514/16851
Thursday,October 06 ,2022
11:44 AM

पावती

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

पावती क्रं.: 18175 दिनांक: 06/10/2022

गावाचे नाव: **बांद्रा**
दस्तऐवजाचा अनुक्रमांक: **बदर18-16851-2022**
दस्तऐवजाचा प्रकार : **विकसनकरारनामा**
सादर करणाऱ्याचे नाव: **सम्राट को ऑप हौ सो ती चे चेअरमन दलीपकुमार मल्होत्रा**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 8000.00
पृष्ठांची संख्या: 400	
एकूण:	रु. 38000.00

आपणास मूळ दस्त ,धनलेप प्रिंट,सूची-२ अंदाजे
11:56 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

बाजार मूल्य: रु.253893000 /-
मोबदला रु.167731000/-
भरलेले मुद्रांक शुल्क : रु. 12543041/-

सह. दुय्यम निबंधक, अंधेरी क्र.७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0610202200492 दिनांक: 06/10/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0610202200479 दिनांक: 06/10/2022
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0610202200429 दिनांक: 06/10/2022
बँकेचे नाव व पत्ता:
4) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0610202200456 दिनांक: 06/10/2022
बँकेचे नाव व पत्ता:
5) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000854051420222IE दिनांक: 06/10/2022
बँकेचे नाव व पत्ता:

Dalip Kumar

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....
12/10/2022

12/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7
दस्त क्रमांक : 16851/2022
नोंदणी :
Regn:63m

गावाचे नाव : बांद्रा

(1)विलेखाचा प्रकार — विकसनकरारनामा

(2)मोबदला — 167731000

(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) — 253893000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) — 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: जमीन व बांधकाम सदाट को ऑप ही सो ली फायनल प्लॉट नं 28 टी पी एस सांताकूझ नं 2 मौजे बांद्रा जी सी टि एस नं जी-92 जुहू रोड सांताकूझ पश्चिम मुंबई 400 054..... सदर दस्त अभिनिर्णित केला असून दस्तात भरलेली मु.द्र 1,28,43,041/- अभिनिर्णय क्र एडीजे/1100900/756/2022 व इतर वर्णन दस्तात नमूद केल्याप्रमाणे...((C.T.S. Number : G-92 ;))

(5) क्षेत्रफळ — 1) 1028 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-सदाट को ऑप ही सो ली चे चेअरमन दलीपकुमार मल्होत्रा वय:-74; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-AACAS0150Q
2): नाव:-सदाट को ऑप ही सो ली चे कमिटी मेंबर रवी एच पंड्या वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड, रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AACAS0150Q
3): नाव:-सदाट को ऑप ही सो ली चे मेंबर तेजस प्रकाश धारिया - मान्यता देणार वय:-41; पत्ता:-प्लॉट नं: सदनिका क्र ए-1 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AGQPD6104Q
4): नाव:-सदाट को ऑप ही सो ली चे मेंबर अंकित प्रकाश धारिया - मान्यता देणार वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र ए-1 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AFVPD6320A
5): नाव:-सदाट को ऑप ही सो ली चे मेंबर मीना दालचंद गुप्ता - मान्यता देणार वय:-73; पत्ता:-प्लॉट नं: सदनिका क्र ए- 2 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली , ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AAEPG3383L
6): नाव:-सदाट को ऑप ही सो ली चे मेंबर शैला मेहता - मान्यता देणार वय:-64; पत्ता:-प्लॉट नं: सदनिका क्र ए-3, माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-ALGPM3493E
7): नाव:-सदाट को ऑप ही सो ली चे मेंबर सरला वि अयंगर तर्फे मुखत्यार सुंदर राजन सिध्दमुर्थी - मान्यता देणार वय:-65; पत्ता:-प्लॉट नं: सदनिका क्र ए-4, माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AAOPI3048J
8): नाव:-सदाट को ऑप ही सो ली चे मेंबर रवी पंड्या - मान्यता देणार वय:-52; पत्ता:-प्लॉट नं: सदनिका क्र ए-5, माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AJEPP5321Q
9): नाव:-सदाट को ऑप ही सो ली चे मेंबर गौरांगी जैन तर्फे मुखत्यार मिताली कमलेश जैन - मान्यता देणार वय:-33; पत्ता:-प्लॉट नं: सदनिका क्र ए-6 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AAAPJ5747K
10): नाव:-सदाट को ऑप ही सो ली चे मेंबर मिलोनी सामी उद्दीन तर्फे मुखत्यार सूरेंद्र लांबा - मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र ए -7 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AOHPU0777M
11): नाव:-सदाट को ऑप ही सो ली चे मेंबर आयोनी जोशी तर्फे मुखत्यार सूरेंद्र लांबा - मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र ए -7 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-COKPJ1306Q
12): नाव:-सदाट को ऑप ही सो ली चे मेंबर राजीव जोशी तर्फे मुखत्यार सूरेंद्र लांबा - मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र ए -7, माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-COFPJ7445K
13): नाव:-सदाट को ऑप ही सो ली चे मेंबर सूरेंद्र लांबा - मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र ए-8 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली , ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AAAPL7128C
14): नाव:-सदाट को ऑप ही सो ली चे मेंबर अमित लांबा - मान्यता देणार वय:-41; पत्ता:-प्लॉट नं: सदनिका क्र ए-8, माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-ABBPL4187H
15): नाव:-सदाट को ऑप ही सो ली चे मेंबर मुक्ती दवे - मान्यता देणार वय:-50; पत्ता:-प्लॉट नं: सदनिका क्र बी-1 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AFNPD1988G
16): नाव:-सदाट को ऑप ही सो ली चे मेंबर दक्षा एस अमिन - मान्यता देणार वय:-73; पत्ता:-प्लॉट नं: सदनिका क्र बी-2 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-ADPPA3736P
17): नाव:-सदाट को ऑप ही सो ली चे मेंबर सत्येन एस अमिन - मान्यता देणार वय:-47; पत्ता:-प्लॉट नं: सदनिका क्र बी-2 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AIOPA2185N
18): नाव:-सदाट को ऑप ही सो ली चे मेंबर अमित लांबा - मान्यता देणार वय:-41; पत्ता:-प्लॉट नं: सदनिका क्र बी-3 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-ABBPL4187H
19): नाव:-सदाट को ऑप ही सो ली चे मेंबर सूरेंद्र लांबा - मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र बी-3, माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AAAPL7128C
20): नाव:-मान्यता देणार- सदाट को ऑप ही सो ली चे मेंबर कल्पना के नायक - मान्यता देणार वय:-66; पत्ता:-प्लॉट नं: सदनिका क्र बी-4 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-ABTPN7035J
21): नाव:-सदाट को ऑप ही सो ली चे मेंबर जयेंद्र रसिकलाल शाह - मान्यता देणार वय:-70; पत्ता:-प्लॉट नं: सदनिका क्र बी-5 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AADPS4637E
22): नाव:-सदाट को ऑप ही सो ली चे मेंबर दलीपकुमार मल्होत्रा - मान्यता देणार वय:-74; पत्ता:-प्लॉट नं: सदनिका क्र बी-6 , माळा नं: -, इमारतीचे नाव: सदाट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड , रोड नं: सांताकूझ

	पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AADPM9767D 23): नाव:-समाट को ऑप ही सो ती चे मेंबर अल्का भरत मोदी तर्फे मुखत्यार अमी भरत मोदी- मान्यता देणार वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र बी-8 , माळा नं: -, इमारतीचे नाव: समाट को ऑप ही सो ती, ब्लॉक नं: जुहू रोड , रोड नं: सांताकुझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AGHPM6594Q 24): नाव:-समाट को ऑप ही सो ती चे मेंबर मितलकुमार एन शाह- मान्यता देणार वय:-43; पत्ता:-प्लॉट नं: सदनिका क्र बी-10 , माळा नं: -, इमारतीचे नाव: समाट को ऑप ही सो ती, ब्लॉक नं: जुहू रोड , रोड नं: सांताकुझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-ADRPS4538D 25): नाव:-समाट को ऑप ही सो ती चे मेंबर नेहल एम शाह - मान्यता देणार वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र बी-10, माळा नं: -, इमारतीचे नाव: समाट को ऑप ही सो ती, ब्लॉक नं: जुहू रोड , रोड नं: सांताकुझ पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-BPMPS1522P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स प्रणव कंस्ट्रक्शन प्रा ती चे संचालक प्रणव किरण आशर वय:-37; पत्ता:-प्लॉट नं: ऑफिस नं 1001, माळा नं: 10वा मजला, इमारतीचे नाव: डी एस एच पार्क, ब्लॉक नं: एम टी एन एल जवळ एस व्ही रोड, रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAECP0580F
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/09/2022
(10)दस्त नोदणी केल्याचा दिनांक	12/10/2022
(11)अनुक्रमांक,खंड व पृष्ठ	16851/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	12843041
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मूल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal C[illegible] Cantonment area annexed to it.



दस्तासोबत सूची क्र.II

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा.



CHALLAN

MTR Form Number-6

GRN	MH008540514202223E	BARCODE		Date	29/09/2022-16:43:16	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fees Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAECP0580F
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7	**Full Name**	PRANAV CONSTRUCTIONS PVT LTD
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	SAMRAT CHSL CTS NO G/92 OF VILLAGE
		Premises/Building	BANDRA G WARD

Account Head Details	Amount In Rs.
0030063301 Registration Fee	30000.00
Total	30,000.00

Road/Street	F P NO 28 TPS SANTACRUZ NO II						
Area/Locality	SANTACRUZ WEST MUMBAI						
Town/City/District							
PIN		4	0	0	0	5	4

Remarks (If Any)

PAN2=~PN=SAMRAT CHSL~CA=

Amount In Words	Thirty Thousand Rupees Only

Payment Details	INDIAN OVERSEAS BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	027004520220929504 98	202209290562098
Cheque/DD No.		Bank Date	RBI Date	29/09/2022-16:44:39	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7700993519

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.

THE SEAL OF THE JOINT REGISTRAR MIDDLE NO. 7 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १८
९६५१
९
४००
२०२२

Print Date 29-09-2022 04:44:41

CHALLAN
MTR Form Number-6

GRN	MH008540514202223E	BARCODE		Date	29/09/2022-16:43:16	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fees Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAECP0580F
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7	Full Name	PRANAV CONSTRUCTIONS PVT LTD
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	SAMRAT CHSL CTS NO G/92 OF VILLAGE
		Premises/Building	BANDRA G WARD

Account Head Details	Amount In Rs.
0030063301 Registration Fee	30000.00
Total	30,000.00

DEFACED ₹30000.00 DEFACED

Road/Street	F P NO 28 TPS SANTACRUZ NO II		
Area/Locality	SANTACRUZ WEST MUMBAI		
Town/City/District			
PIN	4 0 0 0 5 4		
Remarks (If Any)	PAN2=-PN=SAMRAT CHSL-CA=		
Amount In Words	Thirty Thousand Rupees Only		

Payment Details	INDIAN OVERSEAS BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	027004520220929504 98	202209290562098
Cheque/DD No.		Bank Date	RBI Date	29/09/2022-16:44:39	30/09/2022
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch		Scroll No. , Date		202209291 , 30/09/2022	

Department ID : Mobile No. : 7700993519

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

सदर चलन केवल दस्तावेज नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.10.07 09:08:34 IST
Reason: CRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-514-16851	0004347858202223	06/10/2022-11:43:05	IGR555	30000.00

THE SEAL OF THE JOINT SUB REGISTRAR ANDH. F.S. No. 7

Page 1/2

बदर - १८
९६५१ | २ | ४००
२०२२

Print Date 07-10-2022 09:08:34

GRN : MH008540514202223E **Amount :** 30,000.00 **Bank :** INDIAN OVERSEAS BANK **Date :** 29/09/2022-16:43:16

Total Defacement Amount	**30,000.00**



Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.10.07 09:08:35 IST
Reason: GRAS Secure Document
Location: India

Print Date 07-10-2022 09:08:34

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

Receipt of Document Handling Charges

PRN	0610202200492	Receipt Date	07/10/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16851 dated 06/10/2022 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/10/2022
Bank CIN	10004152022100600456	REF No.	227958130646
Deface No	0610202200492D	Deface Date	06/10/2022

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

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

बदर - २८
९६५१ | ३ | ४००
२०२२

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

Receipt of Document Handling Charges

PRN	0610202200479	Receipt Date	07/10/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16851 dated 06/10/2022 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/10/2022
Bank CIN	10004152022100600445	REF No.	227912327703
Deface No	0610202200479D	Deface Date	06/10/2022

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

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI-7 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १८		
१६८५१	८	४००
२०२२		

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

Receipt of Document Handling Charges

PRN	0610202200429	**Receipt Date**	07/10/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16851 dated 06/10/2022 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	06/10/2022
Bank CIN	10004152022100600398	**REF No.**	227968126645
Deface No	0610202200429D	**Deface Date**	06/10/2022

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

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 7 MUMBAI SUBURBAN DIST. (MUMBAI)

बंदर - १८
१६५५१ | ५ | ४००
२०२२

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

Receipt of Document Handling Charges

PRN	0610202200456	Receipt Date	07/10/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16851 dated 06/10/2022 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/10/2022
Bank CIN	10004152022100600422	REF No.	227987130893
Deface No	0610202200456D	Deface Date	06/10/2022

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

बदर - १८
१९८५१ | ८ | ४००
२०२२

Adjudication Application Form

Application Number: 170-101381

Case Number: Adj/IGR240/756/2022
Name of Applicant: PRANAV CONSTRUCTIONS PVT LTD
Address:
Date: 2022-09-23
Email: pcpl@pranavconstructions.com
Mobile No.: 9820156364

COLLECTOR OF STAMPS ANDHERI

DELIVERED 28 SEP 2022

प्राप्त
दिनांक 20. SEP. 2022
मुद्रांक जिल्हाधिकारी
अंधेरी मुंबई शहर

To,

Collector of Stamps, Andheri

Subject: Adjudication under section 31 of the Maharashtra Stamp Act.

Respected Sir/ Madam,

I want to here your opinion about stamp aduty applicable to the document of which details have been mentioned as below

General Information

Article Type	**S-Agreement or Its Records or Memorandum Of Agreemen**	Document Title	डेव्हलपमेंट अँग्रीमेंट
Document Executed or Not	**No**	Date of Execution of The Document	**Not Available**

Party 1 Details

Organization Details

Type of Organization	Organization Name	Email	Mobile	Address	Detail Address
Pvt ltd Company	PRANAV CONSTRUCTIONS PVT LTD	pcpl@pranavconstructions.com	9820156364	1001, DLH PARK, S V ROAD, NEAR MTNL	1001 10TH FLOOR DLH PARK NEAR MTNL S V ROAD GOREGOAN WEST MUMBAI, 400062

DELIVERED 28 SEP 2022

Authorised Person's Details

Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address	Detail Address
Mr. SHRIKANT H KOLATE	1968-09-30	53	EMPLOYEE	PAN-BHNPK9597D	pcpl@pranavconstructions.com	9820156364	1001, DLH PARK, S V ROAD, NEAR MTNL	1001 10TH FLOOR DLH PARK NEAR MTNL S V ROAD GOREGOAN WEST MUMBAI, 400062

Property Details (Immovable)

Property Details

Property Type	Property Sub Type	Address	Co-Office	Property Area	Boundary Type	Unit	Area	Plot Khasra	Detail Address	Pincode

THE SEAL OF THE JOINT REGISTRAR ANDHERI SUBURBAN DIST. (RANKING)

बदर - १८
९६५१९ | J | ४००
२०२२

सत्यमेव जयते
महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांद्रे कुर्ला संकुल, वांद्रे- पुर्व, मुंबई - 400 051.
दुरध्वनी : 022 26591894 ई मेल : cos.andheri@igrmaharashtra.gov.in

जा.क्र.अभि./अंतिम आदेश/ 7052 दिनांक - 28 SEP 2022

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/756/2022 अन्वये पक्षकार Pranav Constructions Pvt. Ltd. यांनी दिनांक 21/09/2022 रोजी Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of Execution	Executed - Dated – 16/09/2022
Type of Document	Development Agreement
The Society	Samrat Co-op, Hsg, Soc, Ltd.
The Members	Tejas Parkash Dharia & Others
The Developer	Pranav Construction Pvt. Ltd.
Detail of the Property	
Village	Bandra - G
C.T.S No	CTS No. G -92, Final Plot No. 28 of TPS Santacruz No.II
Society Registration No.	BOM/HSG/1377/1967
Plot Area	1028.00 sq.mtrs
Members	18
Zone 2022-23	26/158 Village – Bandra - G
Rate per sq.mtr	
Land Rate	Rs. 1,83,640/-
Flat Rate	Rs. 3,64,560/-
Const. Cost	Rs. 30,250/-
Completion period	36 Months + 06 Months Grace Period
D.P Remark	Ch.E./DP34202109111345819 H/W/2021/111345822 Date – 22/09/2021

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

बदर - १८
९६५१ C ४००
२०२२

अभिनिर्णयाकरिता सादर केलेला दस्त हा Development Agreement या प्रकाराचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तात Schedule मध्ये मालमत्ता प्रतका नुसार 1028.00 चौ.मी. असे नमूद केले आहे. सदरचा दस्त हा सोसायटी, सभासद व विकासक या तीन पक्षकार यांचे मध्ये झालेला आहे.

सदर दस्ताचे अवलोकन केले असता, असे दिसुन येते की, सोसायटीच्या इमारतीमध्ये 18 सभासद असलेली "Samrat Co-op. Hsg. Soc. Ltd." नावाच्या (G+3) मजल्याची इमारत मोडकळीस आल्याने तसेच सदर मिळकतीमधील एकूण 18 सभासद व सोसायटीने विकासकाबरोबर इमारतीच्या पुर्नबांधणीच्या अनुषंगाने करावयाच्या विकसना संबंधी विकसन करारनामा (Development Agreement) केल्याचे दिसून येते. सदनिकाधारक सभासदांना

नवीन क्षेत्र जुन्या क्षेत्रावर 36% वाढवून देण्यात येत आहे. व सदनिकाधारक Balcony आणि Terrace यांना 20% वाढवून देण्यात येत आहे.

प्रस्तुत विकसन करारनाम्यानुसार एकूण 18 सभासदांच्या ताब्यातील List मध्ये नमूद केल्याप्रमाणे मूळ क्षेत्र 11576.90 चौ.फुट कारपेट म्हणजेच 1291.10 चौ.मी. बिल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहीवासी सभासदांना मूळ कारपेट क्षेत्रावर 36% वाढीव बांधकाम रहिवासी वापराच्या सभासदांना नविन इमारतीमध्ये देत आहेत. 16432.00 चौ.फुट रेरा कारपेट म्हणजेच 1679.85 चौ.मी. बिल्टअप नविन इमारतीमध्ये देणेत येत आहे. या शिवाय दस्तात नमूद केल्यानुसार भाडे, हार्डशिप, शिफ्टीग चार्जेस, पार्किंग, इ. विकासक सभासदांस देणार आहे. सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. प्रकरणात मूळ सोसायटी रहिवासी सभासदांना त्यांचे ताब्यातील मूळ कारपेट क्षेत्रावर वाढिव देण्यात येणारे क्षेत्र हे 36 टक्के वाढिव देण्यात येणारे क्षेत्र हे वाढिव क्षेत्र 35 टक्के देय फंजिबल क्षेत्रा पेक्षा जास्त असल्याने त्यावर परिपत्रक क्रा का-15/परिपत्रक/मूल्यांकन/351 दिनांक. 31/03/2018 नुसार अटि क्र (X) लागू होत आहे. सदर मिळकतीस दस्तात नमूद केल्यानुसार 27.00 मी. रुंदीचा विकास रस्ता उपलब्ध होत असल्याने सदर मिळकत क्षेत्रात 0.70 रोड विड्थ टि.डी.आर अनुज्ञेय होत आहे म्हणजेच सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहीत 3.375 चटई निर्देशांक अनुज्ञेय होत आहे मार्गदर्शक सुचना क्रं.21 (ब)(x) नुसार फंजिबल प्रिमियम 0.50 टक्के विचारात घेण्यात येत आहे. त्यानुसार प्रकरणात प्रिमियम हिशोबित करण्यात येत आहे.

सदर दस्तात नमूद केल्याप्रमाणे बांधून दयावयाचे क्षेत्र विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 1028.00 चौ. मी. क्षेत्र व रस्ता रुंदीने बाधित होणारे क्षेत्र विचारात घेऊन प्रकरणी मुल्यांकन सन 2022-23 चे बाजारमुल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.

Development Agreement (Completion Period 36 Months + 6 Months Grace Period)					
ADJ- 756 -2022	Land	Flat	Office	Shop	Const.Cost
2022-23	1,83,640	3,64,560			30,250
Zone : Bandra G	26/158				
Net Plot area	1028.00	sq.mtrs			
		Existing Carpet Area in Sq.ft	Total Building Area in Sq.mtr		
Existing (As per List)		11576.90	1291.10		
No. of Society Members	18				
		New Carpet Area in Sq.ft	Total New Building Area in Sq.mtr		
New Area Additional Approx 36% on FSI (As per List)		16432.00	1679.85		
Permissible Area	1028.00	x	3.375	=	3469.50
Permissible / Potential Type of FSI	Area in Sq.mtr	X Land Rate	X Multification		= Total Value of Rs
Existing Basic 1	1,028.00	1,83,640			18,87,81,920
Admissible TDR 1	1,028.00	1,83,640	0.70		13,21,47,344
Admissible Premium FSI (0.50)	514.00	1,83,640	0.50		4,71,95,480
Fungible FSI (1028 + 1028 + 514 = 2570.00 sq.mtrs) (2570.00 x 0.35 = 899.50 sq.mtrs.)					

बदर - १८
९६५१ | e | ४००
२०२२

2,570.00	899.50				
Free Fungible (on existing area) (1291.10 x 0.35 = 451.8)	451.89	1,83,640	1.00		8,29,84,424
Charging Premium (899.50 - 451.89 = 447.61)	447.61	1,83,640	0.50		4,10,99,878
Total	3,469.50				49,22,09,046
Average Rate	Total Value/total area		141867.43		
Market Value I	Balance Area * Average Rate				
(Balance Area = Total permissible area - New area given to Society members)					
3,469.50 -	1679.85	=	1,789.65	sq.mtrs	
	Balance Area * Average Rate				
	1,789.65	141867.43			25,38,92,860
Value of Developers area is Market Value is i.e. Rs					**25,38,93,000**
Consideration					Amount in Rs.
1.New area given to Society members	1679.85	30250	1.05		5,33,56,277
2. Earnest Deposit (Pg No. 7, Para No. H)					25,00,000
3. Temporary Alternate Accommodation/Rent (Page No. 42, Para No. 20.d)					
For 1st 12 Months	11576.90	100	12		1,38,92,280
For 2nd 12 Months	11576.90	100	12		1,38,92,280
For 3rd 12 Months	11576.90	100	12		1,38,92,280
For 4th 12 Months	11576.90	100	12		1,38,92,280
4. Brokerage Charges (Page No. 43, Para No. 11.3)					
For First Term	11576.90	100	1		11,57,690
5. Shifting Expenses (Page No. 43, Para No. 11.2)	30000	18	1		5,40,000
6. Hardship Compensation (Pg No. 40, Para No. 10.1)	11576.90	2000			2,31,53,800
7. Payment to the Society (Pg No. 45, Para No. 12)					6,40,000
8. Car Parking (Page No. 31, Para 8.6.1.1)	13.94	30250	29	0.25	30,57,216
9. Chargeable Area of the Flat Mem[illegible] 1291.10 sq.mtrs x 1.35 = 1742.98 (2). New Area Given for members 1679.85 sq. mtrs (3) Additional Area of the Flat members = 1742.98 - 1679.85 = 63.90 mtrs Premium will be Applicable on such area	110.90	1,83,640	0.50		1,01,82,838
6. Gymnasium (Page No. 33, Para No. 8.14)	3469.50	30250	0.02		20,99,048
10. Common Facilities(Society office,toilet, W.cabin) (22.30+3+4.64=29.95)	29.95	30250			9,05,988
11. Development charges (2%)	1679.85	1,83,640	0.02		61,69,758
12.Infrastructure charges	1679.85	5000			83,99,257
		Consideration		**Total**	**16,77,30,991**
				i.e.Rs.	**16,77,31,000**
STAMP DUTY PAYABLE ON AGT VALUE OR MARKET VALUE WHICHEVER IS HIGHER					



बदर - १८

९६५१ | ९० | ४००

२०२२

	Amount	Article	Stamp Duty Amount
Market Value	25,38,93,000	5(g-a) @ 5%	1,26,94,650
Flat as Security 1200 sq.ft Carpet RERA i.e. 122.67 sq.mtrs Builtup (122.67 x 364560 x 1.05 = 4,69,56,603/-- i.e. 4,69,57,000/-)-A (2 Car Parking = 13.75 x 2 x 364560 x 0.25 = 25,06,350/- i.e. 25,06,500/-)-B A+B = 4,69,57,000 +25,06,500 = 4,94,63,500/- (Page No.65, Para No. 21.1)	4,94,63,500	54(ii) @ .3% or Max 20 lac	1,48,391
		Total Stamp Duty Payable	1,28,43,041

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला रक्कम रू. 16,77,31,000/- हे बाजारमूल्य रक्कम रू. 25,38,93,000/- पेक्षा कमी असल्याने जास्तीच्या बाजारमुल्य रक्कम रू. 25,38,93,000/- वर मुद्रांक शुल्कचा भरणा केला आहे.

बाजारमुल्य रक्कम (रु.)	अनुच्छेद	देय मु.शु (रु.)
25,38,93,000/-	5 (g-a)(5%)	1,26,94,650/-
Flat as Security 1200 sq.ft Carpet RERA i.e. 122.67 sq.mtrs Builtup (122.67 x 364560 x 1.05 = 4,69,56,603/-- i.e. 4,69,57,000/-)-A (2 Car Parking = 13.75 x 2 x 364560 x 0.25 = 25,06,350/- i.e. 25,06,500/-)-B A+B = 4,69,57,000 +25,06,500 = 4,94,63,500/- (Page No.65, Para No. 21.1)	54(ii)(.3%)	1,48,391/-
एकूण		1,28,43,041/-

अंतिम आदेश

अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a)(5%) नुसार मुद्रांक शुल्क रु. 1,28,43,041/- देय असल्याबाबत जा.क्र.अभि/आदेश/6960/2022 दिनांक. 26/09/2022 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 28/09/2022 रोजी विरुपित केलेल्या चलन क्र. MH008308393202223M वरुन दिसून येत असल्याने दिनांक. 26/09/2022 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

बदर - १८

१६५५१	११	४००

२०२२

2. 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, अंधेरी हे जबाबदार राहणार नाहीत.
3. एकुण पाने 1 ते 218 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(डॉ. जयश्री कटारे)
मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रति	Pranav Constructions Pvt.Ltd.
पत्ता	1001,DLH Park, S.V. Road, Opp.Goregaon MTNL, Goregaon (West), Mumbai - 400062
प्रत	सह दुय्यम निबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7

बदर - १८
१९५५१ | १२ | ४००
२०२२









बदर - १८		
१९५५१	९३	४००
२०२२		

CHALLAN

MTR Form Number-6

GRN	MH008308393202223M	BARCODE		Date	26/09/2022-17:37:20	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAECP0580F
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI	**Full Name**	PRANAV CONSTRUCTIONS PRIVATE LIMITED
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	SAMRAT CHSL CTS NO G/92 OF VII
		Premises/Building	BANDRA G WARD

Account Head Details	Amount In Rs.
0030050801 Amount of Tax	12843041.00
Total	1,28,43,041.00

Road/Street	FP NO 28 TPS SANTACRUZ NO II		
Area/Locality	SANTACRUZ WEST MUMBAI		
Town/City/District			
PIN		4 0 0 0 5	
Remarks (If Any)			
DEVELOPMENT AGREEMENT OF SAMRAT CI			
ADJ/1100900/756/2022			
Amount In Words	One Crore Twenty Eight Lakh Forty Three Thousand F orty One Rupees Only		

DEFACED ₹12843041.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
	Cheque-DD Details	Bank CIN	Ref. No.	69103332022092714143	716879717
Cheque/DD No.		Bank Date	RBI Date	27/09/2022-16:31:54	Not Verified with R
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 28/09/2022	

Department ID : Mobile No. : 7700993513

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बदर - १८
९६५५१ | ४४ | ४००
२०२२

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amou...
1		00041707182022223	28/09/2022 16:17:49	CR249	12843041

Print Date 28-09-2022 03:47:49

GRN :	MH008308393202223M	Amount : 1,28,43,041.00	Bank :	IDBI BANK	Date :	26/09/2022-17:37:20

Total Defacement Amount	1,28,43,04[illegible]

बदर - १८

९६५५१	९५	४००

२०२२

एकूण पृष्ठे १ ते 218

Plot Area = 1028 sq.mt
MV – Rs. 25,38,93,000/-

Certificate u/s 32(1)(a) of the Indian Stamp Act, 1899.

Office of the Collector of Stamps
Case No. Adj./1109901756/2022
Date 20-9-2022

965

Page 1 of 114

Received from Shri. Pracheta Constructions Pvt Ltd.
residing at .....
stamp duty of Rs. (1,28,43,041/-) Rs. One Crore Twenty Eight Lakh Forty Three Thousand Forty, only
vide challan No. ..... Dated .....
Certified under Section 32(1)(a) of the Bombay Stamp Act, 1958 that the full duty of Rs. (1,28,43,041/-) Rs. One Crore Twenty Eight Lakh Forty Three Thousand Forty one only.
with which the instrument is chargeable has been paid vide challan No. 5(g.a.) & 5u(ii)
of schedule
This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958.
Place Andheri
Date 28 SEP 2022 Collector of Stamps

& MH008308393202223M dt 26-9-2022
Def No. 0004170718202223 dt 28-9-2022

THE SEAL OF THE JOINT SUB REGISTRAR AND EX-OFFICIO SUB URBAN DIST.

"This certificate is issued as per provisions of Bombay Stamp Act, 1958. Provided that if this instrument is presented before ... authority within ... as per prov..."

COLLECTOR OF STAMPS MUMBAI

बदर - १८

१९५५१	१९	४००
२०२२		

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (**"this Agreement"**) made and entered into at Mumbai this 16 day of Sept. 2022,

BETWEEN

I. **SAMRAT CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provisions of the Maharashtra Co-operative Societies Act

Society DM RHP	A-1	A-2	A-3 S. M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

1960 under No. **BOM/HSG/1377/1967**, a Certificate of Registration annexed hereto and marked as **Annexure "A"** having its registered office at C.T.S. No. G92 of Village Bandra - G, 6, Juhu Road, Santacruz (West), Mumbai - 400 054, hereinafter referred to as the **"Society"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and all its members and persons claiming through the Society and its members) of the **FIRST PART**.

II. The following Members of the Society:-

Sr. No.	Existing Flat Nos.	Name of Members	Floor
1	A-1	TEJAS PRAKASH DHARIA ANKIT PRAKASH DHARIA	A Ground
2	A-2	MEENA DALCHAND GUPTA	A Ground
3	A-3	SHAILA MEHTA	A First
4	A-4	SARALA V. IYENGAR	A First
5	A-5	RAVI PANDYA	A Second
6	A-6	GAURANGI JAIN	A Second
7	A-7	MILONI SAMI UDDIN IONEE JOSHI RAJIV JOSHI	A Third
8	A-8	SURENDRA LAMBA AMIT LAMBA	A Third
9	B-1	MUKTI DAVE	B Ground
10	B-2	DAXA S. AMIN SATYEN S. AMIN	B Ground

बद्दर - १८
१९८५१ ९७ ४००
२०२२

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

11	B-3	AMIT LAMBA SURENDRA LAMBA	B Ground
12	B-4	KALPANA K. NAYAK	B First
13	B-5	JAYENDRA RASIKLAL SHAH	B First
14	B-6	DALIPKUMAR MALHOTRA	B First
15	B-7	MUKESH M. SHAH ZARNA M. SHAH	B Second
16	B-8	ALKA BHARAT MODI	B Second
17	B-9	CHETNA LAKHANI	B Second
18	B-10	MITALKUMAR N. SHAH NEHAL M. SHAH	B Third

having their addresses at the flats shown against their respective names in the building, 'Samrat' at Juhu Road, Santacruz (West), Mumbai 400 054, hereinafter collectively referred to as the **"Executing Members"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators, successors and permitted assigns) of the **SECOND PART,**

M/S. PRANAV CONSTRUCTIONS PRIVATE LIMITED, a private limited company registered under the Companies Act, 2013 having CIN: U70101MH2003PTC141547 having its Registered Office Address at 1001, DLH Park, S.V. Road, Opp. Goregaon MTNL, Goregaon (West), Mumbai – 400 062 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 Directors for the time being of the said Co and the survivors or survivor

बंदर ९
९ELY9 | ९C | ४००
२०२२

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developer

and the heirs, executors, administrators and assigns of the last survivor) of the **Third Part**.

WHEREAS: -

A. The subject matter of this Agreement is the redevelopment of the freehold plot of land bearing Final Plot No. 28 of TPS II bearing C.T.S. Nos. G-92 of Village Bandra, admeasuring in the aggregate as 1028 square metres (as mentioned in the Town Planning Scheme Plan in respect thereof), situated at Juhu Road, Santacruz (West), Mumbai 400 054, more particularly described in the **First Schedule** hereto and hereinafter referred to as the **"Plot"** with the following structures standing thereon -

1. The building named "Samrat" comprising of two wings having ground floor and 3 (three) upper floors with a total of eighteen residential flats thereon and ancillary structures such as pump room, meter room, etc. (hereinafter referred to as the **"Existing Building"**);

2. Two garages on the Plot (hereinafter collectively referred to as the **"Existing Garages"**);

3. Two part terraces attached to Members' Flat (hereinafter collectively referred to as the **"Existing Members' Terrace Spaces"**);

B. Hereinafter where required, the Existing Building, the Existing Garages and the Existing Members' Terrace Spaces are collectively referred to as the **"Existing Structures"**, while the Plot with the Existing Structures are collectively referred to as the **"Property"**. The Property is more particularly described in the **"First Schedule** hereto;

बदर - २८
९८५५१ | ९८ | ४००
२०२२

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

C. The Society has represented as follows, The Society is the owner of and / or seized and possessed or otherwise well and sufficiently entitled to the Property. Annexed hereto and marked **Annexure "B/1"** are copies of the Property Register Card in respect of the said Plot. Annexed hereto and marked **Annexure "B/2"** is a copy of the City Survey Plan in respect of the Plot. Annexed hereto and marked **Annexure "B/3"** is a copy of the Town Planning Scheme Plan in respect of the Plot: -

1. The Society currently comprises of eighteen members (which includes the Executing Members herein (hereinafter, the eighteen members of the Society including the Executing Members, are collectively referred to as the **"Members",** and which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include all Members i.e., whose name appear on the share certificate (including joint members, but excluding associate and nominal members), the respective heirs, executors, administrators, successors and assigns of the Members (including joint members, but excluding associate and nominal members), and all persons claiming from, through or under any of the Members (including joint members but excluding associate and nominal members);

2. The Members hold shares of the Society and own the eighteen residential flats in the Existing Building (**"Members' Existing Flats"**). Some of the Members hold the Existing Garages, and some of the Members hold Existing Members' Terrace Spaces. Herein, where required, the Members' Existing Flats, the Existing Garages, and the Existing Car-Parking Spaces are collectively referred to as the **"Members' Existing Premises"**. The area of

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developer

the Members' Existing Flats, the area of the Existing Garages and the area of the Existing Car-Parking Spaces and the usage of the Members' Existing Flats and Existing Structures are set-out by the Society in the **Second Schedule** hereunder written. The Society hereby represents and confirms to the Developer that the details *vis a vis* the areas of the Members' Existing Flats, the Existing Garages and the Existing Car Parking Spaces which are set-out more particularly in the **Second Schedule** hereunder have been provided by the Society's PMC and the Society believes the same to be true and correct. The certified Area statement is provided by the Society's PMC and the Society has relied upon expert professional knowledge. A copy of the statement of area is annexed hereto as **Annexure "C"**;

3. The Society is the sole and absolute owner of / title-holder of the said Plot, while the Members are the owners of the Members' Existing Premises. Moreover, the Society has the absolute right to redevelop the Plot either by itself or through a developer, by demolishing the existing structures and constructing thereon a new building by consuming / utilizing the maximum development potential as emanating from the Plot without any restrictions;

4. The Existing Structures are over Sixty (60) years old and require repairs at an increasing frequency and costs. To assess the structural condition of the existing building, the Society had appointed Shri H. K. Rathod of M/s. Veetech Consultants, Structural Engineer selected from the approved list of MCGM to carry out an extensive structural audit of the said property before taking the final decision of repairs/redevelopment. The said firm had submitted the Structural Audit Report in the month of September 2019. The said Structural Audit Report is annexed hereto and marked as **Annexure "D"**,

THE SEAL OF THE JOINT REGISTRAR ... MUMBAI SUBURBAN DIST.

बदर - १८
९६८५१ | २१ | ४००
२०२२

Society	A-1	A-2	A-3	A-4
DM RHP		MG	S.M.	
A-5	A-6	A-7	A-8	B-1
RHP				
B-2	B-3	B-4	B-5	B-6
DA				DM
B-7	B-8	B-9	B-10	Developers
	A.B.M			

did not favour the structural condition of the existing building and recommended for an overall repair. The Society-members were of the opinion that considering the age and condition of the Existing Structures, the Society should consider a redevelopment of its property. The Society or its Members however do not have the requisite skills or expertise to carry out a redevelopment of the said Property.

E. The Society accordingly decided to re-develop the Property through professional developers, whereby Members would be provided new and larger flats free of construction costs in a multi-storied building with modern amenities besides which Members would be paid a compensation. In lieu thereof, the appointed developers would be entitled to sell the flats not earmarked for the Members and appropriate the proceeds to themselves.

F. Under the provisions of the Development Control & Promotion Regulations-2034 for Greater Mumbai **("D.C.P. Regulations")**, in the event of the Society undertaking a redevelopment of the Property, the Society will be entitled to utilize the primary Floor Space Index **("FSI")** of the Plot as well as additional FSI by way of premium paid FSI ("**Premium FSI**"), FSI by way of Transferable Development Rights ("**TDR**" or **"TDR/FSI"**), compensatory/ Fungible FSI ("**Fungible FSI**"), incentive FSI, etc., as well as FSI in lieu of stairways, lobbies, Elevator shafts, etc.

बदर - १८		
१६८५१	२२	४००
	३.२२	

G. The Government of Maharashtra issued a Circular dated 03rd January 2009 (bearing No. CHS 2007/CR554/ 14-C, Co-operation, Marketing and Textiles Department) by way of a Directive under Section 79(A) of Maharashtra Co-operative Societies Act 1960, laying down guidelines to be followed by co-

Society DM RHP	A-1	A-2 MG	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

operative societies undertaking redevelopment projects the same has since been modified as per Circular No. SaGruYo 2018/Pra. Kra. 85/14-S dated 4th July 2019. The Society has represented that it has followed the procedure laid down in the said Circular and the decisions taken for redevelopment include the following: -

1. The Society agreed to undertake a redevelopment of the Property through professional developers at its Special General Body Meeting (hereinafter referred to as **"SGBM"**) held on 3rd November, 2019;

2. The Society has appointed a Project Management Consultant (hereinafter referred to as the **"Society's PMC"**);

3. The Society had floated a tender notice in local newspapers and invited offers from interested developers in respect of Redevelopment of the Property in response thereto, the Society received around of the offers from various interested developers including an initial offer of Pranav Constructions Pvt. Ltd. from the Developer herein. The offers received by interested developers were opened at the Managing Committee Meeting held on 1st May, 2021 following which the Society's PMC prepared a 'comparative sheet' of the terms offered;

4. The Society also negotiated with the developers for improving on the redevelopment terms offered. Pursuant to negotiations between the Society and the Developers, certain revision in the development terms were recorded in the Developer's Offer letters dated 29th May 2021 and 25th August 2021;

5. Pursuant to the aforesaid procedures, the bids and offers made by the short-listed parties were put to vote at the Society's SGBM held on 12 Dec 2021

बदर - १८
९६५५१ | २३ | ४००
२०२२

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

in the presence of Mr. B. M. Mandaliya (being the Authorized Officer appointed for the said SGBM by the Deputy Registrar of Co-operative Societies, H/West Ward), and the Society's PMC, whereat the Developer was chosen and appointed to carry out the redevelopment of the said Property.

6. Annexed hereto and collectively marked **Annexure "E"** are extracts of the relevant Minutes/ resolutions pertaining to the Redevelopment project passed at meetings of the Managing Committee and of the General Body of the Society.

7. The Deputy Registrar of Co-operative Societies, by his letter dated 31 Jan 2022 confirmed the appointment of the Developer by the Society for its redevelopment project, a copy of which is annexed hereto and marked and marked **Annexure "F";**

H. The Society had issued a Letter of Intent dated 4 Sep 2021 to the Developer recording, inter alia, the formal appointment and engagement of the Developer to re-develop the Property, and the Developer deposited with the Society a sum of Rs.25,00,000 /- (Rupees Twenty-Five Lakhs Only) being earnest money deposit for the tender a copy of Letter of Intent which is annexed hereto and marked and marked **Annexure "G"**;

I. This Agreement embodying all the final agreed terms for Redevelopment as negotiated between the Society and the Developer, the Power of Attorney for purposes of Redevelopment to be executed in favour of the Developer by the Society (referred to hereinafter), Declarations of Individual Members and the

बदर - १८
२८ ४००
१९८५१
२०२२

Society DM RHP	A-1	A-2	A-3 S. M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

Society's Declaration were drafted and settled over several meetings between the Society and the Developer and their respective Advocates.

J. The Society has, at its SGBM held on 9 Jul 2022 duly passed resolutions approving the drafts of this Agreement, the Power of Attorney to facilitate redevelopment, the Declarations of individual Members and the Society's Declaration, and authorized the execution thereof and authorized Chairperson, the Secretary and/or the Committee member(s) to execute the documents on behalf of the society.

K. The parties hereto are accordingly executing this Agreement.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS AND AGREEMENTS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS: -

1. RECITALS FORM AN OPERATIVE PART OF THIS AGREEMENT- The recitals of, and schedules and annexures to this Agreement are treated as forming an operative part of this Agreement and the same shall be read and construed accordingly.

2. DEFINITIONS & INTERPRETATION-

2.1 Definitions- Besides the capitalized terms that have been defined elsewhere in this Agreement and which shall have the meanings respectively ascribed thereto in such definitions, in this Agreement, (including the recitals above and

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

the Schedules hereto), the following words and expressions, shall have the meanings set opposite them except where the context otherwise requires-

"this Agreement" shall mean this Development Agreement with all schedules and annexures and all instruments supplemental to or in amendment or confirmation of this Agreement entered into by the Parties in writing, including any writings signed contemporaneously with this Agreement;

"Appointed Date" shall mean the date on which this Agreement is executed.

"License Date" shall mean the date on which the quiet, vacant and peaceful possession of the Entire Plot as well as the Existing Building including all of the Members' Existing Premises / Existing Structures are handed over by the Society to the Developer for the purpose of the redevelopment in terms of this Agreement;

"Carpet Area" In relation to the Members' New Flats shall mean measurable finished wall-to-wall carpet area within the Members' New Flats. The meaning of carpet area shall be as defined under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 and any statutory modification or amendment or thereof but limited modification or amendment up to the date execution of this Agreement.

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

"Common Amenities and Specifications"	shall mean the common amenities and specifications to be provided in the New Building which are listed in **"Annexure-H"** hereto;
"Defects Liability Period"	means a period of sixty months from the date of Full Occupation Certificate being issued by the MCGM in respect of the New Building.
"Development Potential"	shall mean the entire FSI that is or may be available for utilizing and consuming the full development potential of the said Plot (at 1028 square meters basis) which includes the entire FSI of the Plot, TDR/FSI, Fungible FSI, Premium paid FSI, compensatory FSI, incentive FSI available without premium under Regulation 33(7)B of the D.C.P. Regulations upto FSI 3.3[illegible] times the above mentioned area of the Plot plus FSI towards staircase, elevator shafts, lobby areas etc., which is not computed in FSI and available either free of cost or on payment of premium;
"Developer's FSI"	shall have the meaning ascribed to it in Clause 3.4 of this Agreement.

THE SEAL OF THE JOINT SUB REGISTRAR AND-2 ... MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १८
९६५५१ | २२१ | ४००
२०२२

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developer

"Developer's Flats" shall mean all other flats other than the Members' New Flats in the New Building, which the Developer shall have full rights to sell under the provisions of RERA/ MAHA-RERA/MOFA, or otherwise deal with, subject to the terms of this Agreement;

"Developer's Premises" shall mean, collectively, the Developer's Flats and the Developer's Car-Parking Spaces (which means the car parking spaces in the new building assigned by the Society to the Developers Purchasers/Allotee's as per terms herein);

"Existing Car-Parking Spaces" shall have the meaning ascribed to it in Recital A2 of this Agreement.

"Members' Amenities" shall mean the amenities and specifications agreed between the Parties to be provided by the Developer in the Members' New Flats, all of which are listed in **"Annexure-H"** hereto;

"Members' Existing Flats" shall mean the eighteen residential flats which according to the Society is owned by the eighteen Members in the Existing Building (as detailed in the **Second Schedule** hereto);

"Members New Flats" shall mean the twenty-one (21) residential flats to be constructed for and allotted to the eighteen Members in the New Building in lieu of the Members' Existing

Society DM RHP		A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

Premises (as detailed herein and in **"Annexure-I"** to this Agreement);

"Members' New Car-Parking Spaces" shall have the meaning ascribed to it in Clause 8.6.1 of this Agreement.

"New Building" shall mean the building that the Developer shall construct on the Plot after demolishing the Existing Structures, by utilizing the Development Potential (as defined herein) and which shall contain inter alia the Members' New Flats and the Developer's Flats;

"Notice-to-Vacate" shall mean the written notice to be issued by the Developer to the Society (after the Developer having complied with its obligations as per Clause 9.9.2 hereof), calling for the Members' Existing Premises and the entire Property to be vacated and handed over to the Developer by the Specified Date (being 30 (thirty) days from the date of such notice, as defined below).

"Parties", "Party" "Parties" shall mean, collectively, the Society, the Executing Members and the Developer, and "Party" means any one of them;

"Notice to Occupy" shall mean the written notice to be issued by the Developer to the Society within 30 days of receipt of

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developer

Occupation Certificate but such notice shall be issued only after all flats having Residential use Electricity and Residential use Water Connection (after the Members' New Flats with all Members' Amenities and the New Building is completed with the Occupation Certificate obtained from the MCGM), calling upon the Members to take possession of the Members' New Flats within 30 (thirty) days of receipt of this notice;

"Redevelopment" or "Project" or "Redevelopment Project" shall mean the redevelopment of the Property by demolition of the Existing Structures and by construction of the New Building and all other structures on the Plot by utilization of the Development Potential in accordance with the terms and conditions of this Agreement and the allocation of the Members' New Flats and the allocation/ sale of Developer's Premises as stated in this Agreement.

"RERA" "MAHA-RERA" "MOFA" "RERA" shall mean the Real Estate (Regulation and Development Act) 2016, and any statutory modification or amendment or thereof;

"MAHA-RERA" shall mean all rules passed by the Maharashtra Real Estate Regulatory Authority including all notifications/orders/ circulars passed and any statutory modification or amendment or thereof;

"MOFA" shall mean the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale,

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developers

Management & Transfer) Act, 1963, and any statutory modification or amendment or thereof;

"Society's PMC" shall mean the Project Management Consultant that the Society has appointed or shall appoint to guide the Society through the entire Project.

"Society's Retained Area" shall have the meaning ascribed to it in Clause 3.4 of this Agreement.

"Specified Date" shall mean the date mentioned by the Developer in the Notice-to-Vacate, by which date all of the Members' Existing Premises and the entire Property, duly vacated, should be handed over to the Developer for the purposes of Redevelopment. Such date shall be 30 (thirty) days from the date of the Notice-to-Vacate.

2.2 Interpretation. In this Agreement, unless the subject or the context otherwise requires-

2.2.1 the terms "hereof', 'herein", "hereto", "hereunder" or similar expressions used in this Agreement mean and refer to this Agreement and not to any particular Clause or Recital hereof.

2.2.2 The use of words herein in the singular or plural, or with a particular gender unless the context otherwise permits shall not limit the scope or exclude the application of any provisions hereof to such person or persons or circumstances. Words denoting persons shall include an individual, a body corporate, association or partnership firm or any other legal entity;

Society DM RHP	A-1	A-2	A-3 S.M.	A-4
A-5 RHP	A-6	A-7	A-8	B-1
B-2 DA	B-3	B-4	B-5	B-6 DM
B-7	B-8 A.B.M	B-9	B-10	Developer