Receipt (pavti)

515/6243
Friday,May 12 ,2023
10:21 AM

पावती

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

पावती क्रं.: 6523 दिनांक: 12/05/2023

गावाचे नाव: एक्सर
दस्तऐवजाचा अनुक्रमांक: बरल8-6243-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मेसर्स समर्पण होम्स आणि डेव्हलपर्स चे भागिदार आणि अधिकृत स्वाक्षरीकर्ता रमेश डी. जैन

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 4000.00
पृष्ठांची संख्या: 200	
एकूण:	रु. 34000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:39 AM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक , बोरीवली 8
सह. दुय्यम निबंधक , बोरीवली - ८
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.129248000 /-
मोबदला रु.135716000/-
भरलेले मुद्रांक शुल्क : रु. 6785800/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1105202306771 दिनांक: 12/05/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1105202306926 दिनांक: 12/05/2023
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001900597202324P दिनांक: 12/05/2023
बँकेचे नाव व पत्ता:

R. D. 03.

516/6243

Thursday,18 May 2023 1:51 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 6868 दिनांक: 18/05/2023

गावाचे नाव: -एक्सर

दस्तऐवजाचा अनुक्रमांक: बरल8-6243-2023

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स समर्पण होम्स आणि डेव्हलपर्स चे भागिदार आणि अधिकृत स्वाक्षरीकर्ता रमेश डी. जैन

वर्णन

दस्त हाताळणी फी	रु. 2700.00
पृष्ठांची संख्या: 135	
एकूण:	रु. 2700.00

स दु नि का बोरीवली 8

1); देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1805202308115 दिनांक: 18/05/2023
बँकेचे नाव व पत्ता:

2); देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1805202308157 दिनांक: 18/05/2023
बँकेचे नाव व पत्ता:

. सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

CHALLAN
MTR Form Number-6

GRN	MH001900597202324P	BARCODE		Date	11/05/2023-14:13:40	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ADIFS1401J
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2	Full Name	SAMARPAN HOMES AND DEVELOPERS
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	OM SHRI JAGANNATH CHSL CTS NO 2455
		Premises/Building	2455/1 TO 18

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

Road/Street	VILLAGE EKSAR ROKADIA LANE
Area/Locality	BORIVALI WEST MUMBAI
Town/City/District	
PIN	4 0 0 0 9 2
Remarks (If Any)	SecondPartyName=OM SHRI JAGANNATH CHSL~
Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023051103465	9877447323639
Cheque/DD No.		Bank Date	RBI Date	11/05/2023-14:14:17	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9867550555

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

JOINT SUB-REGISTRAR BORIVALI

नरसन - ८

९२४३ | 9 | ३३५

Print Date 11-05-2023 02:17:23

CHALLAN
MTR Form Number-6

GRN	MH001900597202324P	BARCODE		Date	11/05/2023-14:13:40	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ADIFS1401J
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2	Full Name	SAMARPAN HOMES AND DEVELOPERS
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	OM SHRI JAGANNATH CHSL CTS NO 2455
		Premises/Building	2455/1 TO 18

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

Road/Street	VILLAGE EKSAR ROKADIA LANE
Area/Locality	BORIVALI WEST MUMBAI
Town/City/District	
PIN	4 0 0 0 9 2
Remarks (If Any)	SecondPartyName=OM SHRI JAGANNATH CHSL~
Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹ 30000.00 DEFACED

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI

नरल - ६ ६२४३ २ २३५

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023051103465	9877447323639
Cheque/DD No.		Bank Date	RBI Date	11/05/2023-14:14:17	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9867550555

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर [illegible] नाही.

Defacement Details

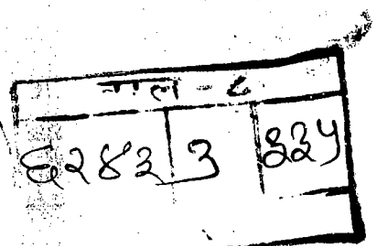
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-516-6243	0001021357202324	12/05/2023-10:21:05	IGR557	30000.00

Print Date 12-05-2023 01:47:36

GRN : MH001900597202324P **Amount :** 30,000.00 **Bank :** STATE BANK OF INDIA **Date :** 11/05/2023-14:13:40

Total Defacement Amount	**30,000.00**





Print Date 12-05-2023 01:47:36

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1105202306926	**Date**	11/05/2023
Received from SAMARPAN HOMES AND DEVELOPERS, Mobile number 7738877747, 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 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiepay	**Date**	11/05/2023
Bank CIN	10004152023051106436	**REF No.**	202313145639235
This is computer generated receipt, hence no signature is required.			



ल - ८
८२४३ | ४ | ३३५
२०२३

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1105202306771	**Date**	11/05/2023
Received from SAMARPAN HOMES AND DEVELOPERS, Mobile number 7738877747, 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 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiepay	**Date**	11/05/2023
Bank CIN	10004152023051106300	**REF No.**	202313145521836
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE JOINT SUB-REGISTRAR ★ MUMBAI SUBURBAN DIST. (BAND.)

नरल - ८
६२४३ | ५ | ३३५
२०२३

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

Receipt of Document Handling Charges

PRN	1105202306771	Receipt Date	12/05/2023

Received from SAMARPAN HOMES AND DEVELOPERS, Mobile number 7738877747, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6243 dated 12/05/2023 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	11/05/2023
Bank CIN	10004152023051106300	REF No.	202313145521836
Deface No	1105202306771D	Deface Date	12/05/2023

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

THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI NO.8 सह. दुय्यम निबंधक, बोरिवली-८ MUMBAI SUBURBAN DIST. (MUMBAI)

नाल - ८
६२४३ | ६ | ३३५
२०२३

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

Receipt of Document Handling Charges

PRN	1805202308115	Receipt Date	18/05/2023

Received from Samarpan Homes and Developers, Mobile number 9967550555, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 18/05/2023 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	18/05/2023
Bank CIN	10004152023051807075	REF No.	202313848251033
Deface No	1805202308115D	Deface Date	18/05/2023

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

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

Receipt of Document Handling Charges

PRN	1105202306926	Receipt Date	12/05/2023

Received from SAMARPAN HOMES AND DEVELOPERS, Mobile number 7738877747, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6243 dated 12/05/2023 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	11/05/2023
Bank CIN	10004152023051106436	REF No.	202313145639235
Deface No	1105202306926D	Deface Date	12/05/2023

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

THE JOINT SUB-REGISTRAR BORIVALI No. 8 ... MUMBAI SUBURBAN DISTRICT

बोरिवल - ८
६२४३ | ७ | ३५
२०२३

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

Receipt of Document Handling Charges

PRN	1805202308157	Receipt Date	18/05/2023

Received from SAMARPAN HOMES AND DEVELOPERS, Mobile number 9967550555, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 18/05/2023 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

DEFACED
₹ 700
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	18/05/2023
Bank CIN	10004152023051807112	REF No.	202313848293907
Deface No	1805202308157D	Deface Date	18/05/2023

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/ 2796/2023 दिनांक - 10 MAY 2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/361/2023 अन्वये पक्षकार M/s. Samarpan Homes & Developers यांनी दिनांक 21/04/2023 रोजी Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे.

Particulars	Description
Date of Execution	Unexecuted
Type of Document	Development Agreement
The Society	Om Shri Jagannath Co-Operative Housing Society Limited
The Developers	M/s. Samarpan Homes And Developers
The Members	Praveenaben Hasmukhrai Hapani & Others
Society Registration No.	BOM/(WR)/HSG/1518/84-85 dt.27.05.1985
Detail of the Property	
Village	Eskar
C.T.S No	Survey No. 183, Hissa No. 2(pt) CTS 2455, 2455/1 to 18
Plot Area	Plot Area Area = 2009 sq.mtrs Road Set Area = 556.00 Sq.Mtrs Net Plot Area = 1453.00 Sq.Mtrs
Total Members	53 Members (47 Flat + 6 Shop)
Zone 2022-23	87/403 Village Eskar Borivali
Rate per sq.mtr	
Land Rate	Rs. 71,730/-
Flat Rate	Rs. 1,34,050/-
Shop	Rs.2,20,900/-
Const. Cost	Rs. 30,250/-
Completion Period	36 Months + 6 Months Grace Period
DP Remark	Ch.E./DP34202102111304638/R/C/2021/111304640 Dated – 04/02/2021

अभिनिर्णयाकरिता सादर केलेला दस्त हा Development Agreement 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 2009 चौ.मी. असून त्यापैकी 556.00 चौ.मी. क्षेत्र रस्तारुंदीने 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 दस्ताचे अवलोकन केले असता असे दिसुन येते की, सोसायटीच्या इमारतीमध्ये सभासद असलेली "Om Shri Jagannath CHSL" नावाची इमारत मोडकळीस आल्याने तसेच सदर मिळकतीमधील एकूण 53 (47 Flat + 6 Shop) सभासद व सोसायटीने विकासकाबरोबर इमारतीच्या पुर्नबांधणीच्या अनुषंगाने करावयाच्या विकसना संबंधी विकसन करारनामा (Development Agreement) केल्याचे दिसून येते.

प्रस्तुत विकसन करारनाम्यानुसार एकूण 53 (47 Flat + 6 Shop) सभासदांच्या ताब्यातील Annexure मध्ये नमूद केल्याप्रमाणे रहीवासी सोसायटी सभासदांच्या ताब्यातील मूळ क्षेत्र 19016.00 चौ.फूट कारपेट म्हणजेच 2120.74 चौ.मी. बिल्टअप क्षेत्र असून या क्षेत्राच्या बदल्यात विकासक रहीवासी 19% वाढीव क्षेत्र म्हणजेच 23384.72 चौ.फूट कारपेट म्हणजेच 2607.96 चौ.मी MOFA बिल्टअप तसेच दुकानधारक सोसायटी सभासदांच्या च्या ताब्यातील मूळ क्षेत्र 741.78 चौ.फूट कारपेट म्हणजेच 82.73 चौ.मी. बिल्टअप क्षेत्र असून या क्षेत्राच्या बदल्यात विकासक दुकानधारक सोसायटी सभासदांना 15% वाढीव क्षेत्र म्हणजेच 853.05 चौ.फूट कारपेट म्हणजेच 95.14 चौ.मी MOFA बिल्टअप नविन इमारतीमध्ये देणेत येत आहे. हे क्षेत्र मूळ क्षेत्रापेक्षा वाढीव 35% मर्यादेत असल्याने अंमलबजावणी सूचना क्र. 21(अ)(X) लागू होत नाही. या शिवाय दस्तात नमूद केल्यानुसार रहिवासी सभासदांना Rent, Brokerage, Hardship Compensation, Shifting, parking असा सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. दस्तातील पृष्ठ क्र. 12 वरील परिच्छेद क्र. Z मध्ये नमूद नुसार सदर प्रकल्प DCPR 2034 चे Rules 33(7)B अन्वये विकसीत होणार असून एकूण अनुज्ञेय FSI पैकी 15% of Existing Area किंवा 10 sq.mtrs per Unit यापैकी जे जास्त असेल ते Incentive FSI म्हणून DCPR 2034 चे Rule 33(7)(B) नुसार उपलब्ध होणार.विषयांकित मिळकतीस दस्तासोबत सादर केलेल्या DP Remark नुसार 13.40 मी. रुंदीचा रस्ता उपलब्ध होत असल्याने सदर मिळकतीस Additional FSI 0.5 व Admissible TDR 0.70 असा एकूण TDR FSI 1.20 रोड विड्थ टि.डी.आर अनुज्ञेय होत आहे. म्हणजे सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहित 2.97 इतका चटई निर्देशांक अनुज्ञेय होत आहे. सदर मिळकतीचा विकास MOFA नियमानुसार होणार आहे.

वरील बाबींचा विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र एकूण क्षेत्र 2009 चौ.मी. असून त्यापैकी 556.00 चौ.मी. क्षेत्र रस्तारुंदीने बाधित होत आहे. 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-242/361/2023	:	Land	Flat	Office	Shop	Construction Cost
2022-23		71,730	1,34,050		2,20,900	30250
Zone - Village - Eksar		87/403				
Total Plot Area		2009.00	sq.mtrs			
Less Road Set Back Area		556.00	sq.mtrs			
Net Plot Area		1453.00	sq.mtrs			
Category			Existing Carpet Area in Sq.ft	exlating Built up Area in Sq. mtr		
Non Residential Members		3	19757.78	2203.47		
Residential Members		47	19016.00	2120.74		
Shop Members		6	741.78	82.73		

JOINT SUB REGISTRAR BORIVALI 1-6 E283 E324 2022 MUMBAI SUBURBAN DIST. (BANDRA)

		New Carpet Area in Sq. ft	Total New Buildup Area in Sq. mtr		
Additional New Area	53	24237.77	2703.10		
Additional Area Residential Members MOFA (As per Annexure)	47	23384.72	2607.96		
Additional Area Shop Members MOFA (As per Annexure)	6	853.05	95.14		
Permissible Area	1453.00	x	2.97	=	4315.41
Permissible / Potential Type of FSI	Area in Sq.mtr.	X Land Rate	X Multification		= Total Value of Rs.
Existing Basic 1	1,453.00	71,730			10,42,23,690
Additional FSI On Payment of Premium (1453.00 x 0.50 = 726.50)	726.50	71,730	0.50		2,60,55,923
Incentive FSI As per 33(7)(B) of DCPR 2034 (53 x 10 = 530.00) (2203.47 x 0.15 = 330.52)	530.00	71,730			3,80,16,900
Admissible TDR (1453.00 x 0.70 = 1017.10) (1017.10 - 530.00 = 487.10)	487.10	71,730	0.70		2,44,57,778
Fungible FSI (1453.00 + 726.50 + 530.00 + 487.10 = 3196.60) (3196.60 x 0.35 = 1118.81 sq.mtrs)					
3,196.60	1,118.81				
Free Fungible on Exsting Area of Flat & Shop (2203.47 x 0.35 = 771.21)	771.21	71,730	1.00		5,53,19,213
Charging Premium (1118.81 - 771.21 = 347.60)	347.60	71,730	0.50		1,24,66,514
Total	4,315.41				26,05,40,018
Average Rate	Total Value/total area		60374.34		
Market Value	Balance Area * Average Rate				
(Balance Area = Total permissible area - New area given to Society members)					
4,315.41 -	2703.10	=	1,612.31	sq.mtrs	
	Balance Area * Average Rate				
	1,612.31	60374.34			**9,73,42,327**
Road Set Back Value	556.00	71730.00	0.8		3,19,05,504
					12,92,47,831
			Value of Developers area is Market Value is i.e. Rs		**12,92,48,000**
Consideration					**Amount in Rs.**
1. New area given to Members	2607.96	30250	1.05		82835372
2. New area given to Shop Members	95.14	30250			2877855
3. Rent for Flat Members (Page No. 24, Para No. 15)					
For First 12 Months	19016.00	60	12		13691520
For Next 12 Months	19016.00	65	12		14832480
For Next 6 Months	19016.00	70	6		7986720
4. Rent for Shop (Page No. 24, Para No. 15)					
For First 12 Months	741.78	100	12		890136
For Next 12 Months (Add 10%)	741.78	105	12		934643
For Next 6 Months (Add 10%)	741.78	110	6		489575
5. Brokerage for Flat Members (Page No. 25, Para No. iv)					
For First 12 Months	19016.00	60	1		1140960
6. Brokerage Shop No. 1 (Page No. 25, Para No. iv)					
For First 12 Months	741.78	100	1		74178
7. Shifting Charges for Flat & Shop Members (Page No. 25, Para No. iii)	20000.00	53			1060000
8. Car Parking (Page No. 21, Para No. 6)	13.75	33	30250	0.3	4117781.25

THE SEAL OF THE JOINT SUB-REGISTRAR DIST. THANE

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9. Common Facilities (Society office,toilet, W.cabin) (22.30+3+4.64=29.95)	29.95	30250			9,05,988
10. Development charges (2%)	2703.10	71,730	0.02		38,77,863
				Total	13,57,15,070
				Consideration i.e.Rs.	13,57,16,000

वरील प्रमाणे दस्तातील मिळकतीचे मोबदलामुल्य रक्कम रू. 13,57,16,000/- हे बाजारमुल्य रक्कम रू. 12,92,48,000/- पेक्षा जास्त असल्याने जास्तीच्या मोबदलामुल्य रक्कम रू. 13,57,16,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

मोबदलामुल्य	अनुच्छेद	देय मु.शु.
रु. 13,57,16,000/-	5(g-a)(5%)	रु. 67,85,800/-

आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a)(5%) नुसार मुद्रांक शुल्क रु. 67,85,800/- देय असल्याबाबत जा.क्र.नोटीस/2546/2023 दिनांक. 25/04/2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 09/05/2023 रोजी विरुपित केलेल्या चलन क्र. MH001722568202324E वरुन दिसून येत असल्याने दिनांक. 25/04/2023 रोजीची नोटीस ही आदेश म्हणून कायम करण्यात येत आहे.
2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडेजमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबत सर्व जबाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
3. एकुण पाने 1 ते 142 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

JOINT SUB-REGISTRAR ... MUMBAI SUBURBAN DIST.-(BORI.)

बरल - 6
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(वैशाली चव्हाण)
मुद्रांक जिल्हाधिकारी, बोरीवली.

COLLECTOR OF STAMPS BORIVALI

प्रति,	M/s. Samarpan Homes & Developers
पत्ता	Shop No 1 & 2 Swayambhu Residency, Carter Road No.2, Borivali (East), Mumbai 400 066.
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र. 1/2/3/4/5/6/7/8/9

Office of the Collector of Stamp, Borivali

Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

Received Adjudication Fee RS. **100**/- vide e-Challan GRN No. **MH000620580202324E** Dated **14-04-2023**.

COLLECTOR OF STAMPS BORIVALI

Collector of Stamps
Borivali

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८, च्या तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

STAMPS VALI

मुद्रांक जिल्हाधिकारी
Borivali

Case No. **Adj/IGR242/361/2023**

Certificate Number: **CER-BOR-ADJ-IGR242-361-2023**-1-823

Market Value/Value (if any): **Rs. 129248000**

Consideration Amount (if any): **Rs. 135716000**

Received from **SAMARPAN HOMES AND DEVELOPERS** Residing at **1and2 Swayambhu Residency Borivali East, Mumbai Carter Road No2 400066**. Stamp duty of **Rs. 6785800/- (Rs. Sixty Seven Lakh Eighty Five Thousand Eight Hundred only)**. Vide e-Challan GRN No **MH001722568202324E** Dated :- **08-5-2023** The defacement number is **0000944008202324**.

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 6785800/- (Rs. Sixty Seven Lakh Eighty Five Thousand Eight Hundred only) with which this instrument is chargeable under Article Development agreement of Schedule I of the said Act, has been paid.**

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

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI NO 2 MUMBAI SUBURBAN DIST. (BANDRA)

	८२४३	३३५

Place: Borivali
Date:

Collector of Stamps
Borivali

COLL
BORIVALI

JOINT SUB-REGISTRAR BORIVALI NO. 8
उपनगर जिल्हा (मुंबई)
MUMBAI SUBURBAN DIST. (BANDRA)

नमुना - ८
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CHALLAN
MTR Form Number-6

GRN	MH001722568202324E	BARCODE	Date	08/05/2023-14:32:57	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)	ADJ/IGR242/361/2023
		PAN No.(If Applicable)	ADIFS1401J
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI	Full Name	SAMARPAN HOMES AND DEVELOPERS
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	OM SHRI JAGANNATH CHSL CTS NO 2455
		Premises/Building	2455/1 TO 18

Account Head Details	Amount In Rs.		
0030050801 Amount of Tax	6785800.00	Road/Street	VILLAGE EKSAR ROKADIA LANE
		Area/Locality	BORIVALI WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 9 2
		Remarks	ADJ/IGR242/361/2023
		Amount In Words	Sixty Seven Lakh Eighty Five Thousand Eight Hundre d Rupees Only
Total	67,85,800.00		

DEFACED ₹6785800.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023050815898	2807169942
Cheque/DD No.		Bank Date	RBI Date	08/05/2023-14:34:48	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 09/05/2023	

Department ID : Mobile No. : 9867550555

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 लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Defaced By Me

Nishant Shinde
Supervisor

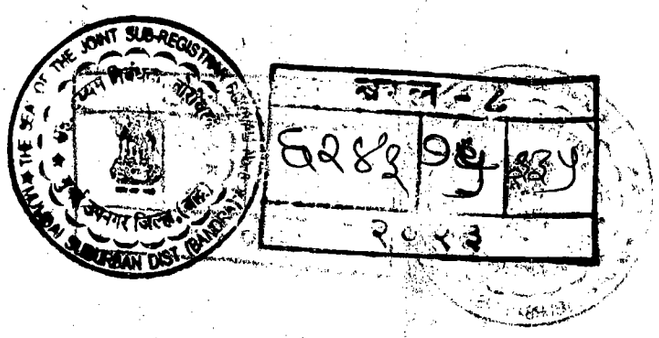
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0000944008202324	09/05/2023-16:07:25	IGR242	6785800.00

GRN : MH001722568202324E **Amount :** 67,85,800.00 **Bank :** IDBI BANK **Date :** 08/05/2023-14:32:57

Total Defacement Amount	67,85,800.00

STAMP



भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 44AA 601374

सह दुय्यम निबंधक कार्यालय, ठाणे
6 MAR. 2023
लिपीक / लिपीक

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, वर्ग-१
मुंबई उपनगर जिल्हा (वर्ग-२)
MUMBAI SUBURBAN DIST. (CLASS-2)

बरत - ८
६२४३ | ९६ | ३३५
२०२३

REDEVELOPMENT AGREEMENT

This Redevelopment Agreement made and entered into at Mumbai on this the 12th day of May, 2023.

BY AND BETWEEN

Page No. 2 to 142

10 MAR 2023

मुद्रांक किंमती नोंदवही अनुक्रमांक .....

दस्ताचा प्रकार .....

दस्त नोंदणी करण्यात यावे का ? :- होय/नाही .....

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विक्रय देणाऱ्याचे नांव व पत्ता ..... Samarpan Homes & developers

दुसऱ्या पक्षकाराचे नांव व पत्ता .....

हस्ते अजत्यास त्याचे नांव/पत्ता .....

हस्ते सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. दुबे) .....

मुद्रांक विक्रीचे पत्ता - अलेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक ९२०९०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे 10/03/2023

1009374

Area 2009 Sq-Mt
~~Built up~~ / ~~Carpet~~

M V - 13,57,16,000/-

Certificate u/s. 32(*1*) (*b*) of the Bombay Stamp Act, 1958.

Office of the
Collector of Stamps
Case No. Adj. 861/2023
Date 21/04/2023

1/823

Received from Shri. M/s. Samarpan Homes & deve.
residing at .....
stamp duty of Rs. (.67,85,800/-.. Sixty seven lakhs eighty five thousands eight hundred only
.....
vide challan No. ....., Dated 08/05/2023
Certified under Section 32(*1*) (*b*) of the Bombay Stamp Act, 195. that the full duty of Rs. ..67,85,800/-..Sixty Seven lakhs eighty five thousands eight hundred only with which this instrument is chargeable has been paid vide article No. ...5(g)-(i) of schedule.

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

Place. Borivali

Date 10 MAY 2023

Collector of Stamps
Borivali

SUB-REGISTRAR BORIVALI NO. 2

COLLECTOR OF STAMPS BORIVALI

BORIVA

6248 96

Page No. 3 to 142

OM SHRI JAGANNATH CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the Maharashtra Co-operative Societies Act 1960 under Registration No. BOM/WR/HSG/1518/84 -85 dated 27.05.1985, having address at Rokadia Lane, Mandapeshwar Road, Borivali (W), Mumbai – 400 092 represented by (1) Dipali Abhay Joshi, Hon. Chairperson (2) Mr. Sachin Sureshchandra Gopani, Hon. Secretary (3) Hina Mahesh Joshi, Hon. Treasurer authorized pursuant to the Resolution passed at the Special General Body Meeting of the Society held on 21/08/2023 authorizing them to sign all documents in the manner indicated in the said resolution, for and on behalf of the Society; 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 their Present Office bearers, Present Members, their heirs, successors and assigns] of the **FIRST PART**;

ल - ८
९२४३ | ९८ | ४३४
२०२३

AND

M/S. SAMARPAN HOMES AND DEVELOPERS, A PARTNERSHIP FIRM having its office at Shop no 1 & 2, Swayambhu Residency, Carter Road no 2, Borivali (E), Mumbai – 400 066, hereinafter for the sake of brevity, referred to as **"THE DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its Partners and all the heirs, executors and administrators of each respective Partner) of the **SECOND PART**;

AND

OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD. Reg No. BOM/WR/HSG 1518-84/85 Borivali (W)

SAMARPAN HOMES AND DEVELOPERS MUMBAI

For OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD

CHAIRMAN SECRETARY TREASURER

Page No. 4 to 142

Sr. No.	Signature	Sr. No.	Signature
1		28	
2		29	
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24		51	
25		52	
26		53	
27			

Page No. 5 to 142

SR. NO.	FLAT	WING	FLOOR	NAME OF MEMBER
FLAT				
01	001	A	Ground	Praveenaben Hasmukhrai Hapani
02	002	A	Ground	Mr. Chhaganlal P. Purohit
03	003	A	Ground	Pankaj P. Doshi
04	004	A	Ground	Vijay Dattatray Malondkar
05	005	A	Ground	Smt. Kamlaben P. Waghela
06	101	A	First	Mrs. Pinky C. Mehta
07	102	A	First	Mr. Samir Hasmukhrai Lakhani
08	103	A	First	Miss Krupali Mahesh Joshi
				Mrs. Hina Mahesh Joshi
09	104	A	First	Bipinchandra Mafatlal Vyas
				Pushkar Vyas
10	105	A	First	Samuben M Vyas
11	201	A	Second	Shri Vijay J. Mehta
				Smt. Ila Vijay Mehta
12	202	A	Second	Smt. Rohini Ratnakar Joshi
13	203	A	Second	Smt. Sarla V. Mehta
				Shri Samir V. Mehta
14	204	A	Second	Shri Shailesh P. Prabhu
				Smt.Sheetal S. Prabhu
15	205	A	Second	Shri. Hiren Ch[illegible] Jasani
				Mrs. Kavita Hiren Jasani
16	301	A	Third	Shri. Mih[illegible] Shah
				Smt. Jigna [illegible] Shah
17	302	A	Third	Mr. Danesh K[illegible]ra
				Mrs. Khyati D. Vora
18	303	A	Third	Smt. Madhurika H. Lakhani
19	304	A	Third	Saurabh Rajendra Desai

OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD. Reg No. BOM/WR/HSG 1518-84/85 Borivali (W)

SAMARPAN HOMES AND DEVELOPERS MUMBAI

For OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD

CHAIRMAN SECRETARY TREASURER

Page No. 6 to 142

Sr. No.	Signature	Sr. No.	Signature
1		28	Authiett
2		29	M Gopalan T. Mohan
3	Pcel Joshi	30	P.A. gandhi
4	HD Malondkar	31	B.P. Shetye
5	SHCH	32	Deepa Mehta D.A. Mehta
6		33	K.M. Shah Kenpa Shah
7	Samir H. Lakhani	34	Joshi h.m
8	Joshi h.m	35	Gokarn S.N. Gogani S.A. Bagwan
9		36	M/s D.D. Nankani Nkmaly Chemical Engineers
10		37	[illegible]
11	Mehta Mehta	38	
12	R.R. Joshi	39	
13	Mehta Samir V.	40	Abhay Joshi Joshi
14	Sheetal S. Prabhu	41	Abhay Joshi Joshi
15	K.H. Jasani	42	Singham Chhaya Singh
16		43	[illegible]
17	K.D. Vakil	44	[illegible]
18	[illegible]	45	L.P. Mistry
19		46	[illegible]
20	Patel Bhavna P.	47	B.D. Desai R.R. Mehta Desai
21	Mehta Semmehta	48	[illegible]
22	P.V. Mehta	49	[illegible]
23	P.V. Mehta	50	[illegible]
24		51	Rupat
25	Falguni H. Pareekh Sagar H. Pareekh	52	Rupat
26		53	Chhaya D. Mehta
27	Amrutjara		

Page No. 7 to 142

20	305	A	Third	Mrs. Bhavna Dinesh Patel
				Mr. Dinesh Jeshingbhai Patel
21	401	A	Fourth	Bharati Suresh Mehta
				Suresh Valchand Mehta
22	402	A	Fourth	Paras V. Mehta
23	403	A	Fourth	Paresh A. Patel (50%)
				Shri. Paras V Mehta (50%)
24	404	A	Fourth	Paresh A. Patel
25	405	A	Fourth	Falguni H. Parekh
				Sagar H. Parekh
26	501	A	Fifth	Kirti D. Mehta
27	502	A	Fifth	Hetan M. Gala
				Amit M. Gala
28	503	A	Fifth	Antoinette Fu
				Dominic Fu
				Marcel Fu
29	504	A	Fifth	Mr. Madhav D. Koparkar
				Mrs. Tanuja M. Koparkar
30	505	A	Fifth	Ashokbhai B. Gandhi HUF
31	601	A	Sixth	Bhushan Pandurang Shetye
32	602	A	Sixth	Smt. Deepa Atul Mehta
				Mr. Hardav Atul Mehta
				Deepal Atul Mehta
33	603	A	Sixth	Shri Krunal M. Shah
				Smt. Krupa K[illegible] Shah
34	604	A	Sixth	Smt. Hin[illegible] Mahesh Joshi
				Mr. Dha[illegible]an Mahesh Joshi
35	605	A	Sixth	Shri. Sur[illegible]chandra Nyaldhand Gopani
				Shri Sachin Su[illegible]handra Gopani
				Boski Sachin Gopani

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OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD. Reg No. BOM/WR/HSG 1518-84/85 Borivali (W)

SAMARPAN HOMES AND DEVELOPERS MUMBAI

For OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD.

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4		31	B.P. shetye
5		32	Deepal Mehta D.A. Mehta
6		33	K.M. Shah
7	Samir H. Lakhani	34	Joshi H.M
8	Joshi H.M	35	
9		36	M/s D.D. Nakum Mehmali
10		37	
11		38	
12	R. R. Joshi	39	
13		40	
14	Sheetal S. Prabhu	41	
15	K.H. Jasani	42	Chhavasingh
16		43	
17	K. D. Vakil.	44	
18		45	L.P. Mistry
19		46	
20	Patel Bhumika D.	47	B.D. Desai R.R. Mehta. Bansai
21		48	
22	P.V. Mehta	49	
23	P.V. Mehta	50	
24		51	
25	Falguni H Pareekh Sagar H. Parekh	52	
26		53	Chaya D. Mehta
27			

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36	001	B	Ground	Smt. Damyanti D. Nakum
				Smt. [illegible] Kanji Mali
				Champa [illegible] Nakum
37	002	B	Ground	Mr. Acchelal Latawan Kanojia
				Smt. Anupama Acchelal Kanojia
38	003	B	Ground	Shri Jaywant M. Tawde
39	101	B	First	Shri Praful M. Kulkarni
40	102	B	First	Mr. Abhay D. Joshi
				Mrs. Dipali A. Joshi
41	103	B	First	Mr. Abhay D. Joshi
				Mrs. Dipali A. Joshi
42	201	B	Second	Uttam U.Singh
				Chhaya U. Singh
				Upendra U. Singh
[illegible]	202	B	Second	Mrs.Kirti Balmukund Gajjar
				Balmukund J. Gajjar
44	203	B	Second	Smt. Minakshi Mohan Sonawadekar
45	301	B	Third	Mrs. Lata P. Mistry
46	302	B	Third	Mr. Pravin Vithal Mistry
47	401	B	Fourth	Smt. Bharati Dhansukh Desai
				Mrs. Rina R. Mehta
				Mrs. Bina C. Khatri

Shop

48	1	A	Ground	Mrs. Vimla M. Bhadwa
				Mr. Mohanlal K. Bhadwa
49	2	A	Ground	Mr. Prakash Dattatray Tandle
				Mrs. Shakuntala Prakash Tandle
50	3	A	Ground	Smt. Savitaben G. Patel

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4	U D Mahamatkar	31	B. P. Shetye
5	H H H	32	Deepak Mehta D.D. Mehta
6		33	K.m.shah Deepak Shah
7	Samir H. Lakhani	34	Joshi N.M.
8	Joshi N.M	35	Gokani S.N. Gopani A.A. Bagwan
9		36	M.D.Dalvi Thakur Thakur N.T.
10		37	
11	Mehta Mehta	38	
12	R. R. Joshi	39	
13	Mehta Sarojini V.	40	Abhaykumar Joshi
14	Shetal S. Prabhu	41	Abhaykumar Joshi
15	K.H. Jasani	42	Chhaya Singh
16	Shah	43	
17	K. D. Vora.	44	
18		45	L. P. Mistry
19		46	
20	Patel	47	B.D. Desai. R.R. Mehta. Bansal
21	Mehta Secretary	48	
22	P.V. Mehta	49	
23	P.V. Mehta	50	
24		51	Rajpathi
25	Falguni H Parekh Sagar H. Parekh	52	Rajpathi
26		53	Maya D. Mehta
27			

COLLECTOR BORIVI

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51	4	A	Ground	J. Tulsidas & Bros. Partnership Deed Dtd.30/5/2019 1) Tulsidas Ravji Patel 2) Dixit Tulsidas Patel 3) Hansaben Tulsidas Patel
52	5	A	Ground	H. Ramesh & Co. Partnership Deed Dtd. 30/5/2019 1) Ramesh Kirit Patel 2) Dhruval Ramesh Patel 3) Heena Ramesh Patel
53	6	A	Ground	Chhaya Dilip Mehta

herein after referred to as 'THE MEMBERS" of the society (Which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include the member or members for the time being of the said Society and its successors) OF THE THIRD PART;

The Society and the Developers are hereinafter collectively referred to as "Parties" and individually as "Party"

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI MUMBAI SUBURBAN DIST. (BRANCH)

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WHEREAS:-

A. By an Agreement dated 11th November, 1978 made and executed between the SMT. INDIRA JAGANNATH JOSHI, therein referred to as "THE VENDOR" and M/S PRAGATI BUILDER therein referred to as "THE PURCHASER", the Vendor agreed to sell all a piece and parcel of land admeasuring about 2009 sq. mtrs. Bearing Survey No. 183, Hissa No. 2 (part); corresponding with C.T.S. Nos. 2455, 2455/1 to 18; situated at Village Eksar, Taluka Borivali (Herein after referred to as the **"Said Land"**) to the Purchaser for a consideration and on the terms and conditions set out therein as provided in the said Agreement. The said M/s. Pragati Builders paid to the Vendor the

OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD. Reg No. BOM/WR/HSG 1518-84/85 Borivali (W)

SHARPAN HOMES AND DEVELOPERS MUMBAI

For OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD.

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4	M.D. Malandkar	31	B.P. Shetye
5		32	Deepa Mehta D.A. Mehta
6		33	K.M. Sirs Deepa Shah
7	Samir H. Lakhani	34	Joshi H.M
8	Joshi H.M	35	Gokarn S.N. Gopani V.A. Bagwan
9		36	M.D.D. Nakum Ashwini Chandrakant
10		37	
11		38	
12	R. R. Joshi	39	
13	Mehta Sumitra V.	40	Abhaykumar
14	Sheetal S. Prabhu	41	Abhaykumar
15	K.H. Jasani	42	Singh Chandrasingh
16		43	
17	K. D. Vora.	44	
18		45	L.P. Mistry
19		46	L.P. Mistry
20	Patel Bhanumati P.	47	B.D. Desai. Bansai R.R. Mehta.
21	Suman mehta	48	
22	P.V. Mehta	49	
23	P.V. Mehta	50	
24		51	
25	Falguni H. Pareekh Sagar H. Pareekh	52	
26		53	Maya D. Mehta
27			

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entire consideration money as per the said Agreement dated 11th November, 1978, and thereupon, the ownership, rights, title and interest of the said Land was permanently transferred in the favour of the said Purchaser.

B. Pursuant to the said Agreement dated 11th November, 1978 the said Vendors executed irrevocable Power of Attorney dated 4th April, 1979 in favour of the one Mr. Arun Nagjibhai Mehta a representative of M/S Pragati Builders to do all acts, deeds, matters and things, necessary for the development of the said land as specified therein.

C. At the relevant time, there were 18 tenements existing on the said land. The Purchasers agreed to grant/allot to the said respective existing 18 members/occupants suitable alternate accommodation in the proposed building.

D. The said Purchaser therein obtained a Layout approved under and obtained necessary Commencement Certificate bearing No. CE/3450/BSII A/R of 06/11/1978 for construction of the building consisting of two wings, each of Ground + Six Upper floors on plot bearing C.T.S. No. 2455, 2455/1 to 18 admeasuring 2009 square meters in the aggregate as per property Register cards.

E. Accordingly, the building was constructed and duly completed under the plans duly sanctioned by MCGM. Municipal Corporation of Greater Mumbai issued Occupation Certificate No. CE/3450/BSII A/R dated 06/05/1983, to the said newly constructed building and that there is no extra pending old F.S. I available for consumption on the said land.

F. AND WHEREAS the land bearing Survey No. 183, Hissa No. 2(part) corresponding with C.T.S. No. 2455, 2455/1 to 18 is more particularly described in First Schedule hereunder written herein after referred to as **"the said land".**

OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD. Reg No. BOM/WR/HSG 1518-84/85 Borivali (W)

SAMARPAN HOMES AND DEVELOPERS MUMBAI

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4	V D Malandkar	31	B. P. Shetye
5	S H (-11	32	Deepak Mehta D.A. Mehta
6		33	K.M. Shah
7	Samir H. Lakhani	34	Joshi h.m
8	Joshi h.m	35	golamis. N. Gopani H.A. BSgoyem
9		36	Mrs D. D. Nakum
10		37	
11		38	
12	R. R. Joshi	39	
13	Mehta Sonia V.	40	Abhaysinh
14	Sheetal S. Prabhu	41	Abhaysinh
15	K.H. Jasani	42	
16		43	
17	H. D. Vora.	44	
18		45	L. P. Mistry
19		46	
20	Patel Bhavesh Ramesh. T.	47	B. D. Desai. R. R. Mehta.
21	Suresh mehta	48	
22	P. V. Mehta	49	
23	P. V. Mehta	50	
24		51	R I Patel
25	Falguni H. Parekh Sagar H. Parekh	52	R I Patel
26		53	Maya. D. Mehta
27	Amit Vala		

THE JOINT SUB-REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

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G. The building so constructed was named as 'Om Shree Jagannath'. The said building consists of shops on the ground floor and residential flats on upper floors. There are 6 shops and 47 flats in Om Shree Jagannath Building. Building Om Shree Jagannath is hereinafter referred to as **'the said Building'**. Various purchasers of shops and flats in Om Shree Jagannath Building formed and registered a Co-operative housing Society, by name 'Om Shree Jagannath Co-operative Housing Society Ltd.', duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960; bearing Registration No. BOM/WR/HSG/1518/84-85.

H. By Deed of Conveyance dated 10th May, 2013, registered with the Sub Registrar Borivali-9 vide no. BRL/9-2691-2013 dated 10/05/2013 entered into between SMT INDIRA JAGANNATH JOSHI therein referred to as 'VENDOR', M/S PRAGATI BUILDERS, referred to as 'THE CONFIRMING PARTY' and OM SHRI JAGANNATH CO-OPERATIVE HOUSING SOCIETY LIMITED; referred to as 'PURCHASER SOCIETY'; said land along with the said Building OM SHREE JAGANNATH standing on the said land was duly transferred and conveyed in favour of the Purchaser Society. A photocopy of the Index II is annexed hereto and marked as **Annexure "A"**.

I. The said land and the said Building are hereinafter jointly referred to as **'the said property'** and is more particularly described in the Schedule hereunder written. The Property Registered Cards issued by the Revenue Authority in respect of the said land stand in the name of **OM SHRI JAGANNATH CO-OPERATIVE HOUSING SOCIETY LIMITED;** and Society herein is absolutely seized and possessed of and otherwise well and sufficiently entitled to the said property, more particularly described in the Schedule hereunder written. The photocopies of the Property Register Cards of the said Property are annexed and marked as **Annexure "B"** hereto.

OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD. Reg No. BOM/WR/HSG 1518-84/85 Borivali (W)

SAMARPAN HOMES AND DEVELOPERS MUMBAI

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CHAIRMAN SECRETARY TREASURER

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THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)
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J. The area of the said Land as per Property Register Card is 2009 sq. mtrs. Out of which there is road set back of 556 sq. mtrs. Thus, Plot Area of the said Land is 1435 sq. mtrs..

K. Presently, there are 53 (Fifty Three) registered members and shareholders of the said Society (hereinafter referred to as "Members"), out of which 47 members are owners of their respective Existing Residential Flats (hereinafter referred to as "Flat Occupants") and 6 members are owners of their respective Existing Shops (hereinafter referred to as "Shop Occupants") in the Existing Buildings. The particulars of Flat Occupants, Shop Occupants and their respective flats, shops, car parking slots and share certificate details in the Existing Building are more specified in the annexure annexed hereto and marked as **Annexure "C".**

L. The said Existing Building being approximately 29 years old in 2012 was in a dilapidated/ structurally weak condition and required major repairs. As the costs and expenses involved in the repairs and reinstatement of the condition of the building of the Society was exorbitant and hence, the Members were desirous of redeveloping the said Property by demolishing the said Existing Building and constructing a new building /s thereon in its place instead of carrying out major repairs.

M. The society herein, due to various constraints including lack of expertise and paucity of funds, was not in a position to re-develop the said Property on its own and, as such, was in process of identifying the appropriate Developers with sufficient expertise and knowhow.

N. The Society through its duly appointed PMCs (Project management consultants), namely, M/S IDDC Engineers Pvt. Ltd., and thereafter M/S AKASH ENTERPRISES; undertook the process of redevelopment in accordance with Section 79A of MCS Act 1960.

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4	U) Malondkar	31	B.P. shetye.
5	SHAH	32	D.A. Mehta
6		33	
7	Samir H. Lalchani	34	Joshi H.M
8	Joshi H.M	35	
9		36	
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11		38	
12	R. R. JOSHI	39	
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14	Sheetal S. Prabhu	41	
15	K.H. Jasani	42	
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17	H.D. Vora.	44	
18		45	L.P. MISTRY.
19		46	P V MISTRY
20		47	B.D Desai R.R. Mehta.
21		48	
22	P.V. Mehta	49	
23	P.V. Mehta	50	
24		51	R.R Patel
25	Falguni H. Parekh Sagar H. Parekh	52	R.R Patel
26		53	Vijaya D. Mehta
27			