# Development Agreement

Between

## Shubham Aurum

Suvarna Rekha Co-Op.Hsg.Soc.Ltd, Bldg No. 175, Plot bearing Survey No. 236-A, C.T.S. No. 5684 (Pt), F. P. No. 320 (old F. P. No. 321) of Pant Nagar, MHADA Layout, Ghatkoper (East), Mumbai - 400 075.

And

## Avvad Realcon LLP

(The Developer)

In the Redevelopment Project:

## SHUBHAM AURUM

370/13110 पावती Original/Duplicate

Tuesday,July 11 ,2023 नोंदणी क्रं. :39म

10:55 AM Regn.:39M

पावती क्रं.: 14085 दिनांक: 11/07/2023

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल2-13110-2023

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: अव्वद रिअलकॉन एल. एल. पी. चे भागीदार दीपल लक्ष्मीचंद शाह

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 10000.00 |
| पृष्ठांची संख्या: 500 | |
| एकूण: | रु. 40000.00 |

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:14 AM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.67577000 /-
मोबदला रु.156751500/-
भरलेले मुद्रांक शुल्क : रु. 7838000/-

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1107202301186 दिनांक: 11/07/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1007202310433 दिनांक: 11/07/2023
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1007202310063 दिनांक: 11/07/2023
बँकेचे नाव व पत्ता:
4) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1007202310012 दिनांक: 11/07/2023
बँकेचे नाव व पत्ता:
5) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1007202309903 दिनांक: 11/07/2023
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला
12 JUL 2023

D.C. Shah

6) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004945394202324E दिनांक: 11/07/2023
बँकेचे नाव व पत्ता:

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# CHALLAN

**MTR Form Number-6**

| | | | | | |
|---|---|---|---|---|---|
| **GRN** | MH004945394202324E | **BARCODE** | | **Date** | 10/07/2023-14:16:38 **Form ID** |

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Registration Fee<br>Ordinary Collections IGR | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | ABYFA1713B |
| **Office Name** | KRL2_JT SUB REGISTRAR KURLA NO 2 | **Full Name** | AVVAD REALCON LLP |
| **Location** | MUMBAI | | |
| **Year** | 2023-2024 One Time | **Flat/Block No.** | CTS NO. 5684(PT), VILLAGE GHATKOPAR |
| | | **Premises/Building** | KIROL, BUILDING NO 175 |

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

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Road/Street** | GHATKOPAR EAST | | | | | | | | |
| **Area/Locality** | MUMBAI | | | | | | | | |
| **Town/City/District** | | | | | | | | | |
| PIN | | 4 | 0 | 0 | 0 | 7 | 5 | | |

**Remarks (If Any)**

PAN2=AAOAS6454P~SecondPartyName=SUVARNA REKHA CO OP HOUSING SCOIETY LTD~

**Amount In Words** Thirty Thousand Rupees Only

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

| **Payment Details** | IDBI BANK | **FOR USE IN RECEIVING BANK** | | | |
|---|---|---|---|---|---|
| **Cheque-DD Details** | | Bank CIN | Ref. No. | 69103332023071110003 | 729016899 |
| Cheque/DD No. | | Bank Date | RBI Date | 10/07/2023-20:02:48 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 7506777501

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

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

Ashok M. Bhavsar D.L. Shah S.M.

करल -२

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| Department of Stamp & Registration, Maharashtra | | | |
|---|---|---|---|
| Receipt of Document Handling Charges | | | |
| **PRN** | 1007202309903 | **Date** | 10/07/2023 |
| Received from SELF, 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. Kurla 2 of the District Mumbai Sub-urban District. | | | |
| **Payment Details** | | | |
| **Bank Name** | PUNB | **Date** | 10/07/2023 |
| **Bank CIN** | 10004152023071009254 | **REF No.** | 5124030315 |
| This is computer generated receipt, hence no signature is required. | | | |

Asha M. Bhavsar

D. L. Shah

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

करल -२

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| Department of Stamp & Registration, Maharashtra | | | |
|---|---|---|---|
| Receipt of Document Handling Charges | | | |
| **PRN** | 1007202310012 | **Date** | 10/07/2023 |
| Received from SELF, 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. Kurla 2 of the District Mumbai Sub-urban District. | | | |
| **Payment Details** | | | |
| **Bank Name** | PUNB | **Date** | 10/07/2023 |
| **Bank CIN** | 10004152023071009355 | **REF No.** | 5124031703 |
| This is computer generated receipt, hence no signature is required. | | | |

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

D.L. Shah

Usha M. Bhavsar

करल -२
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| Department of Stamp & Registration, Maharashtra | | | |
|---|---|---|---|
| Receipt of Document Handling Charges | | | |
| **PRN** | 1007202310063 | **Date** | 10/07/2023 |
| Received from SELF, 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. Kurla 2 of the District Mumbai Sub-urban District. | | | |
| **Payment Details** | | | |
| **Bank Name** | PUNB | **Date** | 10/07/2023 |
| **Bank CIN** | 10004152023071009409 | **REF No.** | 5124032474 |
| This is computer generated receipt, hence no signature is required. | | | |

D.L. Shah

S.M.

Asha M. Bhavsar

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

कुरला -२

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**Department of Stamp & Registration, Maharashtra**

Receipt of Document Handling Charges

| | | | |
|---|---|---|---|
| **PRN** | 1007202310433 | **Date** | 10/07/2023 |

Received from SELF, 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. Kurla 2 of the District Mumbai Sub-urban District.

**Payment Details**

| | | | |
|---|---|---|---|
| **Bank Name** | PUNB | **Date** | 10/07/2023 |
| **Bank CIN** | 1000452023071009750 | **REF No.** | 5124035939 |

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

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

D. C. Shah.

S. M. C.

Vipul M. Bhavsar

Avvad RealCon LLP

| Department of Stamp & Registration, Maharashtra | | | |
|---|---|---|---|
| Receipt of Document Handling Charges | | | |
| **PRN** 1107202301186 | **Date** 11/07/2023 | | |

करल -२ 93990 ६ ५००
2023

Received from SELF, Mobile number 9999999999, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

**Payment Details**

| | | | |
|---|---|---|---|
| **Bank Name** | PUNB | **Date** | 11/07/2023 |
| **Bank CIN** | 10004152023071101099 | **REF No.** | 5124113527 |

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

D.L. Shah

S.M.

Ashar M. Bhaiksar

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

# Adjudication Application Form

**Application Number: 175-115784**

**Case Number:** Adj/IGR241/356/2023
**Name of Applicant:** AVVAD REALCON LLP
**Address:** 1-2, SHUBHAM AURA, BLDG NO 130 PANTNAGAR, GHATKOPAR EAST MUMBAI, 400075
**Date:** 2023-06-27
**Email:** shubhamlegal24@gmail.com
**Mobile No.:** 7506777501

**To,**

Collector of Stamps, Kurla

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

**Respected Sir/ Madam,**

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

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**General information**

| | | | |
|---|---|---|---|
| Article Type | **5-Agreement or its records or Memorandum Of Agreemen** | Document Title | **विकसनकरारनामा** |
| Document Executed or Not | **No** | Date of Execution of The Document | **Not Available** |

पोच
दिनांक 27 JUN 2023
शिपिक
मुद्रांक जिल्हाधिकारी कुर्ला कार्यालय

## Party 1 Details

**Organization Details**

| Type of Organization | Organization Name | Email | Mobile | Address | Detail Address |
|---|---|---|---|---|---|
| LLP | AVVAD REALCON LLP | shubhamlegal24@gmail.com | 7506777501 | 1-2, SHUBHAM AURA, BLDG NO 130 PANTNAGAR, GHATKOPAR EAST MUMBAI | ,400075 |

**Authorised Person's Details**

| Name | Date Of Birth | Age | Occupation | Identity Proof | Email | Mobile | Address | Detail Address |
|---|---|---|---|---|---|---|---|---|
| Mr. DIPAL LAXMICHAND SHAH | 1979-02-28 | 43 | BUSINESS | PAN - AULPS1625E | shubhamlegal24@gmail.com | 7506777501 | SUB PLOT/SHUBHAM AURA, BLDG NO 130 PANTNAGAR, GHATKOPAR EAST MUMBAI | ,400075 |

## Party 2 Details

**Organization Details**

| Type of Organization | Organization Name | Email | Mobile | Address | Detail Address |
|---|---|---|---|---|---|
| Co-operetive Society | SUVARNA REKHA CHSL | SuvarnaRekhachs@gmail.com | 9819350799 | 175, SUVARNA REKHA CHSL, PANT NAGAR, GHATKOPAR EAST MUMBAI | BLDG NO 175, MHADA LAYOUT, 400075 |

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

**Authorised Person's Details**

| Name | Date Of Birth | Age | Occupation | Identity Proof | Email | Mobile | Address | Detail Address |
|---|---|---|---|---|---|---|---|---|
| Mr. RAJENDRA AMRITLAL SHAH | 1950-05-01 | 73 | SERVICE | PAN - AAEPS8295D | SuvarnaRekhachs@gmail.com | 9819350799 | 175, SUVARNA REKHA CHSL, PANT NAGAR, GHATKOPAR EAST MUMBAI | BLDG NO 175, MHADA LAYOUT, 400075 |

करल -२

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## Property Details (Immovable)

**Proparty Details**

| Property Type | Property Sub Type | Address | Cos Office | Property Area | Boundary Type | Unit | Area | Pot Kharaba | Detail Address | Pincode |
|---|---|---|---|---|---|---|---|---|---|---|
| Immovable | Land+Residential Unit | Maharastra, MumbaiSuburban, Kurla, घाटकोपर - किरोळ - कुर्ला | Collector of Stamps, Kurla | URBAN | Zilla Parishad | Square Meter (sq m) | 700.31 | | SUVARNA REKHA CHSL, BLDG NO. 175, PANT NAGAR , MHADA LAYOUT, GHATKOPAR EAST, MUMBAI | 400075 |

| Attribute type | Attribute Number | Hissa No. 1 | Hissa No. 2 | Area |
|---|---|---|---|---|
| C.T.S. Number | 568/PART | | | 700.31 |

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (SANDRA)

**Say About stamp Duty**

| | | | |
|---|---|---|---|
| Consideration OR Other Valuation | **Applicant has not provided stamp payment details.** | Valuation as Per Applicant's Opinion | **Applicant has not provided stamp payment details.** |
| Stamp Duty Registered as Per Applicant's Opinion | | Stamp duty reason | |

**Adjudication Fees**

| | | | |
|---|---|---|---|
| Adjudication Fee Payment | **Yes** | GRN No. | **MH004323637202324E** |

The draft and other papers as per list are being submitted herewith. Kindly give your opinion uner section 31 about the Stamp Duty

Regards

Name of Applicant

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करल -२

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# मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

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

जा.क्र/ मुजीकु / आदेश /३०४८ / 23 दि. ०६/07/2023

(महाराष्ट्र मुद्रांकअधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100901/356/2023 अन्वये पक्षकार **AVVAD REALCON LLP** यांनी दिनांक 27/06/2023 रोजी **Development Agreement** चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

| Particulars | Description |
|---|---|
| Date of execution | Unexecuted |
| Type of Document | Development Agreement |
| The Society | SUVARNA REKHA CO-OP.HSG.SOC. LTD |
| The Developer | AVVAD REALCON LLP |
| The Members | Rekha Ashok Shah And Others |
| Detail of the Property | |
| Village | Ghatkopar Kirol |
| Taluka | Kurla |
| Plot Area | 700.31 Sq.Mtrs. |
| Members | 16 |
| C.T.S No | 5684 (PT), Final Plot No. 320 TPS III |
| Zone 2023-24 | 103/493 Ghatkopar Kirol |
| Rate per sq.mtr | |
| Land Rate | Rs. 72,550/- +10% = Rs.79,805/- |
| Const.Cost | Rs. 30,250/- |
| Flat Rate | Rs. 1,54,370/- |
| Completion period | 24 |

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

अभिनिर्णयाकरीता प्राप्त झालेला उपरोक्त दस्त हा **Development Agreement** चा दस्त असुन निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसुन येते की, दस्तात नमुद **Schedule** नुसार भुखंडाचे एकुण क्षेत्र ७००.३१ चौ.मी आहे. त्यावर सोसायटीची जुनी इमारत असुन त्यामध्ये बिल्डींग नं. १७५ मध्ये एकुण १६ सभासद आहेत. सोसायटी सदर दस्ताद्वारे सदर मिळकतीचे विकसनाचे अधिकार विकासकास देत आहे. दस्तात नमुद केल्यानुसार सभासदाच्या ताब्यातील आस्तित्वातील एकुण बांधकाम क्षेत्र ९२३.०४ चौ मी बिल्टअप असुन त्या सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभासदास एकंदर म्हणजेच एकुण १८४०० चौ.फुट **Mofa** (कारपेट) क्षेत्र म्हणजेच २०५१.५२ चौ मी बिल्टअप क्षेत्र विनामुल्य देणार आहेत, तसेच प्रत्येकास कार पार्कीग, सभासदाना भाडे, ब्रोकरेज, शिफ्टींग देणार असल्याचा उल्लेख आहे.

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा **D P Remarks** व त्यासोबत असलेला **block Plan** जोडलेला असुन त्याचे अवलोकन केले असता दस्तातील मालमत्ता ही अंदाजे १८.३० मी या रुंद रस्त्यावर स्थित असल्याने बृहन्मुंबई महानगरपालिका सुधारीत विकास नियंत्रण नियमावली — २०३४ मधील नियम क्रमांक