नोंदणी करतारांच्या दस्तऐवजां लागू आहे. नोंदणी न करता येणारे दस्तऐवज सादर चालव लागू नाही.

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Page 1/2

Print Date 21-03-2018 11:48:43



CHALLAN
MTR Form Number-6

Page No. 43 to 127

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			PAN No.(If Applicable)			
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2		Full Name	DAHISAR MEGHA CHS LTD		
Location	MUMBAI					
Year	2017-2018 One Time		Flat/Block No.	DAHISAR MEGHA CHS LTD BLDG NO 7 SARVE		
			Premises/Building	NO 123 PT 124 125		

Account Head Details	Amount (In Rs.)	Road/Street	SHAILENDRA NAGAR DAHISAR EAST			
0050063301 Registration Fee	8660.00	Area/Locality	MUMBAI			
		Town/City/District				
		PIN	4 0 0 3 6 8			
		Remarks (If Any)				
		SecondPartyName=MUMBAI SUB REGISTRAR BORIVALI 2				
		Amount In Words	Eight Thousand Six Hundred Only			
Total	8,660.00					
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Cheque/DD No.	Bank Date	RBI Date	20/03/2018-17:04:47			
Name of Bank	Bank-Branch	IOBI BANK				
Name of Branch	Scroll No. , Date	Not Verified with Scroll				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयाने नोंदणी करतानाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करता दस्तावेज सदर नसलेल लागू नाही.

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CHALLAN
MTR Form Number-6

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Type of Payment			Stamp Duty Registration Fee					
Office Name			BR2_JT SUB REGISTRAR BORIVALI 2					
Location			MUMBAI					
Year			2017-2018 One Time					
			Payer Details					
			TAX ID (If Any)					
			PAN No.(If Applicable)					
			Full Name					
			DAHISAR MEGHA CHS LTD					
			Flat/Block No.					
			DAHISAR MEGHA CHS LTD BLOG NO 7 SARVE					
			Premises/Building					
			NO 123 PT 124 125					
Account Head Details			Amount In Rs.					
0030063301 Registration Fee			8660.00					
			Road/Street					
			SHAIENDRA NAGAR DAHISAR EAST					
			Area/Locality					
			MUMBAI					
			Town/City/District					
			PIN					
			4 0 0 0 6 8					
			Remarks (If Any)					
			SecondPartyName=MUMBAI SUB REGISTRAR AND AREA DEVELOPEMNT-					
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Name of Bank			Bank-Branch					
			IDBI BANK					
Name of Branch			Scroll No. , Date					
			Not Verified with Scroll					

NOTE: - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available

Challan Defaced Details

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Sr. No.	Remarks	Defacement No.	Defacement Date	Issued	Defacement Amount
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रा. नो. म. नि. व. मु. नि. पुणे शाखे पत्र क्र. का. ३/संगणक/मुद्राक पावती दुरुस्ती/०६/३९२, दि. ४/१०/२००६

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NOT TRANSFERABLE

Receipt Date : 21 Apr 2017

On Account of _____ \$100.00 10/1/70

Date _____

Bank Name &
Branch

Area
CodeAmount
(In Rs.)

DELIVERED
Bank Name &
Branch
08 MAR 2018

ADJ-1100602 1639 701

LiD: No

Lot Date:

Sr. No.

Description of Stamps / Franking

DELIVERED
08 MAR 2018

Denomination

Amount
(In Rs.)

Hearing Date on:

20 SEP 2011

बल		५
२८८९	५	
Total R. ०१८		

Rs. 200.00

Rupees ₹

DELIVERED
108 MAR 20

Cashier / Accountant

Signature / Designation.

8038 5 3501

१।५३ सुप्रसन्नः सुविभक्तमनोः सुखी सुवर्णकर्मन्तः सुशान्तः सुविदुषः सुविचरः सुविज्ञः

मुद्रांक अधिनियम १९५८ च्या अनुच्छेद ३६ [read with २५ (b)] नुसार मुद्रांक शुल्क देय आहे.

Signature / Destination.. ३५
8038 ६७ 3501

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otherwise include its successors and permitted assigns) of the other

मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय
एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.अभि./आदेश 357

दिनांक 06 MAR 2018

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100902/1689/2017 अन्वये पक्षकार Dahisar Megha Co-op. Hsg. Soc. Ltd. यांनी दिनांक 21/08/2017 रोजी Indenture of Lease चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे

Date of Execution	---	Unexecuted
Nature of Document	---	Indenture of Lease
The Authority	---	MHADA
The Society	---	Dahisar Megha Co-op. Hsg. Soc. Ltd.
Property	---	All that the Bldg.No.07, Multi Storayed structure on the Land at Survey No.123pt, 124, 125 & Circle No.1665 of Shailendra Nagar, Dadhisar (East) Mumbai - 400051.
Rent	---	Rs.3840/- per annum
Taxes	---	26720 + 2880 = 29600/- per annum
Premium	---	Rs.2,73,520/-

अभिनिर्णयाकरीता सादर केलेला दस्त हा Indenture of Lease चा असून सदर संलेखामधील निष्पादीत झालेला नाही. प्रस्तुत दस्तान्वये म्हाडा उपरोक्त मालमत्ता Dahisar Megha Co-op. Hsg. Soc. Ltd. सोसायटी यांना भाडेपट्ट्याने देत आहे. दिनांक 07/05/2005 पासून मुद्रांक अधिनियमात झालेल्या सुधारणांनुसार भाडेपट्ट्याच्या दस्तावर बाजारमुल्यावर मुद्रांक शुल्क आकारणे आवश्यक झाले आहे. परंतु जर शासन, निमशासकिय संस्था, स्थानिक स्वराज्य संस्था वा शासनाचे अंगीकृत व्यवसाय यांनी मालमत्ता भाडेपट्ट्याने दिली असेल तर मालमत्तेचे बाजारमुल्य कशा प्रकारे निश्चित करावे याबाबतचा सुचना क्र. 1/2006 दिनांक 16/03/2006 मधील महाराष्ट्र राज्य पुणे यांनी त्यांचे परिपत्रक जा.क्र./कार्या/15/प.क्र. 3 भाडेपट्टा/173/2006 दिनांक 16/03/2006 मध्ये दिल्या आहेत.

प्रकरणाधीन दस्तान्वये म्हाडाने मालमत्ता भाडेपट्ट्याने दिली असून म्हाडा शासकीय संस्था असल्यामुळे उपरोक्त परिपत्रकानुसार बाजारमुल्य = (प्रिमियम + [(वार्षिक भाडे + प्रॉपर्टी टॅक्स) x 20]) ह्या अचानुसार मुल्यांकन करण्यात येत आहे.

सदर सुत्राच्या मुल्यांकनानुसार रु.8,68,000/- इतके बाजारमुल्य निश्चित करण्यात आले त्याच महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 38 [read with 25 (b)] नुसार मुद्रांक शुल्क देय आहे.

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Otherwissh include its successors and permitted assigns) of the other part:

Mark *Kommu* *Set*

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क	भरणा केलेले मु.शु.	कमी भरलेले मु.शु.
रु.8,66,000/-	36 [read with 25 (b)]	रु.43,300/-	रु. 0/-	रु.43,300/-
दुय्यम दोन प्रत अनुच्छेद 27 नुसार				रु.200/-
दुय्यम प्रत अभिनिर्णय फी				रु.100/-
				रु.43,600/-

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

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची अनुच्छेद 36 [read with 25 (b)] व 27 नुसार मुद्रांक शुल्क रु.43,600/- देय असल्याने जा.क्र.अभि./आदेश/696/18 दिनांक 16/02/2018 अन्वये आदेश पारित करण्यात आले होते. अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकारांनी दिनांक 26/02/2018 रोजी असल्याने दिनांक 16/02/2018 रोजीचा आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शक्य जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही असा बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संस्थेच्या वतीने परस्पर रक्कम भरल्यास आणि त्याचाने बांधकाम बांधण्यात येईल अशी गती घेतली आहे.
- संस्थेच्या वतीने परस्पर रक्कम भरल्यास आणि त्याचाने बांधकाम बांधण्यात येईल अशी गती घेतली आहे.
- संस्थेच्या वतीने परस्पर रक्कम भरल्यास आणि त्याचाने बांधकाम बांधण्यात येईल अशी गती घेतली आहे.
- एकूण पाने 1 ते 22 आहेत. दस्तातील नमुद या Appendix तसेच अनुषंगीक कागदपत्रे हा दस्तऐवज बनविला जाईल असे नमूद आहे.

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प्रति

Megha Co-op. Hsg. Soc. Ltd.
Bldg No.7, Shailendra Nagar, Dahisar (East)
Mumbai - 400 068.

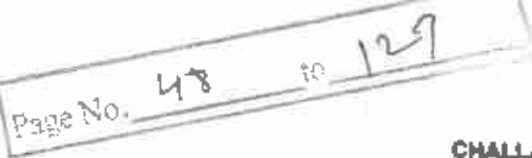
सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9

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(राजेंद्र बोकरा)
मुद्रांक जिल्हाधिकारी, बोरीवली



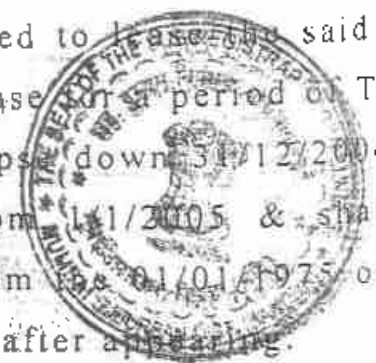
GRN	MH010776907201718M	BARCODE	17/02/2018-14:34:08		Date	17/02/2018-14:34:08	Form ID	
Department			Inspector General Of Registration					
Non-Judicial Stamps			Payer Details					
Type of Payment			Duty on Doc Voluntarily brought for adjudicain SoS		TAX ID (If Any)			
					PAN No.(If Applicable)			
Office Name			CSB_COLLECTOR OF STAMPS BORIVALI		Full Name			DAHISAR MEGHA GHS LTD
Location			MUMBAI		Flat/Block No.			BUILDING NO 7
Year			2017-2018 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			SARVE NO 123PT 124 126 SHALENORA NAGAR
0130050801 Amount of Tax			43600.00		Area/Locality			DAHISAR EAST MUMBAI
					Town/City/District			
					PIN			4 0 0 0 6 8
					Remarks (If Any)			
					ADJ1100902/1689/2017			
					Amount In			Forty Three Thousand Six Hundred
			43,600.00		Words			
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		02300042018022189525 180521000010	
Cheque/DD No.			Bank Date		RBI Date		21/02/2018-17:13:40 22/02/2018	
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		80222 , 22/02/2018			
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. चदर पालन कवक दयान निवारण कार्यालयात नोंदणी करवावाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवावाच्या दस्त्यासाठी चदर पालन लागू नाही. Signature Not Verified Digital signed by DS VIRTUAL TREASURY MUMBAI 01 18:28:52 IST Reason: Secure Document Location: India Chatlan Defaced								
Br. No.		Defacement No.		Defacement Date		Userid		
1		0006072499201715		28/02/2018-16:25:36		IGR242		
						Defacement Amount		
						43600.00		
Total Defacement Amount				43,600.00				

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AND WHEREAS, the Board was possessed of otherwise well and sufficiently entitled to a piece or parcel of land admeasuring 756 Sq. Meters situated at S.No. 123pt, 124, 125 City Survey No. 1665(pt), being part of the Board's land at Shailendra Nagar, Dahisar (East), Mumbai- 400068 in the registration sub district of Borivali Mumbai Suburban District and more particularly described in the Schedule I hereinafter written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as 'the said land') for residential use.

AND WHEREAS, the said land has now become the property of the Authority and all rights, liabilities and obligations of the Board, as aforesaid in relation to the said land have become the rights, liabilities and obligations of the Authority:

AND WHEREAS, the building No.07 situated at Shailendra Nagar Dahisar (East), Mumbai- 400068, Mumbai consisting of 40 tenements constructed on the said land for residential use (hereinafter referred to as 'the said building') is being conveyed to the society by a Sale deed of even date between the Authority and the society and it is now expedient and necessary to lease the said land underneath and appurtenant to the said building to the said society:



AND WHEREAS, the Authority has agreed to lease the said land and the society has agreed to accept such lease for a period of Thirty years from date of commencement which lapse down 31/12/2004 the period for second instance commences from 1/1/2005 & shall be payable for by every once with effect from 01/01/1975 on the terms, conditions, rents and covenants hereinafter appearing.

AND WHEREAS, it is expedient and necessary to execute this

बरल - १/ of lease in favour of the society in pursuance of the above mentioned agreement.
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बरल - ३/
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AND WHEREAS, before the execution of these present the Society has paid a sum of Rs. 1,11,280/- (Rupees One Lakh Eleven thousand Two hundred Eighty Only) towards premium and Rs. 1,62,240/- (Rupees One Lakh Sixty two thousand Two hundred Forty Only) towards lease Rent for the period from 01/01/1975 to 31/03/2017 (the receipt of which the Authority doth hereby admit and acknowledge).

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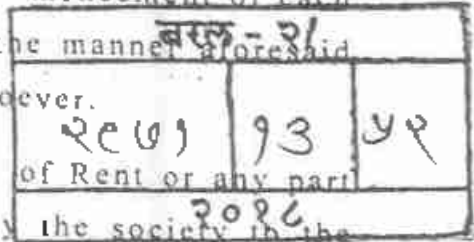
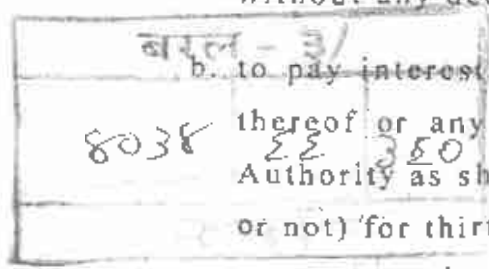
NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the above said sum of Rs. 1,11,280/- (Rupees One Lakh eleven thousand Two hundred Eighty Only) towards premium and Rs. 1,62,240/- (Rupees One Lakh Sixty two thousand Two hundred Forty Only) towards lease Rent for the period from 01/01/1975 to 31/03/2017 paid by the Society to the Authority before the execution of these presents (the receipt of which the Authority before doth hereby admit and acknowledge) and in consideration of the Rent and covenants hereinafter reserved and contained the Authority doth hereby demise by way of lease unto the Society the said land being a part of the Authority's estate and shown on the plan annexed hereto and thereon bounded on red TO HAVE AND TO HOLD the said land for a term of thirty years & renewable by every once commencing on the 1st Jan day of 1975 (hereinafter referred to as 'the commencement date') for residential use subject to the terms and conditions hereinafter mentioned yielding and paying therefore during the said terms a sum of Rs. 3,840/- (Rupees Three thousand Eight hundred Forty Only) p.a. as lease Rent without any deduction to be paid in advance every year on or before the 5th day from the date on which the yearly terms begins every years at the office of the such other place as the Authority may from time to time in this behalf and intimate to the society:

2. The Society doth hereby covenant with the Authority in the following manner that is to say :-

a. to pay as aforesaid the lease Rent of Rs. 3,840/- (Rupees Three thousand Eight hundred Forty Only) in advance every year on or before the fifth day of the commencement of each year for which the same is payable in the manner aforesaid without any deduction or abatement whatsoever.

b. to pay interest on such amount of Lease of Rent or any part thereof or any other dues to be paid by the society in the Authority as shall remain unpaid (whether formally demanded or not) for thirty days after the date on which the said amount or any part thereof or any other dues has or have become



Handwritten signatures and names: Shank, Kishore, Jai

payable as aforesaid at the rate of 13 1/2 % p.a. until the whole of such amount or dues has or have been paid.

c. to peacefully vacate the said land on the expiry of the term of the lease hereby agreed to be granted or the extended term or earlier determination of the lease as the case may be and hand over the possession of the same to the Authority in its then existing condition:

d. to abide by all rules regulation Bye-law and conditions now or at any time hereafter duly prescribed by the Government, Municipal Corporation of Greater Mumbai or of the Authority is so far as they relate to the said land:

e. to abide by and be bound by the provisions of the said Act and the rules and regulations and Bye-laws made under the said Act or under any law for the time being in force in so far as they relate to the said land:

f. to bear, pay and discharge all the present and future rates, taxes, ceases, assessments, duties and impositions and outgoings whatsoever assessed, imposed and charged upon the said land by the Government or the Municipal Corporation of Greater Mumbai or any other. Local Authority or statutory body under any laws for the time being in force including sanitary and water ceases of any kind whatsoever whether payable by the Authority or the society and all expenses relating thereto if any, and save and keep harmless and indemnified the Authority in respect thereof:

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The present property taxes come to Rs. 26720/- per year and a Non-Agricultural tax comes to Rs. 2,880/- per year.

To permit the Authority and its authorized agents at all reasonable time to enter upon the said land and Building erected thereon for the purpose of collection of rent or any other dues or for any other lawful purposes.

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i. Not to assign, sublet, underlet or otherwise transfer in any other manner whatsoever including parting with the possession of the whole or any part of said land or its interest

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there under or benefit of this lease to any person or persons or change the residential user of the said land or any part thereof without the previous written permission of the Authority:

- j. To use the plot as well as building standing thereon only for the residential purpose and not for any other use.
- k. to keep and maintain the open space of the said land in a clean neat and sanitary condition:
- l. to pay full compensation to the Authority for any loss, damage or injury that may be caused to the said land or any part thereof by reason of the excessive user or any act of omission or commission on the part of the society is servant or others in its employment or of the visitors or any other persons coming to or on the said land or to the building and to indemnify the Authority on all such accounts:

m. It is agreed that lessee is entitled only to the floor space index (F.S.I.) consumed on underneath & appurtenant land under the building conveyed to the society. Any unutilized FSI for the said land in excess of the said building or any additional FSI becoming available due to any change or modification in the DC Rules and Regulations at any point of time shall be the property of the Authority. The lessee shall be entitled to make a request to the Authority for utilization of such additional or balance FSI. Such request shall be considered on merits and on payment of additional premium and additional lease rent and on additional conditions as determined by the Authority from time to time.

That Lessee shall abide by the terms and conditions vis-à-vis Development permission as well as Policies and Guidelines prescribed by the Authority in case Lessee decide to review the layout as per modified DCR 33(5)"

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The lessee in case decide to redevelop the building under DCR 33(9) of the DC Regulation, 1981 shall obtain prior permission of the Authority for execution of the Scheme under DCR 33(9):

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p. not to do or suffer anything to be done on the said land which may cause damage, nuisance, annoyance or inconvenience to the occupiers of the adjacent premises of to the Authority or to the neighborhood.

3. The Authority hereby covenants with the society that on the society paying the rents hereby reserved and observing and complying with the duties and obligations of the society herein contained the society shall peacefully hold and enjoy the said land during the said term without any unlawful interruption by the Authority or any person claiming through or under the Authority.

4. It is hereby agreed that the society shall so hold the said land TOGETHER WITH the right in common with the Authority and the occupiers of the adjoining premises of the Authority to use for all purpose the roads and passages made or hereafter to be made by or for the accommodation of the Authority the free passage and running of water and soil coming from any other building and land of the Authority and any other leases of the Authority on the adjoining premises by in or through the channels, water courses made or to be made upon or under the said land or any at them or any part thereof.

The Authority shall at all times have power without obtaining the consent of or making compensation to the society to deal as the Authority may think fit, with any of the lands and premises adjoining or opposite or adjacent to the said land and have power to erect or permit to be erected on the said adjoining opposite or adjacent lands or premises any building whatsoever whether building shall, or shall not affect or diminish the light or air which may now or any time during the term hereby granted be enjoyed by the society or the occupants of the said

land or any part thereof and also have power to permit any such Building to be used for any purposes which the Authority may

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6. It is hereby agreed and declared that all moneys, sums dues and other charges payable by the society under these presents shall be deemed to be arrears of rent payable in respect of the said land and shall be recoverable from the society in the same manner as arrears of land revenue as provided in the Section 67

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and 180 of the said Act as amended from time to time provided always that this clause shall not affect other rights, powers and remedies of the Authority in this behalf.

7. It is hereby also agreed that if the lease rent hereby reserved or any part thereof or other dues, if any together with interest thereon, if any, to be paid by the society shall be in arrears for ninety days after becoming payable (whether formally demanded or not) or if the society fails to observe any of the terms, conditions or covenants stipulated hereby then and in any of the said events it shall be lawful for the Authority at any time thereafter by giving ninety days notice to terminate the lease forthwith and there upon re-enter upon and take possession of the said land the building and other erections, fixture materials, plants, chattels and effects thereupon and to hold and dispose of the same as the property of the Authority. if this lease had not been entered into and without making to the society any compensation or allowances for the same. It is hereby further agreed that the rights given by this clause shall be without prejudice to any other right of action of the Authority in respect of any breach of the covenants herein contained by the society and it shall be lawful for the Authority to remove the society and all other persons in or upon the said land or any part thereof, and its effects there from without in any way being liable to any suit, action indictment or other proceedings for trespass damage or otherwise provided if the society complies with the requirements of the said notice within the period stipulated in such notice or an extended period as the Authority may permit. The Authority shall not exercise the said right of re-entry if the society complies with the requirements of the said notice within the period stipulated in such notice or an extended period as the Authority may permit.

8. The society shall comply all the legal requirements including payment of Stamp Duty required either for the purpose of

Agreement/ with the allottees or for the purpose of utilization of TDR/Balance FSI in pursuance of NOC granted by the Mumbai Board. In case any complaint is received for non payment of stamp duty, registration of any documents required to be stamped in accordance with law, then the NOC is liable to be cancelled. The allottees/society shall submit an Affidavit-cum-

Encl

Memorandum

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Undertaking to the effect that they will comply all the necessary legal requirements including payment of Stamp Duty and Registration charges.

9. The said land is leased for a period of Thirty years from the date of commencement i.e. 01/01/1975 which lapsed down 31/12/2004 & the period for second instance commenced of 1/1/2005 and the lease shall be renewable by 30 years period once on the terms and conditions determined by the Authority from time to time.

10. Any notice intimation or demand required to be given or made by the Authority on the society under this deed of lease shall be deemed to be duly and properly given or made if given by the officer duly authorized by the Authority in that behalf and shall be deemed to be duly served if addressed to the society and delivered or affixed at the said land or at the address of the office of the society as stated herein-above and any notice to be given to the Authority will be sufficient served if addressed to the Vice President and Chief-Executive Officer of the Authority and delivered at his office.

11. The society shall bear and pay all costs, charges and expenses and professional charges of and correspondence, preparation, execution and stamp duty registration charges, out of pocket expenses and other outgoings in relation thereto and those occasioned to the Authority by reasons of any breach of terms conditions and covenants contained in these presents and for enforcing any right of the Authority under these presents.

12. The land under the building and the land appurtenant should be included to mean land which is required for setback, etc., of the building. Only these are leased to the Society. All other balance lands in a layout therefore would remain the property of M.H.A.

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IN WITNESS WHEREOF the signature of Shri Smt -----
 ----- Dy.CO.(W) Mumbai Housing and Area Development
 Board, Mumbai for and on behalf of Maharashtra Housing And
 Area Development Authority has been set hereunder and the
 seal of the Authority has also been affixed and attested by the
 officer of the Authority, and the Signature of Shri.S.B.Naik -
 Chairman, Shri.K.V.Patel -Secretary and Shri. S.R. Salvi
 Member for and on behalf of the Society and the seal of the
 society have been affixed hereinto the day and year first above
 written under the authority of the Society given to them to
 execute these presents for and on behalf of the society vide
 society's General Body's Resolution passed in its meeting held
 on 19/02/2017.

SCHEDULE - 1

SCHEDULE OF PROPERTY ABOVE REFFERRED TO

All that the Buildings No. 07 having a multi storayed structure on
 the land bearing Survey No.123pt,124,125 and C.T.S. No. 1665(pt). of
 Chaitendra Nagar, Dahisar (East), Mumbai- 400068 in the registration
 Sub-District of Borivali Mumbai Suburban District of Mumbai city
 measuring 750.81 Sq.mtr. hereabout and bounded as follows that is
 to say -

- On towards the North by : Bldg No.6
- On towards the West by : Bldg No. 8
- On towards the South by : DCP Office
- On towards the East by : Road



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बोरिवली - २४		
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२०१८		

Naik *Kumar* *Sh*

10

SIGNED, SEALED AND DELIVERED

By VIRAJ MALAVI Dy.CO.(W)

Mumbai Housing and Area Development Board Mumbai in presence of Shri.....

Mumbai Housing and Area Development Board Mumbai

The common seal of the Maharashtra Housing And Area Development Authority affixed in the presence of Shri.....

Mumbai Housing and Area Development Board has signed in token thereof in the presence of Shri D. B. SHINDA

SHINDA MANI



Dy.CO.(W)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD



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MUMBAI HOUSING AND AREA DEVELOPMENT BOARD २०२३		

AREA DEVELOPMENT BOARD



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SIGNED SEALED AND DELIVERED BY:

1. Shri Sitaram. B. Naik
(Chairman)



Naik
Sitaram. B. Naik
(Chairman)



2. Shri. Kantilal V. Patel
(Secretary)



Kummar
Kantilal V. Patel
(Secretary)



3. Shri. Sanjay R. Salvi
(Member)



Salvi
Sanjay R. Salvi
(Member)



The managing committee of the said Society who have hereinto affixed their signatures in the presences of

member of the society.

The common seal of the Dahisar Megha Co-operative Housing Society Ltd. is affixed in the presence of

Shri

member of the society.



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Naik *Kummar* *Salvi*

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गृह
दफ्तर

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
Mumbai Housing And Area Development Board

उपमुख्य अधिकारी (पूर्व) अंचे कार्यालय,
Office of The Dy. Chief Officer (East)

अभिहस्तांतरण कक्ष क्र. २५४, पहिला मजला, भाडा, गृहनिर्माण भवन, बांद्रा (प), मुंबई-४०००५१.
Conveyance Desk No. 254, 1st Floor, MHADA, Grihanirman Bhavan, Bandra (E), Mumbai-51

No.MB/ DyCO(West)/ 638 /2017.
Date: 01/08/17

To,
The Secretary,
Dahisar Megha Co. Op. Housing society Ltd.,
Bldg. No. 07,
Shailendra Nagar, Dahisar(E).
Mumbai-400068.

Sub : Execution of Lease deed & Sale deed in respect of Dahisar Megha Co. Op. Housing society Ltd., Bldg. No. 07, Shailendra Nagar, Dahisar, Mumbai-400068.

Sir,

You have requested to collect the engross copy of Lease deed & Sale deed from this department for submitting the same before the superintendent of Stamps, Mumbai for paying the necessary Stamp duty. After paying the required stamp duty, the said adjudicated stamping documents may please be returned to this department for execution.

Kindly do this at the earliest.

Yours Faithfully,

(Viraj Madavi)

Deputy Chief Officer (West)
M.H.A.D.B. Mumbai

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Office of the
Collector of Stamps

Case No. Adj. ADJ/4400902/1689/17

Date 21.08.17

GRN-MH010776307281718m

Page No. 60

to 127

Received from Shri. Dahisar Megha Co-op. Hsg. Soc. Ltd

residing at
stamp duty of Rs. (43300/-) four thousand three hundred rupees only.

vide challan No., Dated 12/02/18

Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 43300/- four thousand three hundred rupees only.
with which this instrument is chargeable has
been paid vide article No. 26 and
of schedule. with 25(b)

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

Place Borivali

Date

06 MAR 2018

[Signature]
Collector of Stamps
Borivali



ह प्रमाणपत्र पुढे मुद्रांक अधिनियम 1958 अन्वये असलत्या नियमान्वये निर्गमित
केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिका-यासमोर दाखल झाल्यास, नोंदणी
अधिनियम 1908 च्या अधिनियमातील तरतूदीनुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील.

THIS INDENTURE OF LEASE made at Mumbai this 14th March 2018 (Two Thousand Eighteen Seventeen) between the
MAHARASHTRA HOUSING AND AREA DEVELOPMENT
AUTHORITY a statutory Corporation Constituted under the
Maharashtra Housing and Area Development Act 1976, (Mah. XXVIII of 1977), (hereinafter referred to as 'the said Act') having its office
Griha Nirman Bhavan, Kala Nagar, Bandra(East), Mumbai - 400051, the
lessor (hereinafter referred to as 'The Authority' which expression
shall unless the context requires otherwise include its successors and
assigns) of the One part :

AND

Dahisar Megha Co-Operative Housing Society Ltd, A Co-
operative Society duly registered under the Maharashtra Co-operative
Societies Act, 1960 (Mah. XXIV of 1961) and bearing Registration
No. BOM(W)R/N/HSG(OH)/9189/1995-96 dated 13/12/1995 and
having its registered office at Bldg. No. 07, Shailendra Nagar,
Dahisar (East), Mumbai- 400068. The lessee (hereinafter referred to as
as 'the Society' which expression shall unless the context requires
otherwise include its successors and permitted assigns) of the other
part:

[Signature]

[Signature]

[Signature]

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202302111448547 D.P. Rev. dt. Refer Inward Number: R/N/2023/111448557 Payment Dated 28/02/2023

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. SAMBHAJI ARJUN PATIL
BHAGIRATHI REASIDENCY, GANESH NAGAR, RAMESHWADI, BADLIPUR (WEST)

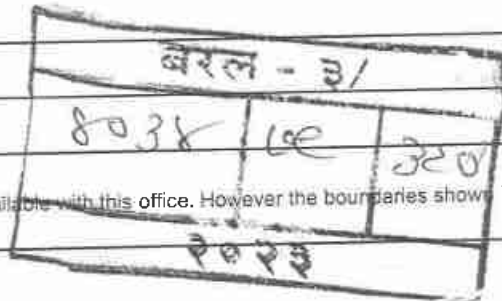
Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 1665A of DAHISAR Village situated in R/N Ward, Mumbai.

Ref: Application u/no. R/N/2023/111448557 Payment Challan No. DP34202302111448547 Dated 28/02/2023 certifying payment of charges made under Receipt no. 7826672123 Dated 28/02/2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	1665A	
Village	DAHISAR	
Development Plan 2034 referred to Ward	R/N	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	18.3 m
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	EPU3.1(Police Station)(1665A: 1576.42 sqm) and EPU3.2(Primary & Secondary School)(Part of larger existing amenities)(1665A: 854.77 sqm)	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.		



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Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E E T&C/A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt.8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:
MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:
EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government
SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

DP 2034 Remarks

Additional Information

Water pipeline Remark
Water pipeline near the plot (0.00 meters far) has 450 mm pipe diameter.

sewer line Remark:
sewer Manhole near the plot (Node No. 17405004, 0.00 meters far) has invert level 37.26 meters with reference to Town Hall Datum (THD).

Ground level:
The plot has minimum 35.80 meters and maximum 57.20 meters ground level with reference to Town Hall Datum (THD)

RL Remark:
REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 1665A of Village DAHISAR in R/N ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):
Land bearing C.T.S. No.(s) 1665A of Village DAHISAR in R/N ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 9mts. i.e. (30.7' approx.) wide (15) OWAHARY PADA marked in violet colour on the RL plan submitted by you.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

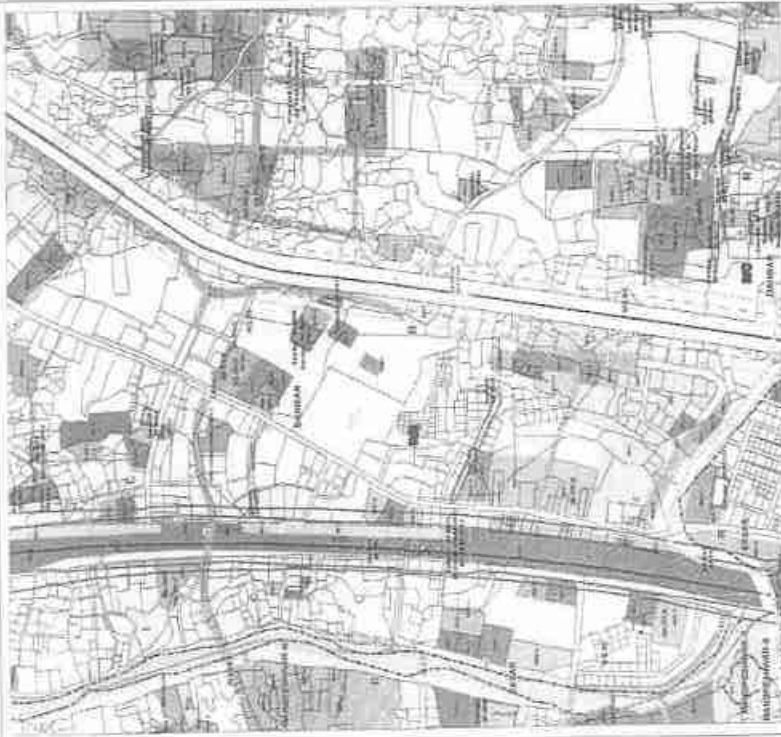


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LOCATION PLAN

Scale: 1:1000

Note:

RP Remarks have been offered only from zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

C-EDP-1-2022/2114/MS/14/MS/14

The plan is subject to the provisions of the Municipal Corporation Act, 1947, and the provisions of the Municipal Corporation Act, 1947, and the provisions of the Municipal Corporation Act, 1947.

Office of the Chief Engineer (Development Plan),
5th Floor, Annex Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

Development Plan 2014



Brihanmumbai Municipal Corporation
(Development Plan Department)



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महाराष्ट्र शासन

मालमता पत्रक



ULPIN: 82756280615

[महाराष्ट्र अधीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : दहिसर	तालुका/न.सु.का. : नगर भूमापन अधिकारी, बोरीवली	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणीय किंवा माझ्यावा तपशील आणि त्याच्या फेरतपासणीची निघत वेळ
१६२५/अ		२५८९९३० शेती

सुविधाधिकार :
हक्काचा मूळ धारक : -
वर्ष : १९६८ शेतकरी
पट्टेदार :
इतर मार :
पेठे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या), पट्टेदार(या) किंवा भार (इ)	साक्षात्करण
02/05/1977	न.सु.अ.क्र.६ आदेश क्र.सी.टी.एच/बोरीवली-२/१६२५ दिनांक २५/०५/१९७७ मध्ये १६६५ अ व १६६५ ब अ हे दोन शेतांवर असलेल्या या मिल्करीत १६६५ अ चा अलग निलंबित पत्रिका झाल्याने त्याचे क्षेत्र १६६५ अ ची चौ.मी. केले व या मिल्करीत एवढेच क्षेत्र १६६५ अ ठेवले.			सही : 02/05/1977 न.सु.अ.६ अ व ब उपनगर मुंबई
07/11/1985	मा.न.सु.अ.क्र.६ मुंबई याचे कडील आदेश क्र.०८२२२/न.सु.अ.६ अ दि.०७/११/८५ अन्वयेच्या संविधानाचे धोरणानुसार क्र.१ अ.१.१८३९/८० दि.२२/८२ कन्वर्टेन्स केला		सीलिंग एक्जुक्शन सोसायटी नु.४३० क्षेत्र ६८९३ चौ.मी.	सही : 07/11/1985 न.सु.अ.६ अ व ब उपनगर मुंबई
15/12/2015	या जमाबंदी आयुक्त आणि संचालक मंडळी अधिलेख (महाराष्ट्र) मध्ये यांचे कडील गव्हर्नर क्र.१५५/१६ मिल्करीत पत्रिका अक्षरी नं.०२/२०१५ पूर्वे दिनांक १६/०५/२०१५ मध्ये झालेल्या आदेश क्र.१५५/२०१५/१५ दिनांक १५/०५/२०१५ अन्वयेच्या संविधानाचे धोरणानुसार क्र.१ अ.१.१८३९/८० दि.२२/८२ कन्वर्टेन्स केला			सही : 15/12/2015 न.सु.अ.६ अ व ब उपनगर मुंबई

[हे मिल्करीत पत्रिका दिनांक 10/02/2019 12:02:00 AM रोजी] डिजिटल राखणी केली असल्यामुळे त्यावर कोणत्याही सही आवश्यक नाही.

मिल्करीत पत्रिका लागू मला दिनांक 20/02/2023 02:02:18 PM

रंगाने मल्लिकाणी माठी <https://digitalstbbs.mahabhumi.gov.in/SLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2201400001584201 ही क्रमांक वापरता.

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सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]
CERTIFICATION OF INCORPORATION

P Identification Number: AAV-5263

It is hereby certified that GURUKRUPA REALCON LIFESPACES LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Twentieth day of January Two thousand twenty-one.



OS Ministry of
Corporate
Affairs 23

SHIV PAL SINGH

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

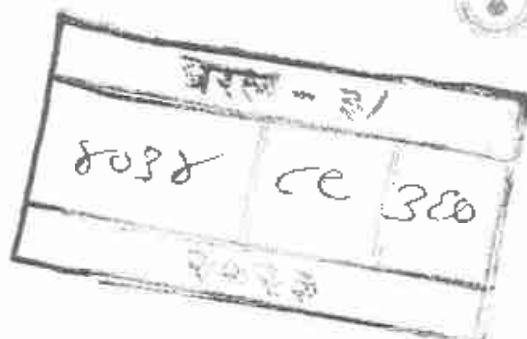
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

GURUKRUPA REALCON LIFESPACES LLP

PLOT NO 80/81, C 106, VASHI PLAZA, VASHI, SECTOR 17, NAVI
MUMBAI, Thane, Maharashtra, 400703, India



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GURUKRUPA REALCON LIFESPACES LLP

C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703. | Email: gurukruparealcon@gmail.com
www.gurukrupagroup.in

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Date: 16/02/2023

To,
The Secretary/Chairman,
Bldg. No.7, Dahisar Megha CHS.,
Dahisar East,
Mumbai-400068.

Subject: Revised Proposal For Re-Development of Bldg. No.7, Dahisar Megha CHS., Dahisar East, Mumbai.

Dear Sir,

We, **GURUKRUPA GROUP** has built strong reputation of excellence through completing the projects within stipulated time with excellent quality. Its only through our pursuit of excellence, that today **GURUKRUPA GROUP** is amongst the most reputed real estate developers in Residential, Commercial, and Redevelopment sectors. **Our existing projects portfolio range from upscale Buildings, Commercial complex and successful redevelopment projects.** Each of these reflects our commitment to quality, time and creating values for community.

With our belief in value creating, we wish to list down all the pertinent points of our proposal for development which will be undertaken by any of our Group Company which will be assigned in due course of time and the same shall be intimated to you. The said company will undertake the Re-development based on the enclosed offer for which we are fully committed.

We herewith submit our offer for re-development of your society.
Thanking You,

Yours faithfully,

For **GURUKRUPA REALCON LIFESPACES LLP**

(AUTHORISED SIGNATORY)

अरल - ३/		
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GURUKRUPA REALCON LIFESPACES LLP

C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703. (Email: gurukruparealcon@gmail.com
www.gurukrupagroup.in

LIST OF MILESTONES

Sr.No.	Particular	Address	Remark
1.	Aramus Complex	Plot No.87, sec No.21, Navi Mumbai RERA: P52000007602	O.C. Received
2.	Aramus Galassia	Plot No.79, Sec No.21, Navi Mumbai RERA: P52000017111	O.C. Received
3.	Shreeji Corner	Plot No.175, Sec No.17 Navi Mumbai	O.C. Received
4.	Phonex heights	Block 16, Sec No.17 Roadapalli, Kalamboli	O.C. Received
5.	Radiant glory	Plo No.19, Sect No.21, Navi Mumbai	O.C. Received
6.	Shreeji Darshan	Plot no.100, Sec-20, Navi Mumbai	O.C. Received
7.	Vedant residency	Plot No.120, Sec No.23, Navi Mumbai	O.C. Received
8.	Gurukrupa Realcon Builders & Developers	CTS 184 (PT), Bldg. No. 101, PantnagarSethu CHS Ghatkopar RERA: P51900023165	O.C. Received (MHADA)
9.	Gurukrupa Realcon Builders & Developers	CTS 184 (Pt) Bldg No. 88 PantnagarAshtmukh CHS Ghatkopar RERA: P51900023724	O.C. Received (MHADA)
10.	Gurukrupa Realcon Developers Pvt. Ltd.	CTS 189 (Pt) Bldg No. 67 Subhash Udyan Darshan ChsLtd, Pantnagar, Ghatkopar East.RERA: P51800025930	O.C. Received (MHADA)



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11.	Gurukrupa Realcon Developers Pvt. Ltd.	CTS 5740 (Pt) Bldg No. 141 OM NIVAS CHS Ltd., New Pantnagar, Ghatkopar East. RERA: P51800027843	O.C. Received (MHADA)
12.	Gurukrupa Realcon Infra LLP	Bldg. No.99, Ghatkopar Anand Kutir CHS., Pantnagar, Ghatkopar East. RERA: P51900029423	Ongoing (MHADA)
13.	Gurukrupa Realcon Infra LLP	Bldg. No.45, Pantnagar Shree Ganesh CHS., Pantnagar, Ghatkopar East. RERA: P51900030149	Ongoing (MHADA)
14.	Gurukrupa Group Builders & Developers LLP	Bldg. No. 50, Pantnagar Dnyandeep CHS. Ltd., Pantnagar, Ghatkopar East. RERA: P51900034398	Ongoing (MHADA)
15.	Gurukrupa Group Builders & Developers LLP	Bldg. No. 149, Pantnagar Saidham CHS Ltd., Pantnagar, Ghatkopar East. RERA: P51900033409	Ongoing (MHADA)
16.	Gurukrupa Realcon Lifespaces LLP	Bldg. No. 78, Pantnagar Kinara CHS. Ltd., Pantnagar, Ghatkopar East. RERA: P51900034361	Ongoing (MHADA)
17.	Gurukrupa Realcon Lifespaces LLP	Bldg. No. 135, Kannamwar Nagar Sukhshanti CHS. Ltd., Vikhroli East. RERA: P51900033311	Ongoing (MHADA)

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18.	Gurukrupa Lifespaces LLP	Realcon	Bldg. No. 79, Kannamwar Nagar Shree Moreshwar CHS. Ltd., Vikhroli East. RERA: P51900033706	Ongoing (MHADA)
19.	Gurukrupa Lifespaces LLP	Realcon	Bldg. No. 147, Kannamwar Nagar Shivkrupa CHS. Ltd., Vikhroli East. RERA: P51900033873	Ongoing (MHADA)
20.	Gurukrupa Lifespaces LLP	Realcon	Bldg. No. 56, Kannamwar Nagar Saisadan CHS. Ltd., Vikhroli East. RERA: P51900033128	Ongoing (MHADA)
21.	Gurukrupa Infrabuild LLP	Realcon	Bldg. No. 13, ChhayaVihar CHS. Ltd., Vile Parle West, Mumbai. RERA: P51900031575	Ongoing (MHADA)



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REDEVELOPMENT PROPOSAL

"BLDG.NO. 7, Dahisar Megha CHS." at Dahisar East, Mumbai.

CALCULATION OF AREA :

1. Title is clear, marketable and free from all encumbrances.

COMMERCIAL & OTHER ASPECTS:

I. ADDITIONAL AREA:

Free carpet area offered per Residential members is 570 RERA Sq.Ft

COMPENSATION:

CORPUS FUND :

Corpus Fund is Rs.4,25,000/- will be payable per member for existing Residential members. The fund will be disbursed as:

1. 50% corpus fund will be given after vacating of existing premises.
2. 50% will be given at the time of possession of the new premises.

II. ALTERNATE ACCOMODATION:

The rent will be given to all the existing Residential members is fixed at Rs.20000/- per month per member for the first year and subsequently 10% increase in the rent on cumulative amount for subsequent 2nd and 3rd year of construction.

III. PERIOD OF CONSTRUCTION:

Completion period shall be 36 months (from the date of the issue of CC of the society) for accommodating of existing members.

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IV. SHIFTING CHARGES :

The shifting charges will be given to all the members for both sides amounting to Rs. 20,000/- each member.

V. BROKERAGE CHARGES :

The brokerage will be given as same as amount equal to 1st month rent, as 1 month rent is fixed for rental alternate accommodation will be paid by the Builder to all the members of the society.

VI. ANY OUTSTANDING DUES:

Developer will bear the cost of any dues pending with Mhada/ any government authorities if any.

VII. GENERAL:

Planning of the proposed building shall be done after carrying out actual plot survey followed by acceptable plan by society, fulfilling the requirement of the members. Existing members shall be given new flats in the new building after discussing in the meeting.

Kindly note that the existing building is residential as per MHADA Laws, the new premises will be a residential complex.

We are further planning to form a new company specific for this Re-development project and redevelopment process will be done in the name of new company.

VIII. ADDITIONAL AREA:

The rate for additional area to be purchased from us shall be 10% less than prevailing market rate. This area shall be saleable area.



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IX. PLOT LEVELS/ANTI FLOODING MEASURES-LEVEL OF THE PLOT SHOULD BE RAISED IN SUCH A MANNER THAT EVEN DURING HEAVY SHOWERS THERE IS NO FLOODING IN THE PLOT.

X. EXPENSES:

All expenses of MHADA/ BMC and Legal will be borne by the Developer from the date on which society hands over the property for re-development till obtaining of Building Completion Certificate.

XI. AGREEMENT STAMP DUTY AND REGISTRATION:

The expenses towards the stamp duty and registration of development agreement for redevelopment, to be executed amongst Developers Society and Members will be borne by the Developer. However, stamp duty and registration charges for additional area beyond free area offered shall be borne by the member.

XII. CUSTOMER SERVICE:

During the construction work there will be an inquiry and guidance cell at the site. Customer service executive for coordination will be provided by the Developers such that all the postal matters, documents etc will be delivered to the members at their respective accommodation.

XIII. PARKING ALLOTMENT:

20 number of Parking will be provided to society.

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XIV. LIST OF STANDARD INTERNAL AMENITIES FOR THE FLAT

Each flat shall be provided with standard amenities for Hall, passage, Master Bedroom, other Bedrooms, Kitchen and toilet blocks. Standard doors and windows for main entrance for Hall, Bedroom, Kitchen and Toilet. The safety door along with standard door will be provided for each member of the society. All the plumbing work and electrical fittings will be as per standard requirement made by Society.

All materials for incorporation into the works shall be of the best quality, of their respective kinds, and shall be obtained from sources and suppliers approved by the Society, shall comply strictly with the tests prescribed at various place in tender document, or where tests are not laid down anywhere in the Tender Document, Specifications in general will adhere to the requirement of the latest edition of the relevant Bureau of Indian Standards or any other equivalent quality standards prevailing in the Trade and /or approved by the society.

INTERNAL AMENITIES OF REHAB FLAT WILL BE SAME AS SALES FLAT OR AS DECIDED BY PMC/SOCIETY.

AS PER MHADA POLICY IF ANY DEVIATION IN PRO-RATA F.S.I. OUR OFFER WILL REMAIN SAME AS PER THIS PROPOSAL.



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