

389/6462

पावती

Original/Duplicate

Friday, March 31, 2023

नोंदणी क्र.: 39म

1:32 PM

Regn.: 39M

पावती क्र.: 7343 दिनांक: 31/03/2023

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-6-6462-2023

दस्तऐवजाचा प्रकार : विकसनकारारनामा

सादर करणाऱ्याचे नाव: मेसर्स बाली स्पेसेस एल एल पी चे भागीदार सुशांत विजय परमार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 6200.00

पृष्ठांची संख्या: 310

एकूण:

रु. 36200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:46 PM ह्या वेळेस मिळेल.

सह. दु. नि. बोरीवली 6

बाजार मूल्य: रु. 64970000/-

मोबदला रु. 66081000/-

भरलेले मुद्रांक शुल्क : रु. 3304050/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु. 200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202314939 दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202315014 दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202315001 दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202314991 दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

5) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017601591202223E दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 03 APR 2023

4383GQUpet

3/31/2023

389/6462

इतर पावती

Original/Duplicate

Friday, 31 March 2023 8:54 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7432 दिनांक: 31/03/2023

गानाचे नाव: -पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-6-6462-2023

दस्तऐवजाचा प्रकार : विकसनकारनामा

सादर करणाऱ्याचे नाव: मेसर्स बाली स्पेसेस एल एल पी चे भागीदार मुशांत विजय परमार  
वर्गन

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 600.00

सह.दु.नि.बोरीवली 6

1); देयकाचा प्रकार: DHC राहण: रु.600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3103202317921 दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

3/31/2023



CHALLAN  
MTR Form Number-6



|                                               |  |               |  |                                                           |  |                          |  |
|-----------------------------------------------|--|---------------|--|-----------------------------------------------------------|--|--------------------------|--|
| GRN MH017601591202223E                        |  | BARCODE       |  | Date 27/03/2023-20:24:45                                  |  | Form ID                  |  |
| Department: Inspector General Of Registration |  |               |  | Payer Details                                             |  |                          |  |
| Registration Fee                              |  |               |  | TAX ID / TAN (If Any)                                     |  |                          |  |
| Type of Payment Ordinary Collections IGR      |  |               |  | PAN No.(If Applicable)                                    |  |                          |  |
| Office Name BRL1_JT SUB REGISTRAR BORIVALI 1  |  |               |  | Full Name BALI SPACES LLP                                 |  |                          |  |
| Location MUMBAI                               |  |               |  | Flat/Block No. PLOT NO 193 SURVEY NO 110A HISSA NO 2      |  |                          |  |
| Year 2022-2023 One Time                       |  |               |  | Premises/Building                                         |  |                          |  |
| Account Head Details                          |  | Amount in Rs. |  | Road/Street                                               |  |                          |  |
| 0030063301 Amount of Tax                      |  | 30000.00      |  | Area/Locality MUMBAI                                      |  |                          |  |
|                                               |  |               |  | Town/City/District                                        |  |                          |  |
|                                               |  |               |  | PIN                                                       |  |                          |  |
|                                               |  |               |  | Remarks (If Any)                                          |  |                          |  |
|                                               |  |               |  | SecondPartyName=SUTARIA CO OPERATIVE HOUSING SOCIETY LTD- |  |                          |  |
|                                               |  |               |  | Amount In Thirty Thousand Rupees Only                     |  |                          |  |
|                                               |  |               |  | Words                                                     |  |                          |  |
| Total                                         |  | 30,000.00     |  |                                                           |  |                          |  |
| Payment Details PUNJAB NATIONAL BANK          |  |               |  | FOR USE IN RECEIVING BANK                                 |  |                          |  |
| Cheque-DD Details                             |  |               |  | Bank CIN                                                  |  | Ref. No.                 |  |
| Cheque/DD No.                                 |  |               |  | Bank Date                                                 |  | RBI Date                 |  |
| Name of Bank                                  |  |               |  | Bank-Branch                                               |  | PUNJAB NATIONAL BANK     |  |
| Name of Branch                                |  |               |  | Scrial No. , Date                                         |  | Not Verified with Scroll |  |

Department ID :

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

Mobile No. 9821675025

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



|           |   |     |
|-----------|---|-----|
| वरान - ६/ |   |     |
| ८४६२      | ३ | ३०० |
| २०२३      |   |     |



|                                                                                                                                                                                                                                                |                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>Department of Stamp &amp; Registration, Maharashtra</b>                                                                                                                                                                                     |                             |
| <b>Receipt of Document Handling Charges</b>                                                                                                                                                                                                    |                             |
| <b>PRN</b> 3003202315001                                                                                                                                                                                                                       | <b>Date</b> 30/03/2023      |
| Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District. |                             |
| <b>Payment Details</b>                                                                                                                                                                                                                         |                             |
| <b>Bank Name</b> SBIN                                                                                                                                                                                                                          | <b>Date</b> 30/03/2023      |
| <b>Bank CIN</b> 10004152023033013931                                                                                                                                                                                                           | <b>REF No.</b> 308911750485 |
| This is computer generated receipt, hence no signature is required.                                                                                                                                                                            |                             |

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| वरल - ६ / |   |     |
| ६४६२      | ४ | ३०० |
| २०२३      |   |     |



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps



### Receipt of Document Handling Charges

PRN 3003202315001 Receipt Date 31/03/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6462 dated 31/03/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



### Payment Details

|           |                      |              |              |
|-----------|----------------------|--------------|--------------|
| Bank Name | SBIN                 | Payment Date | 30/03/2023   |
| Bank CIN  | 10004152023033013931 | REF No.      | 308911750485 |
| Deface No | 3003202315001D       | Deface Date  | 31/03/2023   |

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

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| बोरली - ६/ |   |     |
| ६४६२       | ५ | ३४० |
| २०२३       |   |     |



|                                                                                                                                                                                                                                                  |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Department of Stamp & Registration, Maharashtra                                                                                                                                                                                                  |                      |
| Receipt of Document Handling Charges                                                                                                                                                                                                             |                      |
| PRN 3003202315014                                                                                                                                                                                                                                | Date 30/03/2023      |
| Received from DHC , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District. |                      |
| Payment Details                                                                                                                                                                                                                                  |                      |
| Bank Name SBIN                                                                                                                                                                                                                                   | Date 30/03/2023      |
| Bank CIN 10004152023033013943                                                                                                                                                                                                                    | REF No. 308911769510 |
| This is computer generated receipt, hence no signature is required.                                                                                                                                                                              |                      |

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| ब्रान - ६/ |   |     |
| ६४६२       | ६ | ३०० |
| २०२३       |   |     |



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps



### Receipt of Document Handling Charges

|     |               |              |            |
|-----|---------------|--------------|------------|
| PRN | 3003202315014 | Receipt Date | 31/03/2023 |
|-----|---------------|--------------|------------|

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6462 dated 31/03/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



### Payment Details

|           |                      |              |              |
|-----------|----------------------|--------------|--------------|
| Bank Name | SBIN                 | Payment Date | 30/03/2023   |
| Bank CIN  | 10004152023033013943 | REF No.      | 308911769510 |
| Deface No | 3003202315014D       | Deface Date  | 31/03/2023   |

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

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|------------|---|-----|
| बोरली - ६/ |   |     |
| ६४६२       | ७ | ३४० |
| २०२३       |   |     |



|                                                                                                                                                                                                                                                |                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>Department of Stamp &amp; Registration, Maharashtra</b>                                                                                                                                                                                     |                             |
| <b>Receipt of Document Handling Charges</b>                                                                                                                                                                                                    |                             |
| <b>PRN</b> 3003202314991                                                                                                                                                                                                                       | <b>Date</b> 30/03/2023      |
| Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District. |                             |
| <b>Payment Details</b>                                                                                                                                                                                                                         |                             |
| <b>Bank Name</b> SBIN                                                                                                                                                                                                                          | <b>Date</b> 30/03/2023      |
| <b>Bank CIN</b> 10004152023033013821                                                                                                                                                                                                           | <b>REF No.</b> 308911715561 |
| This is computer generated receipt, hence no signature is required.                                                                                                                                                                            |                             |

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| बरल - ६/ |   |     |
| ६४६२     | ८ | ९४० |
| २०२३     |   |     |



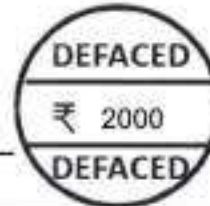
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps



### Receipt of Document Handling Charges

|     |               |              |            |
|-----|---------------|--------------|------------|
| PRN | 3003202314991 | Receipt Date | 31/03/2023 |
|-----|---------------|--------------|------------|

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6462 dated 31/03/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



### Payment Details

|           |                      |              |              |
|-----------|----------------------|--------------|--------------|
| Bank Name | SBIN                 | Payment Date | 30/03/2023   |
| Bank CIN  | 10004152023033013921 | REF No.      | 308911715561 |
| Deface No | 3003202314991D       | Deface Date  | 31/03/2023   |

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

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| बरात - ६/ |       |
| ६४६२      | ८ ३०० |
| २००३      |       |



|                                                                                                                                                                                                                                               |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>Department of Stamp &amp; Registration, Maharashtra</b>                                                                                                                                                                                    |                             |
| <b>Receipt of Document Handling Charges</b>                                                                                                                                                                                                   |                             |
| <b>PRN</b> 3003202314939                                                                                                                                                                                                                      | <b>Date</b> 30/03/2023      |
| Received from Dhc, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District. |                             |
| <b>Payment Details</b>                                                                                                                                                                                                                        |                             |
| <b>Bank Name</b> SBIN                                                                                                                                                                                                                         | <b>Date</b> 30/03/2023      |
| <b>Bank CIN</b> 10004152023033013873                                                                                                                                                                                                          | <b>REF No.</b> 308911623818 |
| This is computer generated receipt, hence no signature is required.                                                                                                                                                                           |                             |

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| बरेल - ६/ |    |     |
| ६४६२      | १० | ३०० |
| २०२३      |    |     |



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

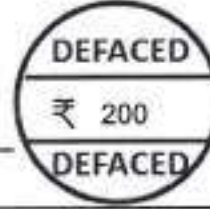


### Receipt of Document Handling Charges

PRN 3003202314939

Receipt Date 31/03/2023

Received from Dhc, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 6462 dated 31/03/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name SBIN

Payment Date 30/03/2023

Bank CIN 10004152023033013873

REF No. 308911623818

Deface No 3003202314939D

Deface Date 31/03/2023

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

# मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

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

जा.क्र./आदेश/ 1824/2023

दिनांक 28 MAR 2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कायदाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/227/2023 अन्वये पक्षकार M/s. Bali Spaces LLP यांनी दिनांक 14/03/2023 रोजी Agreement for Redevelopment चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे.

| Particulars              | Description                                                          |
|--------------------------|----------------------------------------------------------------------|
| Date of Execution        | Unexecuted                                                           |
| Type of Document         | Agreement for Redevelopment                                          |
| The Society              | Sutaria Co-Operative Housing Society LTD                             |
| The Developer            | M/s. Bali Spaces LLP                                                 |
| The Members              | Mr. Shivji. V. Bhanushali & Others                                   |
| Society Registration No. | BOM/WP/HSG/(TC)/1719/85-86 Dated - 14/01/1986                        |
| Detail of the Property   |                                                                      |
| Village                  | Pahadi Goregaon (West)                                               |
| C.T.S No                 | Plot No. 163, Survey No. 110A, Hissa No. 2, CTS No. 638, 638/1 to 12 |
| Plot Area                | Total Plot Area = 751.50 sq.mtrs                                     |
|                          | Less Road Set Back Area = 63.40 sq.mtrs                              |
|                          | Net Plot Area = 688.10 sq.mtrs                                       |
| Total Members            | 31 Members (27 Flat + 4 Shop)                                        |
| Zone 2022-23             | 57/267 Village - Pahadi Goregaon (West)                              |
| Rate per sq.mtr          |                                                                      |
| Land Rate                | Rs. 70,510/-                                                         |
| Flat Rate                | Rs. 1,46,200/-                                                       |
| Const. Cost              | Rs. 30,250/-                                                         |
| Completion Period        | 30 Months + 6 Months Grace Period                                    |
| DP Remark                | Ch.E./DP34202001111262623/P/S/2020/111262625<br>Dated - 31/01/2020   |

अभिनिर्णयाकरीता सादर केलेला दस्त हा Agreement for Redevelopment या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तातील Schedule मध्ये नमूद प्रमाणे एकूण क्षेत्र 751.50 चौ.मी. असून त्यापैकी 63.40 चौ.मी. क्षेत्र रस्तांन्दीने बाधित होत आहे. सदरचा दस्त हा सोसायटी,

सोसायटी सभासद व विकासक या तीन पक्षकार यांचे मध्ये निष्पादित होत आहे. मालमत्तापत्रिकेवर सोसायटीचे नाव दिसून येते.

वरिष्ठ दस्तऐवज अवलोकन केले असता, असे दिसून येते की, सोसायटीच्या इमारतीमध्ये सभासद असलेली "Sutaria CHSL" नावाची इमारत मोडकळीस आल्याने तसेच सदर मिळकतीमधील एकूण 31 (27 Flat + 4 Shop) सभासद व सोसायटीने विकासकाबरोबर इमारतीच्या पुर्नबांधणीच्या अनुषंगाने करावयाची विकसन संबंधी विकसन करारनामा (Agreement for Redevelopment) केल्याचे दिसून येते.

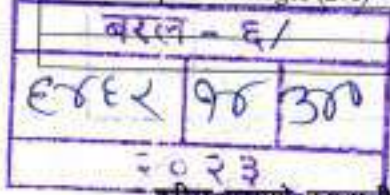
प्रस्तुत विकसन करारनाम्यानुसार एकूण 31 (27 Flat + 4 Shop) सभासदांच्या ताब्यातील Annexure मध्ये नमूद केल्याप्रमाणे रहिवासी सोसायटी सभासदांच्या ताब्यातील मूळ क्षेत्र 6981.00 चौ.फूट कारपेट म्हणजेच 778.55 चौ.मी. बिल्टअप क्षेत्र असून या क्षेत्राच्या बदल्यात विकासक रहिवासी 42% वाढीव क्षेत्र म्हणजेच 9875.00 चौ.फूट कारपेट म्हणजेच 1101.30 चौ.मी MOFA बिल्टअप तसेच दुकानधारक सोसायटी सभासदांच्या च्या ताब्यातील मूळ क्षेत्र 436.00 चौ.फूट कारपेट म्हणजेच 48.62 चौ.मी. बिल्टअप क्षेत्र असून या क्षेत्राच्या बदल्यात विकासक दुकानधारक सोसायटी सभासदांना 27% वाढीव क्षेत्र म्हणजेच 554.00 चौ.फूट कारपेट म्हणजेच 61.78 चौ.मी MOFA बिल्टअप नविन इमारतीमध्ये देणेत येत आहे. रहिवासी सोसायटी सभासदांचे क्षेत्र मूळ क्षेत्रापेक्षा वाढीव 35% मर्यादेपेक्षा जास्त असल्याने फक्त रहिवासी सोसायटी सभासदांना अंमलबजावणी सूचना क्र. 21(अ)(X) लागू होत आहे. या शिवाय दस्तात नमूद केल्यानुसार रहिवासी सभासदांना Rent, Brokerage, Shifting, parking असा सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. विषयांकित मिळकतीस दस्तासोबत सादर केलेल्या DP Remark नुसार 18.30 मी. रुंदीचा रस्ता उपलब्ध होत असल्याने सदर मिळकतीस Additional FSI 0.50 व Admissible TDR 0.90 असा एकूण TDR FSI 1.40 रोड विड्थ टि.डी.आर अनुज्ञेय होत आहे. म्हणजेच सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहित 3.24 इतका घटई निर्देशांक अनुज्ञेय होत आहे. सदर मिळकतीचा विकास MOFA नियमानुसार होणार आहे.

वरील बाबींचा विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 751.50 चौ.मी. क्षेत्र विचारात घेऊन प्रकरणी मुल्यांकन सन 2022-23 चे बाजारमुल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.

| Development Agreement (Completion Period 30 Months + 6 Months Grace Period) |        |                                |                                    |      |                   |
|-----------------------------------------------------------------------------|--------|--------------------------------|------------------------------------|------|-------------------|
| ADJ/IGR-242/227/2023                                                        | Land   | Flat                           | Office                             | Shop | Construction Cost |
| 2022-23                                                                     | 70,510 | 1,46,200                       |                                    |      | 30250             |
| Zone - Village - Pahadi Goregaon (West)                                     | 57/267 |                                |                                    |      |                   |
| Total Plot Area                                                             | 751.50 | sq.mtrs                        |                                    |      |                   |
| Less Road Set Back Area                                                     | 63.40  | sq.mtrs                        |                                    |      |                   |
| Plot Area                                                                   | 688.10 | sq.mtrs                        |                                    |      |                   |
|                                                                             |        | Existing Carpet Area in Sq. ft | existing Built up Area in Sq. mtr  |      |                   |
| No. of Members                                                              | 31     | 7417.00                        | 827.17                             |      |                   |
| Residential Members + 2 Garage                                              | 27     | 6981.00                        | 778.55                             |      |                   |
| Shop Members                                                                | 4      | 436.00                         | 48.62                              |      |                   |
|                                                                             |        | New Carpet Area in Sq. ft      | Total New Building Area in Sq. mtr |      |                   |

|                                                                                                    |                             |             |                  |         |                      |
|----------------------------------------------------------------------------------------------------|-----------------------------|-------------|------------------|---------|----------------------|
| Additional New Area                                                                                | 31                          | 10429.00    | 1163.09          |         |                      |
| 42% Additional Area Flat Members<br>MOFA (Page No. 17, Para No. B)                                 | 27                          | 9875.00     | 1101.30          |         |                      |
| 27% Additional Area Shop Members<br>MOFA (Page No. 17, Para No. B)                                 | 4                           | 554.00      | 61.78            |         |                      |
| Permissible Area                                                                                   | 688.10                      | x           | 3.24             | =       | 2229.44              |
| Permissible / Potential Type of FSI                                                                | Area in Sq.mtr.             | X Land Rate | X Multiplication | बल - 8/ | Total Value of Rs.   |
| Existing Basic 1                                                                                   | 688.10                      | 70,510      |                  | 58293   | 1,83,17,931          |
| Additional FSI On Payment of<br>Premium (688.10 x 0.50)                                            | 344.05                      | 70,510      | 0.50             | 2023    | 2,29,488             |
| Incentive FSI As per 33(7)(B) of<br>DCPR 2034 (31 x 10 = 310.00)<br>(827.17 x 0.15 = 124.07)       | 310.00                      | 70,510      |                  |         | 2,18,58,100          |
| Admissible TDR (688.10 x 0.90 =<br>619.29) (619.29 - 310.00 = 309.29)                              | 309.29                      | 70,510      | 0.70             |         | 1,52,65,627          |
| Fungible FSI (688.10 + 344.05 +<br>310.00 + 323.95 = 1666.10) (1666.10 x<br>0.35 = 583.14 sq.mtrs) | 1,651.44                    | 578.00      |                  |         |                      |
| Free Fungible on Existing Area of Flat<br>& Shop (827.17 x 0.35 = 289.51)                          | 289.51                      | 70,510      | 1.00             |         | 2,05,14,431          |
| Shifting Premium (583.14 - 289.51<br>= 293.62)                                                     | 288.49                      | 70,510      | 0.50             |         | 1,01,70,815          |
| Total                                                                                              | 2,229.44                    |             |                  |         | 12,83,55,387         |
| Average Rate                                                                                       | Total Value/total area      |             | 57572.82         |         |                      |
| Market Value                                                                                       | Balance Area * Average Rate |             |                  |         |                      |
| (Balance Area = Total permissible area - New area given to Society members )                       |                             |             |                  |         |                      |
| 2,229.44                                                                                           | 1163.09                     | =           | 1,066.36         | sq.mtrs |                      |
|                                                                                                    | Balance Area * Average Rate |             |                  |         |                      |
|                                                                                                    | 1,066.36                    | 57572.82    |                  |         | 6,13,93,270          |
| Road Set Back Value                                                                                | 63.40                       | 70510.00    | 0.8              |         | 35,76,267            |
|                                                                                                    |                             |             |                  |         | 6,49,69,537          |
| Value of Developers area is Market Value is i.e. Rs                                                |                             |             |                  |         | 6,49,70,000          |
| <b>Consideration</b>                                                                               |                             |             |                  |         |                      |
|                                                                                                    |                             |             |                  |         | <b>Amount in Rs.</b> |
| 1. New area given to Members                                                                       | 1101.30                     | 30250       | 1.05             |         | 34980077             |
| 2. New area given to Shop Members                                                                  | 61.78                       | 30250       |                  |         | 1868978              |
| 4. Corpus Fund (Page No. 16, Para No. C)                                                           | 7417.00                     | 1000        |                  |         | 7417000              |
| 5. Rent for Flat Members (Page No. 17, Para No. C)                                                 |                             |             |                  |         |                      |
| For First 12 Months                                                                                | 6981.00                     | 65          | 12               |         | 5445180              |
| For First 12 Months (Add 10%)                                                                      | 6981.00                     | 71.5        | 12               |         | 5989698              |
| 6. Rent for Shop Member (Page No. 17, Para No. C)                                                  |                             |             |                  |         |                      |
| For First 12 Months                                                                                | 436.00                      | 130         | 12               |         | 680160               |
| For First 12 Months (Add 10%)                                                                      | 436.00                      | 143         | 12               |         | 748176               |
| 7. Brokerage for Flat Members (Page No. 19, Para No. D)                                            |                             |             |                  |         |                      |
| For First Term                                                                                     | 6981.00                     | 65          | 1                |         | 453765               |
| For Second Term                                                                                    | 6981.00                     | 71.5        | 1                |         | 499142               |
| 8. Brokerage for Shop Members (Page No. 19, Para No. D)                                            |                             |             |                  |         |                      |
| For First Term                                                                                     | 436.00                      | 130         | 1                |         | 56680                |
| For Second Term                                                                                    | 436.00                      | 143         | 1                |         | 62348                |
| 9. Shifting Charges for Flat & Shop<br>Members (Page No. 19, Para No. D)                           | 15000.00                    | 31          |                  |         | 465000               |

|                                                                                                                                                                  |         |        |       |                       |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|-------|-----------------------|-------------|
| 8. Additional Area Value (Existing Area of Flat = 778.55 x 1.35 = 1051.04 sq.mtrs) (New Area given to the Society Members = 1101.30) (1101.30 - 1051.04 = 50.26) | 50.26   | 70,510 | 0.50  |                       | 1771916     |
| 10. Fitness Centre                                                                                                                                               | 2229.44 | 30250  | 0.02  |                       | 1348814     |
| 10. Car Parking                                                                                                                                                  | 13.75   | 14     | 30250 | 0.3                   | 1746938     |
| 11. Common Facilities (Society office, toilet, W.cabin) (22.30+3+4.64=29.95)                                                                                     | 29.95   | 30250  |       |                       | 9,05,988    |
| 12. Development charges (2%)                                                                                                                                     | 1163.09 | 70,510 | 0.02  |                       | 16,40,183   |
|                                                                                                                                                                  |         |        |       | Total                 | 6,60,80,041 |
|                                                                                                                                                                  |         |        |       | Consideration i.e.Rs. | 6,60,81,000 |



दरील प्रमाणे दस्तातील मिळकतीचे मोबदलामुल्य रक्कम रु. 6,60,81,000/- हे बाजारमुल्य रक्कम रु. 6,49,70,000/- पेक्षा जास्त असल्याने जास्तीच्या मोबदलामुल्य रक्कम रु. 6,60,81,000/- वर मुद्रांक शुल्क वेसूल करण्यात आले आहे.

मोबदलामुल्य रु. 6,60,81,000/-

अनुच्छेद 5(g-a)(5%)

देय मु.शु. रु. 33,04,050/-

आदेश

- अभिनिर्णयक्रिती सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a)(5%) नुसार मुद्रांक शुल्क रु. 33,04,050/- देय असल्याबाबत जा.क्र.नोटीस/1655/2023 दिनांक. 27/03/2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 28/03/2023 रोजी विरूपित केलेल्या चलना क्र. MH017601040202223E वरून दिसून येत असल्याने दिनांक. 27/03/2023 रोजीची नोटीस ही आदेश म्हणून कायम करण्यात येत आहे.
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 ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
3. एकुण पाने 1 ते 229 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(वैशाली चव्हाण)  
मुद्रांक जिल्हाधिकारी, बोरीवली.

|       |                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------|
| प्रति | M/s. Bali Spaces LLP                                                                                |
| पत्ता | 04, 1 <sup>st</sup> Floor, A-wing, Onkar General. A.K. Vaidya Marg, Malad (East), Mumbai - 400 097. |
| प्रत  | सह दुय्यम निबंधक बोरीवली कार्यालय क्र. 1/2/3/4/5/6/7/8/9                                            |



# मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

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

जा.क्र./आदेश/ 1884/2023

दिनांक - 28 MAR 2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/227/2023 अन्वये पक्षकार M/s. Balli Spaces LLP यांनी दिनांक 14/03/2023 रोजी Agreement for Redevelopment या संलेख अभिनिर्णयाकरीता सादर केलेला आहे.

|                          |                                                                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------|
| Particulars              | Description                                                                                                   |
| Date of Execution        | Unexecuted                                                                                                    |
| Type of Document         | Agreement for Redevelopment                                                                                   |
| The Society              | Sutaria Co-Operative Housing Society LTD                                                                      |
| The Developer            | M/s. Balli Spaces LLP                                                                                         |
| The Members              | Mr. Shivji. V. Bhanushali & Others                                                                            |
| Society Registration No. | BOM/WP/HSG/(TC)/1719/85-86 Dated - 14/01/1986                                                                 |
| Detail of the Property   |                                                                                                               |
| Village                  | Pahadi Goregaon (West)                                                                                        |
| C.T.S No                 | Plot No. 163, Survey No. 110A, Hissa No. 2, CTS No. 638, 638/1 to 12                                          |
| Plot Area                | Total Plot Area = 751.50 sq.mtrs<br>Less Road Set Back Area = 63.40 sq.mtrs<br>Net Plot Area = 688.10 sq.mtrs |
| Total Members            | 31 Members (27 Flat + 4 Shop)                                                                                 |
| Zone 2022-23             | 57/267 Village - Pahadi Goregaon (West)                                                                       |
| Rate per sq.mtr          |                                                                                                               |
| Land Rate                | Rs. 70,510/-                                                                                                  |
| Flat Rate                | Rs. 1,46,200/-                                                                                                |
| Const. Cost              | Rs. 30,250/-                                                                                                  |
| Completion Period        | 30 Months + 6 Months Grace Period                                                                             |
| DP Remark                | Ch.E./DP34202001111262623/P/S/2020/111262625<br>Dated - 31/01/2020                                            |

अभिनिर्णयाकरीता सादर केलेला दस्त हा Agreement for Redevelopment या प्रकराचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तातील Schedule मध्ये नमूद प्रमाणे एकूण क्षेत्र 751.50 चौ.मी. असून त्यापैकी 63.40 चौ.मी. क्षेत्र रस्तांन्दीने बाधित होत आहे. सदरचा दस्त हा सोसायटी,

सोसायटी सभासद व विकासक या तीन पक्षकार यांचे मध्ये निष्पादित होत आहे. मालमत्तापत्रिकेवर सोसायटीचे नाव दिसून येते.

सदर दस्तावे अवलोकन केले असता, असे दिसून येते की, सोसायटीच्या इमारतीमध्ये सभासद

|                                                                                                                                                                                                                                                                      |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| असलेली "Sutapa/CHSL" नावाची इमारत मोडकळीस आल्याने तसेच सदर मिळकतीमधील एकूण 31 (27 Flat + 4 Shop) सभासद व सोसायटीने विकासकाबरोबर इमारतीच्या पुर्नबांधणीच्या अनुषंगाने करावयाच्या विकसना संबंधी विकसन करारनामा (Agreement for Redevelopment) केल्याचे दिसून येते. २०२३ | २६१३७० |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|

प्रस्तुत विकसन करारनामानुसार एकूण 31 (27 Flat + 4 Shop) सभासदांच्या ताब्यातील Annexure मध्ये नमूद केल्याप्रमाणे रहिवासी सोसायटी सभासदांच्या ताब्यातील मूळ क्षेत्र 6981.00 चौ.फूट कारपेट म्हणजेच 778.55 चौ.मी. बिल्टअप क्षेत्र असून या क्षेत्राच्या बदल्यात विकासक रहिवासी 42% वाढीव क्षेत्र म्हणजेच 9875.00 चौ.फूट कारपेट म्हणजेच 1101.30 चौ.मी MOFA बिल्टअप तसेच दुकानधारक सोसायटी सभासदांच्या च्या ताब्यातील मूळ क्षेत्र 436.00 चौ.फूट कारपेट म्हणजेच 48.62 चौ.मी. बिल्टअप क्षेत्र असून या क्षेत्राच्या बदल्यात विकासक दुकानधारक सोसायटी सभासदांना 27% वाढीव क्षेत्र म्हणजेच 554.00 चौ.फूट कारपेट म्हणजेच 61.78 चौ.मी MOFA बिल्टअप नविन इमारतीमध्ये देणेत येत आहे. रहिवासी सोसायटी सभासदांचे क्षेत्र मूळ क्षेत्रापेक्षा वाढीव 35% मर्यादेपेक्षा जास्त असल्याने फक्त रहिवासी सोसायटी सभासदांना अंमलबजावणी सूचना क्र. 21(अ)(X) लागू होत आहे. या शिवाय दस्तात नमूद केल्यानुसार रहिवासी सभासदांना Rent, Brokerage, Shifting, parking असा सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. विषयांकित मिळकतीस दस्तासोबत सादर केलेल्या DP Remark नुसार 18.30 मी. रुंदीचा रस्ता उपलब्ध होत असल्याने सदर मिळकतीस Additional FSI 0.50 व Admissible TDR 0.90 असा एकूण TDR FSI 1.40 रोड विड्थ टि.डी.आर अनुज्ञेय होत आहे. म्हणजेच सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहित 3.24 इतका घटई निर्देशांक अनुज्ञेय होत आहे. सदर मिळकतीचा विकास MOFA नियमानुसार होणार आहे.

वरील बाबींचा विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 751.50 चौ.मी. क्षेत्र विचारात घेऊन प्रकरणी मुल्यांकन सन 2022-23 चे बाजारमुल्यदर नुसार पुढीलप्रमाणे निश्चित

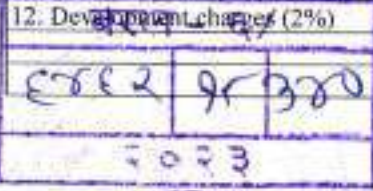
| करण्यात येत आहे Redevelopment Agreement (Completion Period 30 Months + 6 Months Grace Period) |        |                                |                                      |      |                   |
|-----------------------------------------------------------------------------------------------|--------|--------------------------------|--------------------------------------|------|-------------------|
| ADJ/IGR-242/227/2023                                                                          | Land   | Flat                           | Office                               | Shop | Construction Cost |
| 2022-23                                                                                       | 70,510 | 1,46,200                       |                                      |      | 30250             |
| Zone - Village - Pahadi Goregaon (West)                                                       | 57/267 |                                |                                      |      |                   |
| Total Plot Area                                                                               | 751.50 | sq.mtrs                        |                                      |      |                   |
| Less Road Set Back Area                                                                       | 63.40  | sq.mtrs                        |                                      |      |                   |
| Plot Area                                                                                     | 688.10 | sq.mtrs                        |                                      |      |                   |
|                                                                                               |        | Existing Carpet Area in Sq. ft | existing Built up Area in Sq. meter  |      |                   |
| No. of Members                                                                                | 31     | 7417.00                        | 827.17                               |      |                   |
| Residential Members + 2 Garage                                                                | 27     | 6981.00                        | 778.55                               |      |                   |
| Shop Members                                                                                  | 4      | 436.00                         | 48.62                                |      |                   |
|                                                                                               |        | New Carpet Area in Sq. ft      | Total New Building Area in Sq. meter |      |                   |

|                                                                                                    |                             |             |                  |                  |
|----------------------------------------------------------------------------------------------------|-----------------------------|-------------|------------------|------------------|
| Additional New Area                                                                                | 31                          | 10429.00    | 1163.09          |                  |
| 42% Additional Area Flat Members<br>MOFA (Page No. 17, Para No. B)                                 | 27                          | 9875.00     | 1101.30          |                  |
| 27% Additional Area Shop Members<br>MOFA (Page No. 17, Para No. B)                                 | 4                           | 554.00      | 61.78            |                  |
| Permissible Area                                                                                   | 688.10                      | x           | 3.24             |                  |
| Permissible / Potential Type of FSI                                                                | Area in Sq.mtr.             | X Land Rate | X Multiflication |                  |
| Existing Basic 1                                                                                   | 688.10                      | 70,510      |                  |                  |
| Additional FSI On Payment of<br>Premium (688.10 x 0.50)                                            | 344.05                      | 70,510      | 0.50             |                  |
| Incentive FSI As per 33(7)(B) of<br>DCPR 2034 (31 x 10 = 310.00)<br>(827.17 x 0.15 = 124.07)       | 310.00                      | 70,510      |                  |                  |
| Admissible TDR (688.10 x 0.90 =<br>619.29) (619.29 - 310.00 = 309.29)                              | 309.29                      | 70,510      | 0.70             |                  |
| Fungible FSI (688.10 + 344.05 +<br>310.00 + 323.95 = 1666.10) (1666.10 x<br>0.35 = 583.14 sq.mtrs) |                             |             |                  |                  |
|                                                                                                    | 1,651.44                    | 578.00      |                  |                  |
| Free Fungible on Exsting Area of Flat<br>& Shop (827.17 x 0.35 = 289.51)                           | 289.51                      | 70,510      | 1.00             |                  |
| Charging Premium (583.14 - 289.51<br>= 293.62)                                                     | 288.49                      | 70,510      | 0.50             |                  |
| Total                                                                                              | 2,229.44                    |             |                  |                  |
| Average Rate                                                                                       | Total Value/total area      |             | 57572.82         |                  |
| Market Value                                                                                       | Balance Area * Average Rate |             |                  |                  |
| (Balance Area = Total permissible area - New area given to Society members )                       |                             |             |                  |                  |
|                                                                                                    | 2,229.44                    | 1163.09     | =                | 1,066.36 sq.mtrs |
|                                                                                                    | Balance Area * Average Rate |             |                  |                  |
|                                                                                                    |                             | 1,066.36    | 57572.82         | 6,13,93,270      |
| Road Set Back Value                                                                                | 63.40                       | 70510.00    | 0.8              |                  |
|                                                                                                    |                             |             |                  | 35,76,267        |
|                                                                                                    |                             |             |                  | 6,49,69,537      |
| Value of Developers area is Market Value is i.e. Rs                                                |                             |             |                  | 6,49,70,000      |
| Consideration                                                                                      |                             |             |                  | Amount in Rs.    |
| 1. New area given to Members                                                                       | 1101.30                     | 30250       | 1.05             | 34980077         |
| 2. New area given to Shop Members                                                                  | 61.78                       | 30250       |                  | 1868978          |
| 4. Corpus Fund (Page No. 16, Para No. C)                                                           | 7417.00                     | 1000        |                  | 7417000          |
| 5. Rent for Flat Members (Page No. 17, Para No. C)                                                 |                             |             |                  |                  |
| For First 12 Months                                                                                | 6981.00                     | 65          | 12               | 5445180          |
| For First 12 Months (Add 10%)                                                                      | 6981.00                     | 71.5        | 12               | 5989698          |
| 6. Rent for Shop Member (Page No. 17, Para No. C)                                                  |                             |             |                  |                  |
| For First 12 Months                                                                                | 436.00                      | 130         | 12               | 680160           |
| For First 12 Months (Add 10%)                                                                      | 436.00                      | 143         | 12               | 748176           |
| 7. Brokerage for Flat Members (Page No. 19, Para No. D)                                            |                             |             |                  |                  |
| For First Term                                                                                     | 6981.00                     | 65          | 1                | 453765           |
| For Second Term                                                                                    | 6981.00                     | 71.5        | 1                | 499142           |
| 8. Brokerage for Shop Members (Page No. 19, Para No. D)                                            |                             |             |                  |                  |
| For First Term                                                                                     | 436.00                      | 130         | 1                | 56680            |
| For Second Term                                                                                    | 436.00                      | 143         | 1                | 62348            |
| 9. Shifting Charges for Flat & Shop<br>Members (Page No. 19, Para No. D)                           | 15000.00                    | 31          |                  | 465000           |

|                   |         |
|-------------------|---------|
| बरेल - 5/         | 2729.44 |
| एफेर 90           | 300     |
| Total Value of Rs |         |
| 4,85,17,931       |         |



|                                                                                                                                                                  |         |        |       |                       |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|-------|-----------------------|-------------|
| 8. Additional Area Value (Existing Area of Flat = 778.55 x 1.35 = 1051.04 sq.mtrs) (New Area given to the Society Members = 1101.30) (1101.30 - 1051.04 = 50.26) | 50.26   | 70,510 | 0.50  |                       | 1771916     |
| 10. Fitness Centre                                                                                                                                               | 2229.44 | 30250  | 0.02  |                       | 1348814     |
| 10. Car Parking                                                                                                                                                  | 13.75   | 14     | 30250 | 0.3                   | 1746938     |
| 11. Common Facilities (Society office, toilet, W.cabin) (22.30+3+4.64=29.95)                                                                                     | 29.95   | 30250  |       |                       | 9,05,988    |
| 12. Development charges (2%)                                                                                                                                     | 1163.09 | 70,510 | 0.02  |                       | 16,40,183   |
|                                                                                                                                                                  |         |        |       | Total                 | 6,60,80,041 |
|                                                                                                                                                                  |         |        |       | Consideration i.e.Rs. | 6,60,81,000 |



वरील प्रमाण दस्तातील मिळकतीचे मोबदलामुल्य रक्कम रु. 6,60,81,000/- हे बाजारमुल्य रक्कम रु. 6,49,70,000/- पेक्षा जास्त असल्याने जास्तीच्या मोबदलामुल्य रक्कम रु. 6,60,81,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

मोबदलामुल्य  
रु. 6,60,81,000/-

अनुच्छेद  
5(g-a)(5%)

देय मु.शु.  
रु. 33,04,050/-

आदेश

- अभिनिर्णयकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a)(5%) नुसार मुद्रांक शुल्क रु. 33,04,050/- देय असल्याबाबत जा.क्र.नोटीस/1655/2023 दिनांक. 27/03/2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 28/03/2023 रोजी विरुपित केलेल्या चलना क्र. MH017601040202223E वरून दिसून येत असल्याने दिनांक. 27/03/2023 रोजीची नोटीस ही आदेश म्हणून कायम करण्यात येत आहे.
- 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 राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
- एकुण पाने 1 ते 229 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(वैशाळी चव्हाण)

मुद्रांक जिल्हाधिकारी, बोरीवली.

|       |                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------|
| प्रति | M/s. Bali Spaces LLP                                                                                |
| पत्ता | 04, 1 <sup>st</sup> Floor, A-wing, Onkar General. A.K. Vaidya Marg, Malad (East), Mumbai - 400 097. |
| प्रत  | सह दुय्यम निबंधक बोरीवली कार्यालय क्र. 1/2/3/4/5/6/7/8/9                                            |





CHALLAN  
MTR Form Number-6



|                                                                    |                    |         |  |  |                                                              |                     |         |           |  |
|--------------------------------------------------------------------|--------------------|---------|--|--|--------------------------------------------------------------|---------------------|---------|-----------|--|
| GRN                                                                | MH017601040202223E | BARCODE |  |  | Date                                                         | 27/03/2023-20:15:38 | Form ID | बरेल - 57 |  |
| Department Inspector General Of Registration                       |                    |         |  |  | Payer Details                                                |                     |         |           |  |
| Non-Judicial Stamps                                                |                    |         |  |  | TAX ID / TAN (If Any)                                        |                     |         |           |  |
| Type of Payment Duty on Doc Voluntarily brought for adjudicatn SoS |                    |         |  |  | PAN No.(If Applicable)                                       |                     |         |           |  |
| Office Name CSB_COLLECTOR OF STAMPS BORIVALI                       |                    |         |  |  | Full Name BALI SPACES LLP                                    |                     |         |           |  |
| Location MUMBAI                                                    |                    |         |  |  | Flat/Block No. PLOT NO 163 SURVEY NO 110A HISSA NO 2         |                     |         |           |  |
| Year 2022-2023 One Time                                            |                    |         |  |  | Premises/Building                                            |                     |         |           |  |
| Account Head Details                                               |                    |         |  |  | Amount In Rs.                                                |                     |         |           |  |
| 0030050801 Amount of Tax                                           |                    |         |  |  | 3304050.00                                                   |                     |         |           |  |
|                                                                    |                    |         |  |  | Road/Street CTS NO 638 VILLAGE BORIVALI REGAON WEST          |                     |         |           |  |
|                                                                    |                    |         |  |  | Area/Locality MUMBAI                                         |                     |         |           |  |
|                                                                    |                    |         |  |  | Town/City/District                                           |                     |         |           |  |
|                                                                    |                    |         |  |  | PIN 4 0 0 1 0 4                                              |                     |         |           |  |
|                                                                    |                    |         |  |  | Remarks (If Any)                                             |                     |         |           |  |
|                                                                    |                    |         |  |  | SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD                     |                     |         |           |  |
|                                                                    |                    |         |  |  | Amount In Thirty Three Lakh Four Thousand Fifty Rupees Only  |                     |         |           |  |
| Total                                                              |                    |         |  |  | 33,04,050.00                                                 |                     |         |           |  |
| Payment Details PUNJAB NATIONAL BANK                               |                    |         |  |  | FOR USE IN RECEIVING BANK                                    |                     |         |           |  |
| Cheque-DD Details                                                  |                    |         |  |  | Bank CIN Ref. No. 03006172023032800024 429844791             |                     |         |           |  |
| Cheque/DD No.                                                      |                    |         |  |  | Bank Date RBI Date 27/03/2023-20:16:39 Not Verified with RBI |                     |         |           |  |
| Name of Bank                                                       |                    |         |  |  | Bank-Branch PUNJAB NATIONAL BANK                             |                     |         |           |  |
| Name of Branch                                                     |                    |         |  |  | Scroll No. , Date Not Verified with Scroll                   |                     |         |           |  |

Department ID : Mobile No. : 9821875025  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दृश्य निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Defaced By Me

Nishant Shinde  
Supervisor

Challan Defaced Details

| Sr. No.                 | Remarks | Defacement No.   | Defacement Date     | Userid | Defacement Amount |
|-------------------------|---------|------------------|---------------------|--------|-------------------|
| 1                       |         | 0008663252202223 | 28/03/2023-11:39:57 | IGR242 | 3304050.00        |
| Total Defacement Amount |         |                  |                     |        | 33,04,050.00      |

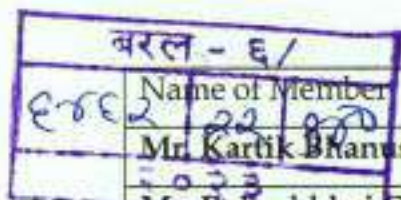
|           |    |     |
|-----------|----|-----|
| बरल - ६/- |    |     |
| ६४६२      | २० | ३०० |
| २०२३      |    |     |



Defence By 619

सर्वेक्षण विभाग  
मुंबई उपनगर जिल्हा





| Name of Member        | Particulars | Flat No. |
|-----------------------|-------------|----------|
| Mr. Kartik Bhanushali | Chairman    | 26       |
| Mr. Rakeshbhai Doshi  | Secretary   | 5        |
| Mr. Ashok Dubey       | Treasurer   | 29       |



Pursuant to the resolution passed at the **Special General Body** meeting held on **06-03-2023** (hereinafter referred to as **'THE SOCIETY/OWNERS'** (which expression shall unless it be repugnant to the context to meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PARTIST**;

AND

**M/s. BALI SPACES LLP**, (LLP Identification Number **AAC - 7047**) a Limited Liability Partnership, having its Registered Office at Office No. 04, 1<sup>st</sup> Floor, A Wing, Onkar, General A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai 400 097 through its **Designated Partner SHRI SUSHANT VIJAY PARMAR**, hereinafter called **'THE DEVELOPER'** (which expression shall unless the same be repugnant to the context of meaning thereof be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**;

AND



| Sr. No. | Existing Floor | Existing Flat / Shop / Garage No. | Name of Members as per Share Certificate |
|---------|----------------|-----------------------------------|------------------------------------------|
| 1       | Ground         | 1                                 | Mr. Shivji V. Bhanushali                 |
| 2       | Ground         | 2                                 | Mr. Firoz K. Shah &                      |
| 3       |                |                                   | Mrs. Paragi F. Shah                      |

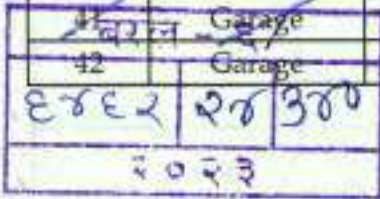
|                    |                    |                    |                    |                    |
|--------------------|--------------------|--------------------|--------------------|--------------------|
| <i>[Signature]</i> | Kartik             | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | P.F. Shah          | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | <i>[Signature]</i> | 858                | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | <i>[Signature]</i> |                    |                    |                    |
| श्री. मोन          | S.H.S              | K.J. Doshi         | <i>[Signature]</i> | <i>[Signature]</i> |
| योगी               | योगी               | नरेश मोन-२२        | <i>[Signature]</i> | <i>[Signature]</i> |
| गोमती              | <i>[Signature]</i> | <i>[Signature]</i> | P.R.P              | B.R.P.             |
| Kartik             | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | <i>[Signature]</i> | २७७                | <i>[Signature]</i> | <i>[Signature]</i> |

|    |        |    |                                                                                                     |
|----|--------|----|-----------------------------------------------------------------------------------------------------|
| 4  | Ground | 3  | Mr. Kashiben V. Patel                                                                               |
| 5  | Ground | 4  | Mrs. Komal K. Bhanushali                                                                            |
| 6  | Ground | 5  | Mr. Rakeshbhai J. Doshi                                                                             |
| 7  | Ground | 6  | Mr. Mithalal J. Jain                                                                                |
| 8  | Ground | 7  | Mr. Sanjay M. Jain                                                                                  |
| 9  | First  | 11 | Mr. Saiprasad J. Shetty &<br>Mrs. Sugandha S. Shetty                                                |
| 10 | First  | 12 | Mrs. Shyamkumari D. Dubey &<br>Mr. Ashok D. Dubey                                                   |
| 11 | First  | 13 | Mr. Dharmarath R. Dubey                                                                             |
| 12 | First  | 14 | Mr. Gangji K. Shah (Expired)<br>Mrs. Prabhben G. Shah<br>Mr. Nilesh G. Shah &<br>Mr. Manish G. Shah |
| 13 | First  | 15 | Mr. Chelabhai K. Patel                                                                              |
| 14 | First  | 16 | Mr. Shailesh H. Shah                                                                                |
| 15 | First  | 17 | Mr. Ketan J. Doshi                                                                                  |
| 16 | First  | 18 | Mr. Manoj K. Bhanushali                                                                             |
| 17 | Second | 19 | Mr. Hasmukh D. Champaneri,<br>Mr. Avinash H. Champaneri &<br>Mrs. Yogita Champaneri                 |
| 18 | Second | 20 | Mr. Motibhai N. Patel                                                                               |
| 19 | Second | 21 | Mr. Jayesh V. Chauhan &<br>Mrs. Aruna J. Chauhan                                                    |
| 20 | Second | 22 | Mrs. Gomitiben A. Bhanushali                                                                        |
| 21 | Second | 23 | Mr. Jagdish A. Parikh                                                                               |
| 22 | Second | 24 | Mrs. Latta A. Patel                                                                                 |
| 23 | Second | 25 | Mrs. Padmaben R. Patel &<br>Mrs. Bharti K. Patel                                                    |
| 24 | Second | 26 | Mr. Kartik A. Bhanushali                                                                            |
| 25 | Third  | 27 | Mr. Rajendra H. Shah &<br>Mrs. Chhaya R. Shah                                                       |



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| 1  | 2  | 3  | 4   | 5  | 6  |
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| 13 | 14 | 15 | 16  | 17 | 18 |
| 19 | 20 | 21 | 22  | 23 | 24 |
| 25 | 26 | 27 | 28  | 29 | 30 |
| 31 | 32 | 33 | 34  | 35 | 36 |
| 37 | 38 | 39 | 40  | 41 | 42 |
| 43 | 44 | 45 | 46  | 47 | 48 |
| 49 | 50 | 51 | 52  | 53 | 54 |
| 55 | 56 | 57 | 58  | 59 | 60 |
| 61 | 62 | 63 | 64  | 65 | 66 |
| 67 | 68 | 69 | 70  | 71 | 72 |
| 73 | 74 | 75 | 76  | 77 | 78 |
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| 85 | 86 | 87 | 88  | 89 | 90 |
| 91 | 92 | 93 | 94  | 95 | 96 |
| 97 | 98 | 99 | 100 |    |    |

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| 35 | Third  | 29 | Mr. Ashok D. Dubey &                |
| 36 |        |    | Mrs. Archana A. Dubey               |
| 37 | SHOP   | 8  | Mr. Sanjay M. Jain                  |
| 38 | SHOP   | 9  | Mr. Vaktawarmal C. Mistry           |
| 39 | SHOP   | 10 | Mrs. Raj Kaur Balvinder Singh Bajwa |
| 40 | SHOP   | 28 | Mr. Reena S. Jain                   |
| 41 | Garage | 1  | Mr. Uday J. Doshi                   |
| 42 | Garage | 2  | Mr. Mithalal J. Jain                |



Collectively Members No. \_\_\_\_\_ are herein after referred to as 'THE MEMBERS' having address at Sutaria CHSL, Plot No.163, Jawahar Nagar, Mumbai - 400104, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assignees) of the **THIRD PART**.

(The Society, Developers and Members may, hereinafter, be jointly referred to as the "Parties" and severally as the "Party".)

#### WHEREAS:

Prior to entering into this transaction, the Society herein has represented to the Developer as under :

- A. The Jawahar Nagar Co-operative Housing Society Ltd., a society registered at No. B-323 to 1947, under the provisions of Section 10 of THE BOMBAY ACT, VII of 1925 and deemed to be registered under the provisions of Maharashtra Co-operative Societies Act, having it's office at 27, Jawahar Nagar, S. V. Road, Goregaon (West), Mumbai 400104 (hereinafter referred to as **THE SAID PARENT SOCIETY**) is

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| <i>[Signature]</i> | Kashik             | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| Pinku              | P. F. Shah         | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | <i>[Signature]</i> | SSS                | <i>[Signature]</i> | <i>[Signature]</i> |
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| 20.5.174           | S.H.S              | R. J. Doshi        | <i>[Signature]</i> | <i>[Signature]</i> |
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| Kashik             | RHS                | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
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lawful owner of the entire estate of Jawahar Nagar, bearing Survey Nos. 105, 110 and 146 to 147 including a plot of land being Plot No. 163 of the Common Layout Scheme Known as 'Jawahar Nagar' bearing Survey No. 110A, Hissa No. 2 now corresponding to CTS No. 638, 638/1 to 12 admeasuring **688.10 Sq. Mtrs.** as per P. R. Card (Property Register Card) or thereabout in aggregate (after deduction of **63.40 Sq. Mtrs.** area affected under the set-back for widening of the Road No. 2 as per P. R. Card) situate, being and lying in Revenue Village Pahadi - Goregaon (West), Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situated at Jawahar Nagar, Goregaon (West), Mumbai - 400 104 (Old number - 400 062) more particularly described in the Schedule of Property hereunder written (hereinafter for the sake brevity referred to as "the said Land")

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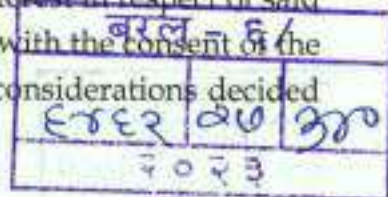
- B. By and under a Deed of Lease dated 1<sup>st</sup> October 1948 registered with the Sub-Registrar of Assurances at Bandra, Bombay executed between Jawahar Nagar Co-op. Housing Society Ltd. (therein referred to as 'the Lessor') and Shri Kantilal Shamaldas Doshi (therein referred to as 'the Lessee'), the Principal/Parent Society demised unto the said Kantilal Shamaldas Doshi, by way of a lease for a period of 998 years, a plot of land being Plot No. 163 of the Common Layout Scheme Known as 'Jawahar Nagar' bearing Survey No. 110A, Hissa No. 2 now corresponding to CTS No. 638, 638/1 to 12 admeasuring **688.10 Sq. Mtrs.** as per P. R. Card (Property Register Card) or thereabout in aggregate (after deduction of **63.40 Sq. Mtrs.** area affected under the set-back for widening of the Road No. 2 as per P. R. Card) situate, being and lying in Revenue Village Pahadi - Goregaon (West), Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situated at Jawahar Nagar, Goregaon (West), Mumbai - 400 104 (Old number - 400 062) and more particularly described in the Schedule hereunder written and shown on the **PLAN** annexed and marked as **Annexure - 'A'** hereto and delineated thereon with **red colour boundary line** (hereinafter referred to as 'the said

|                   |                   |                    |                 |                   |
|-------------------|-------------------|--------------------|-----------------|-------------------|
| <i>Perman</i>     | Kartils           | <i>P. F. Shah</i>  | <i>D. Dubey</i> | <i>D. Dubey</i>   |
| <i>P. F. Shah</i> | <i>P. F. Shah</i> | <i>SH</i>          | <i>SH</i>       | <i>P. F. Shah</i> |
| <i>SH</i>         | <i>SH</i>         | <i>SH</i>          | <i>SH</i>       | <i>D. Dubey</i>   |
| <i>D. Dubey</i>   | <i>D. Dubey</i>   | <i>K. J. Doshi</i> | <i>M. J.</i>    | <i>Perman</i>     |
| <i>21.5.48</i>    | <i>S. H. S</i>    | <i>424 57.57</i>   | <i>SH</i>       | <i>SH</i>         |
| <i>Yogish</i>     | <i>Yogish</i>     | <i>Latter</i>      | <i>P. R. P</i>  | <i>B. K. P</i>    |
| <i>गोमन</i>       | <i>SH</i>         | <i>SH</i>          | <i>SH</i>       | <i>SH</i>         |
| Kartils           | <i>RHS</i>        | <i>SH</i>          | <i>SH</i>       | <i>SH</i>         |
| <i>SH</i>         | <i>SH</i>         | <i>SH</i>          | <i>SH</i>       | <i>SH</i>         |



constructed the building thereon consisting of ground and two upper floors;

- G. Thereafter, said Shri. Jankilal Shaligram (said Jankilal) agreed to assign and transfer the said property alongwith the said constructed building thereupon and accordingly said Jankilal on or about on **22-06-1963** sold assigned and transferred all his right, title and interest in respect of said property in favour of one Mr. Manubhai Sutaria with the consent of the said parent society upon terms, conditions and considerations decided therein.



- H. Consequently, said Shri. Manubhai Sutaria also agreed to sell, assign and transfer the said property alongwith the said constructed building thereupon and accordingly said Manubhai Sutaria in or about on **23<sup>rd</sup> January, 1976** sold, assigned and transferred all his right, title and interest in respect of said property alongwith appurtenances in favour of one Smt. Yoginiben B. Barot and Jitendrakumar S. Kumbhatt (said Yoginiben and Jitendrakumar) with the consent of the said parent society upon terms, conditions and considerations decided therein.



- I. Said Yoginiben and Jitendrakumar initiated necessary steps for construction of third upper floor being residential premises on the existing building of ground plus two upper floors, with further provision for construction on third floor of area admeasuring about 970 sq. fts. built up area on the said Property and in furtherance, the said Yoginiben and Jitendrakumar got necessary approval/ sanction/ amendment of the plans from the concerned Municipal Corporation of Greater Mumbai for the construction of the third floor on the existing building consisting of ground and two upper floors on the said Property/Plot of land together with the proportionate benefits of FSI in lieu of set-back area to the extent of 63.40 sq. mtrs. affected for widening of Road No. 2, in accordance with the then prevailing Development Control Regulations;



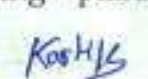
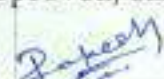
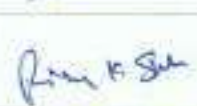
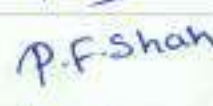
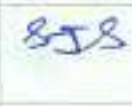
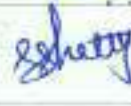
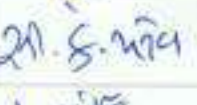
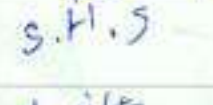
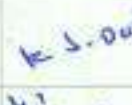
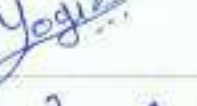
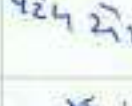
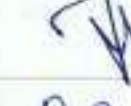
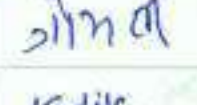
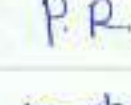
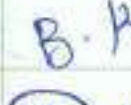
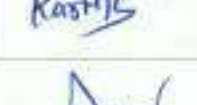
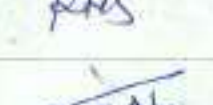
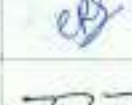
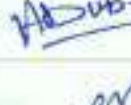
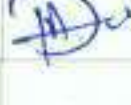
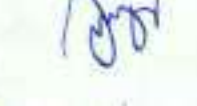
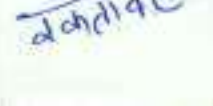
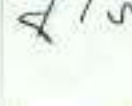
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| <i>[Signature]</i> | Kartik             | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | P.F. Shah          | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
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*[Signature]*

J. Subsequently, said Yoginiben and Jitendrakumar in accordance with the said sanctioned building plans commenced the construction work of the said proposed third floor however, due to unexpected inconvenience they failed to proceed promptly with the said construction of proposed third floor and to complete the same and the said proposed constructed was halted.

K. Thereafter, the Developers being one Shri. Kirit D. Doshi, (2) Bhagirath D. Doshi and Shri Bhupesh D. Doshi requested the said Yoginiben and Jitendrakumar to permit them to continue and carry out the remaining construction or to reconstruct and complete the construction of the said proposed third upper floor and to sell the newly constructed residential premises to be constructed on the third floor to the said Developer therein on ownership basis in the said existing building and accordingly said Yoginiben and Jitendrakumar (therein referred to as the said "Owners") vide Agreement for Development thereby granted the development rights in favour of Shri Kirit D. Doshi, Shri Bhagirath D. Doshi and Shri Bhupesh D. Doshi (therein referred to as the said Developers) to complete the construction of the said proposed third floor on the said building and said Yoginiben and Jitendrakumar (therein referred to as the said "Owners") vide Agreement for Sale agreed to sell the said newly constructed residential premises to be constructed on third floor to Shri. Kirit D. Doshi, (2) Bhagirath D. Doshi and Shri Bhupesh D. Doshi (therein referred to as the said Purchasers) upon terms, conditions and considerations more particularly recorded therein.

L. As such, Shri Kirit D. Doshi, Shri Bhagirath D. Doshi and Shri Bhupesh D. Doshi (therein referred to as the said Developers) constructed the third floor on the said existing building now known as 'Sutaria Bldg' [consisting of ground plus two plus three part upper floors without lift, having 25 (Twenty Five) residential flats and 4 (Four) Shops, and 2 (Two) Garages in all 31 (Thirty One) units], in accordance with the building plans approved/sanctioned and/or amended by the

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