370/11084 पावती Original/Duplicate
Tuesday,May 12 ,2026 नोंदणी क्रं. :39म
10:54 AM Regn.:39M

पावती क्रं.: 7131 दिनांक: 12/05/2026

गावाचे नाव: मुलुंड
दस्तऐवजाचा अनुक्रमांक: मबई28-11084-2026
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: एवीटा कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे ऑथो. सिग्नेटरी संजय पांडे .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 12000.00
पृष्ठांची संख्या: 300	
एकूण:	रु. 42000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:10 AM ह्या वेळेस मिळेल. सह दु.नि.मुंबई 28

सह. दुय्यम निबंधक
मुंबई क्र.-२८ (वर्ग-२)

बाजार मूल्य: रु.1343914000 /-
मोबदला रु.1486359000/-
भरलेले मुद्रांक शुल्क : रु. 74805250/-

1) देयकाचा प्रकार: DHC रक्कम: रु.12000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0526116822909 दिनांक: 12/05/2026
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002369951202627E दिनांक: 12/05/2026
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला
दि. 13 MAY 2026

370/11084
Tuesday,12 May 2026 3:01 PM

इतर पावती

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

पावती क्रं.: 7167 दिनांक: 12/05/2026

गावाचे नाव: -मुलुंड
दस्तऐवजाचा अनुक्रमांक: **मबई28-11084-2026**
दस्तऐवजाचा प्रकार : **विकसनकरारनामा**
सादर करणाऱ्याचे नाव: **एवीटा कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे ऑथो. सिग्नेटरी संजय पांडे .**
वर्णन

दस्त हाताळणी फी	रु. 4480.00
पृष्ठांची संख्या: 112	
एकूण:	रु. 4480.00

सह दु.नि.मुंबई 28

1): दयकाचा प्रकार: DHC रक्कम: रु.4480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0526127410774 दिनांक: 12/05/2026
बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक
मुंबई क्र.-२८ (वर्ग-२)

मुळ दस्त परत मिळाला
दि. 13 MAY 2026

मबई -२८
९९०८४ | ९ | ४९२
२०२६

CHALLAN
MTR Form Number-6

GRN	MH002369951202627E	BARCODE		Date	11/05/2026-20:47:05	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)	
Office Name	MBI-27_JT SUB REGISTRAR MUMBAI 27	Full Name	EVITA CONSTRUCTIONS PRIVATE LIMITED
Location	MUMBAI		
Year	2026-2027 One Time	Flat/Block No.	CTS NOS. 918, 919, 920,921, 922, 926, 927,
Account Head Details	**Amount In Rs.**	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	928, 930 AND 931A OF VILLAGE MULUND (EAST)
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	SecondPartyName=SACHIN SAHAKARI GRUHANIRMAN SANSTHA MARYADIT~
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 MUMBAI

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172026051200012	5261584878
Cheque/DD No.		Bank Date	RBI Date	11/05/2026-20:47:52	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. : XXXXXX0000

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 चलन लागु नाही.

Print Date 11-05-2026 08:47:54

सत्यमेव जयते
महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी, बोरिवली यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा (पूर्व), मुंबई – 400 051
दुरध्वनी क्र. 022 26592017 Email:- cos.borivali@igrmaharashtra.gov.in

जा.क्र. 2026/आदेश/प्र.क./ADJ/IGR242/696/2026/ 3899/26 दिनांक – 11 MAY 2026

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/696/2026 अन्वये पक्षकार Evita Constructions Private Limited यांनी दिनांक 08/05/2026 रोजी Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे.

मबई -२८ | 99०८४ | २ | ७१९ | 2026

Description of the document	Description
Type of the document	Development Agreement
Date of execution	Unexecuted
The Society	Sachin Sahakari Gruhanirman Sanstha Maryadit
The Developer	Evita Constructions Pvt. Ltd.
CTS No.	CTS Nos. 918, 919, 920, 921, 922, 926, 927, 928, 930 & 931A of Mulund (East)
Area of the Property	17,415.70 sq. mtrs.
Zone (2026-27)	124/570 of Village Mulund (East)
Rate as per sq. mtrs.	
Land Rate	Rs. 67,520/-
Residential Rate	Rs. 1,46,660/-
Shop Rate	Rs. 2,24,800/-
Construction Rate	Rs. 31,763/-
D.P. Remarks	Ch.E./DP34202603111653172/T/2026/11/653323 dated 11/03/2026

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

वरील प्रमाणे दस्तातील मिळकतीचे मोबदलामूल्य रु. 148,63,59,000/- हे बाजारमूल्य रक्कम रू. 134,39,14,000/- पेक्षा जास्त असल्याने जास्तीच्या मोबदलामूल्य रक्कम रू. 148,63,59,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

मोबदलामूल्य रक्कम (रु.)	अनुच्छेद	देय मुद्रांक शुल्क (रु.)
148,63,59,000/-	5(g-a) @5%	7,43,17,950/-
Security Deposit 50,00,000/-	54(ii) @0.3%	15,000/-
Security Premises Area Value 15,74,27,500/-	54(ii) @0.3%	4,72,300/-
	एकूण	7,48,05,250/-

मुंबई -२८		
99018	3	892

आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g–a)(5%) नुसार मुद्रांक शुल्क रु. 7,48,05,250/- देय असल्याबाबत जा.क्र. 2026/नोटीस/प्र.क./ ADJ/IGR242/696/2026/3795/2026 दिनांक. 08/05/2026 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा पक्षकार यांनी कोणत्याही आक्षेपविना या कार्यालयात केला असल्याचे दिनांक. 11/05/2026 रोजी विरुपित केलेल्या चलना क्र. MH002317495202627E वरुन दिसून येत असल्याने दिनांक 08/05/2026 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 हया बाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
3. एकुण पाने 1 ते 277 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

मुद्रांक जिल्हाधिकारी बोरीवली सत्यमेव जयते

(जयराम पवार)
मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	Evita Constructions Private Limited
पत्ता	Office at First Floor, Olympia Building, Central Avenue, Powai.
प्रत	सह दुय्यम निबंधक मुंबई क्र. 1 ते 30

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का MUMBAI

CHALLAN

MTR Form Number-6

GRN MH002317495202627E	**BARCODE**	**Date** 11/05/2026-12:21:56	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name CSB_COLLECTOR OF STAMPS BORIVALI		**Full Name**	EVITA CONSTRUCTIONS PRIVATE LIMITED
Location MUMBAI			
Year 2026-2027 One Time		**Flat/Block No. Premises/Building**	CTS NOS. 918, 919, 920,921, 922, 926, 927,
Account Head Details	**Amount In Rs.**	**Road/Street**	928, 930 AND 931A OF VILLAGE MULUND (EAST)
0030050801 Amount of Tax	74805250.00	**Area/Locality**	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	ADJ/IGR242/696/2026
Total	7,48,05,250.00	**Amount In Words**	Seven Crore Forty Eight Lakh Five Thousand Two Hundred Fifty Rupees Only

DEFACED ₹74805250.00 DEFACED

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28 MUMBAI

मबई -२८ 99078 ४ ४९२

Payment Details BANK OF MAHARASHTRA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042026051197438	261310338014
Cheque/DD No.		Bank Date	RBI Date	11/05/2026-12:24:29	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll 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. : XXXXXX0000

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001303160202627	11/05/2026-13:35:38	IGR242	74805250.00
			Total Defacement Amount		7,48,05,250.00

Print Date 11-05-2026 01:35:41

मबई -२८

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

मुद्रांक जिल्हा

Office of the Collector of Stamp, Borivali

Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

Received Adjudication Fee RS. **1000/-** vide e-Challan GRN No. **MH002220568202627E** Dated **08-05-2026.**

मुद्रांक जिल्हाधिकारी बोरीवली

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.

मुद्रांक जिल्हाधिकारी
Borivali

Case No. **Adj/IGR242/696/2026**

Certificate Number: **CER-BOR-ADJ-IGR242-696-2026**

Market Value/Value (if any): **Rs. 1343914000**

Consideration Amount (if any): **Rs. 1486359000**

Received from **EVITA CONSTRUCTIONS PRIVATE LIMITED** Residing at **First Floor, Olympia Building, Central Avenue, Hiranandani Gardens, Powai.** Stamp duty of **Rs. 74805250/- (Rs. Seven Crore Forty Eight Lakh Five Thousand Two Hundred and Fifty only).** Vide e-Challan GRN No **MH002317495202627E** Dated :- **11-5-2026** The defacement number is **0001303160202627.**

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 74805250/- (Rs. Seven Crore Forty Eight Lakh Five Thousand Two Hundred and Fifty only) with which this instrument is chargeable under Article 5- 5(ga) 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 MUMBAI-28

मबई -२८		
99०८४	E	४९२
२०२६		

Place: Borivali
Date: 11 MAY 2026

Collector of Stamps
Borivali

मुंबई -२८

99087	७	४९३

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचे मुद्रांक
MUMBAI

Page No. 1 to 277

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

Office of the Collector of Stamps

Case No. ADJ.I.GRN/4496/2026

Date 08/05/2026

MH002317495202627E

891

Received from Shri. Evita Constructions PVT Ltd residing at .....

stamp duty of Rs. (74,80,525/- seven crore forty eight lakh five thousand two hundred fifty rupees only.

vide challan No. ....., Dated ...11/05/2026

Certified under Section 32(1)(b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 74805250/- seven crore forty eight lakh five thousand two hundred fifty rupees only. with which this instrument is chargeable has been paid vide article No. 5.9-a) of schedule.

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

Place ..Borivali.

Date 11 MAY 2026

Collector of Stamps Borivali

मुद्रांक जिल्हाधिकारी बोरिवली

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 MUMBAI

Area 1741.5.70 Built up / Carpet

M V - 148,63,59,000/-

ई प्रमाणपत्र मुळ मुद्रांक अधिनियम 958 अन्वये असलल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीकरीता नोंदणी अधिनियम 1908 च्या अधिनियमातील तरतूदीनुसार नोंदणी आकारणी करुन नोंदणी कार्यवाही करनील.

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/HSG/1629 of 1968

EVITA CONSTRUCTIONS PVT. LTD.

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") is made and entered into at Mumbai on this 12th of MAY 2026

BETWEEN

SACHIN SAHAKARI GRUHANIRMAN SANSTHA MARYADIT, a society duly registered under the Maharashtra Co-operative Societies Act, 1960 vide registration No. BOM/HSG.1629 of 1968 having its office at Mithagar Road, Mulund (East), Mumbai – 400 081, through its Authorized Members more particularly stated in the **Annexure - A** hereto being the Authorized Signatories of the Society as appointed by Special General Body vide resolution dated 15.03.2026, hereinafter referred to as "**THE SOCIETY**" (which expression shall, unless it be

मूल्य रु. 26/-
99078 C 899
2026

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/HSG/1629 of 1968

EVITA CONSTRUCTIONS PVT. LTD. MUMBAI

Page No. 2 to 277

repugnant to the context or meaning thereof, be deemed to mean and include its office bearers, successors and permitted assigns) of the **FIRST PART**;

AND

EVITA CONSTRUCTIONS PRIVATE LIMITED, a Private Liability Company incorporated under Indian Companies Act, 1956, having its Office at First Floor, Olympia Building, Central Avenue, Hiranandani Gardens, Powai, hereinafter referred to as "**DEVELOPER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors & permitted assigns) of the **OTHER PART**;

99068 The Society and the Developer are hereinafter collectively referred to as "Parties", and individually as a "Party" and /or Society or Developer.

WHEREAS the subject of these presents is the pieces and parcels of land bearing CTS. No. 918 admeasuring 1,525.90 square meters, CTS No. 919 admeasuring 553.80 square meters, CTS No. 920 admeasuring 4,600 square meters, CTS No. 921 admeasuring 718.90 square meters, CTS No. 922 admeasuring 1,201.00 square meters, CTS No. 926 admeasuring 3,297.80 square meters, CTS No. 927 admeasuring 1,114.90 square meters, CTS No. 928 admeasuring 1,751.00 square meters, CTS No. 930 admeasuring 766.70 square meters and CTS No. 931A admeasuring 1,885.70 square meters collectively admeasuring approximately 17,445.70 square meters situated at Mithagar Road, , Mulund (East), Mumbai – 400 081 along with 10 Buildings standing thereon bearing Building Nos. 1 to 5 admeasuring 82,088 sq. ft., 7 to 10 admeasuring 47,392 sq. ft. & 12 admeasuring 7,389 sq. ft. plus Commercial premises admeasuring 2135 sq. ft. (hereinafter collectively referred to as "**the said Original Property**").

AND WHEREAS the said Original property save and except CTS No. 922 was purchased by the Society under varied Deed of Conveyances The said Society's name is reflected on the respective Property Cards of the said property corresponding to their respective CTS Nos., save and except CTS No. 922. A copy of all Property Cards of all the aforesaid CTS Numbers, save and except CTS No. 922 is collectively marked **as Annexure - `B'**. There are total 10 buildings constructed on the said Property being Building Nos. 1, 2, 3, 4, 5, 7, 8, 9, 10 & 12 of the Society (hereinafter collectively referred to as the "**said Buildings**") with total 220 flats and 1

Commercial premises. A list of the flat owner with the details of the area occupied by them is annexed hereto and marked as **Annexure - `C'**. Save & except the said flat owners there are no other tenants or occupants in the said buildings.

AND WHEREAS the group of people formed and registered the society namely SACHIN SAHAKARI GRUHANIRMAN SANSTHA MARYADIT vide Registration No. BOM/HSG/1629 of 1968. After formation of the society, the society purchased the land from the landlords/ owners and constructed the buildings. The Society is the owner of the said Land and the Existing Buildings, had issued Letters of Allotment/ Shares to its' members and the Existing Buildings were completed with the contribution made by all the members of the Society and allotted the flats to the individual (original) members of the society and hence they don't have any signed agreement.". The commercial premises was retained as the property of the society for the shared benefit of all members. Purchasers of the said flats formed and registered the co-operative housing society namely SACHIN SAHAKARI GRUHANIRMAN SANSTHA MARYADIT duly registered vide Registration No. BOM/HSG/1629 of 1968. The copy of the Registration Certificate of the said society is annexed herewith as **Annexure - `D'**

THE JOINT SUB-REGISTRAR, MUMBAI
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AND WHEREAS the Society submitted an application before the Learned Deputy District Registrar (2), Mumbai ("**Learned Registrar**") under section 11 (3) & 11 (4) of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("**MOFA**") for deemed conveyance of the aforesaid CTS No. 922 in favour of the Society. The Learned Registrar was pleased to pass an order dated 20.08.2020 granting deemed conveyance of CTS No. 922 admeasuring 1201 square meters in favour of the Society ("**said Deemed Conveyance Order**"). In accordance with the said Deemed Conveyance Order, the Learned Registrar executed a Deed of Conveyance dated 5th August 2025 registered with the Sub-Registrar of Assurances at Mumbai – 29 bearing Registration Number 14700 of 2025 in favour of the Society ("**said Conveyance Deed**"). A copy of the said Conveyance Deed is annexed hereto at **Annexure - `E'**.

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AND WHEREAS the existing buildings on the said Original property being more than 30 years old require extensive repairs which are beyond the capacity of the members of the Society. The said Original Property is capable of being re-developed by demolishing the existing structures and by construction of a new buildings thereon by utilizing full F.S.I. and obtaining Transferable Development Rights ("**TDR**") based on regulations under which the Developer intends to develop the said Property, as per prevailing Development Control and Promotion Regulations ("**DCPR**") for Greater Mumbai.

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AND WHEREAS therefore, it was unanimously decided by the Society in the General Body meeting dated 10.12.2023 to redevelop the said Original Property by inviting offers from Developers. Copy of Minutes of the Meeting dated 10.12.2023 is enclosed in **Annexure - `F'**.

AND WHEREAS the Society is in possession of the pieces and parcels of Land as stated herein above and said building structures known as "SACHIN SAHAKARI GRUHANIRMAN SANSTHA MARYADIT" and paying the MA Tax, Municipal Assessment Property Tax, Water Bills, Common Electricity Bills etc. and all other relevant charges.

AND WHEREAS the Society has disclosed that certain entries pertaining to Government loan schemes of members are reflected in the revenue records/property card and the process for obtaining No Objection Certificates / No Dues Certificates from the Government of Maharashtra is presently ongoing and pending final clearance;

AND WHEREAS the Society is the absolute owner of the said Original Property and represents to make out a clear and marketable title subject to disclosed encumbrances as more particularly set out hereinin respect of the said Property. The Members are the absolute owners of their respective flats and have clear and marketable title and have full right to go ahead with redevelopment of the said Original property subject to disclosed encumbrances as recorded herein.

AND WHEREAS accordingly, society has appointed Project Management Consultant (**"PMC"**) M/s Naren Kuwadekar Project Consultants (**"NKPC"**). NKPC had floated the tender on behalf of Society for Redevelopment.

AND WHEREAS accordingly, Society invited Offers for redevelopment of the said property wherein EVITA CONSTRUCTIONS PRIVATE LIMITED were one of the developers, who submitted its Offer dated 19.11.24 and further revised Offers based on correspondences exchanged on 25.04.2025 and 29.05.2025 by and between the Developer and the Society for redevelopment.

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AND WHEREAS subsequently, the Society approached Deputy Registrar of Co-operative Societies, T-West Ward vide its letter dated 13.06.2025 for appointment of representative from Registrar's office for conducting SGM for finalization of Developer for Redevelopment of the said Original Property in line with Government Resolution dated 04.07.2019 [better known as process under section 79(a) of the Maharashtra Co-Operative Societies Act, 1960].

AND WHEREAS pursuant to the Society's letter, Deputy Registrar of Co-operative Societies appointed Mr. S. P. Rana & Mr. D. V. Lambole as representative from Registrar's office by its letter dated 18.06.2025 annexed hereto as **Annexure - "G"**.

AND WHEREAS the Society in its Special General Body Meeting held on 22.06.2025 in the presence of the Authorized Officers appointed by the Deputy Registrar, T-Ward, Co-operative Society, Mumbai, by more than 2/3rd majority accepted the appointment of EVITA CONSTRUCTIONS PRIVATE LIMITED i.e. the Developer herein for redevelopment of the said Original Property. A copy of the Letter dated 26.06.2025 issued by the Deputy Registrar of Co-operative Societies is annexed hereto as **ANNEXURE-`H'**.

AND WHEREAS the Society issued Letter of Intent (LOI) dated 08.07.2025 to the Developer. A copy whereof is annexed hereto as **ANNEXURE - `I'**.

AND WHEREAS the Society has decided to surrender the said Commercial Premises (hereinafter referred to as the **"said Shop"**) to the Developer prior to the execution of these presents against which the Developer has agreed to adjust and distribute the area of the said Shop along with the additional area agreed to be granted for the said Shop, equally amongst the Existing Members of the Society as stated more particularly in clause 8 (a) (ii) of these presents.

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AND WHEREAS further the Parties hereby agree that the Hardship Compensation and Monthly Compensation as stated more particularly in clause 8 (a) (iii), payable by the Developer to the Society with respect to the said Shop shall be distributed equally amongst all the Existing Members of the Society and the same shall be consolidated and adjusted in Existing Member's Hardship Compensation as stated in these presents.

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AND WHEREAS the Society has passed a resolution with respect to the aforesaid arrangement in respect of the said Shop. A copy of the resolution passed by the Society in this regard is annexed hereto at **Annexure - J**.

AND WHEREAS the said Original Property excluding the said Shop is hereinafter referred to as the "**said Property**". The same is more particularly described in the Schedule hereunder written and shown by red coloured boundary line on the map annexed hereto and marked as **Annexure- `K'**. Out of the said Property area admeasuring 81.36 square meters is under Road Set Back and area admeasuring 669.80 square meters is under encroachment.

AND WHEREAS the Managing Committee consisting of members of the Society along with other members of the Society approved in the General Body meeting held on 26.04.2026, is hereby authorized to do the needful for various legal work, which will be required to be done as follow up measures till the completion of the Redevelopment of the said Property and the members are handed over physical possession of the permanent alternate accommodation in the proposed new buildings. The Parties hereto have agreed to record the terms relating to the proposed redevelopment of the said Property by executing this Development Agreement.

AND WHEREAS the Developer hereby represents to the Society and the Members that it is desirous of acquiring Conveyance of the adjoining property being land bearing CTS No. 925 admeasuring 1143.2 sq. mtrs. (hereinafter referred to as '**the said Adjoining Property**') and have initiated steps towards the same and as such, the Developer is desirous of amalgamating the said Property along with the said Adjoining Property in order to develop both the properties as a single project for carrying out optimal development of both the properties. As such, upon the Developer obtaining Conveyance of the said Adjoining Property and amalgamation of the properties as aforesaid, such amalgamated properties shall thenceforth be

deemed and recognized as the said Property and all the clauses/terms/obligations and benefits of the said Property as described herein shall ipso facto be applicable to such amalgamated properties and be deemed to be recognized as said Property itself. The Society and the Members hereby give their consent to the same and hereby covenants not to raise any claim or objection in respect thereof in future on any ground whatsoever.

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AND WHEREAS the Society has represented to the Developer that the Society has settled its obligation towards Mr. Chemburkar, being the erstwhile owner of the Smaller Property bearing Survey No. 922 (hereinafter referred to as '**the said Smaller Plot**'), and has informed and instructed the Developer to provide, in discharge of such obligation, one completed residential premises admeasuring 550 (Five Hundred and Fifty) square feet of RERA carpet area , inclusive of balcony, if any, ("**said Constructed Premises**'') which area is within the range of 500 square feet to 600 square feet as permitted under the applicable Order, as and by way of balance consideration amount payable by the Society to the said Chemburkar in lieu of the conveyance of the said Smaller Plot in favour of the Society. The Developer hereby agrees to construct and deliver the aforesaid residential premises strictly in accordance with the area so settled and instructed by the Society, free of cost to the Society. The Developer shall not be responsible for, nor liable in respect of, any variation, enhancement or claim in area or consideration beyond the aforesaid settled area. All costs and expenses towards stamp duty and registration charges in respect of the said premises shall be borne and paid by the Developer Accordingly, the Developer has agreed to construct and provide strictly in accordance with the area so settled and instructed by the Society, free of cost to the Society in order to enable the Society to carry out their obligation.

AND WHEREAS the Society has further represented that the Society has, by and under Deed of Right of Way dated 18.11.2004, registered with the office of Sub-Registrar of Assurances at Kurla under Sr. No.12315/2004 (hereinafter referred to as '**the said Deed of ROW**'), granted a right of permanent access to M/s. Shree Samarth Developers ("**said Samarth Developers**"), being Grantees therein who had agreed to develop the said Adjoining Property, over a path having width of 12 Mtrs. and 156 Mtrs. in length running from the said property to the said Adjoining Property, to pass and repass with or without vehicles, loaded or unloaded, as being

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an entry and/or approach only to the said Adjoining Property to reach the nearest public road at or for the consideration and upon the terms and conditions therein mentioned. However, the said Samarth Developers failed to comply with their obligations under the said Deed of ROW and also failed to use the aforesaid path for the purposes stated hereinabove. Therefore, the Society by its letter dated 14.09.2025 terminated the Deed of Right of Way dated 18.11.2004 and called upon the said Samarth Developers to execute and register the Deed of Cancellation of the said Deed of ROW, return the original registered Deed of ROW to the Society and submit written confirmation that no third party rights, lien, charge, mortgage or encumbrance have been created based on the said Deed of ROW.

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AND WHEREAS it has been agreed by and between the Parties hereto that the Parties shall execute this formal Development Agreement containing the terms and conditions as mentioned herein for the proposed redevelopment of the said Property. The Society shall also simultaneously execute a "Power of Attorney" in favour of the Developer to enable it to obtain all permissions, approvals, NOCs and to do all such acts, deed, matters and things as may be required to be done for redevelopment of Property.

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AND WHEREAS the drafts of this Development Agreement was tabled before the Special General Body Meeting held on 26.04.2026 and at the said meeting, the Society accorded its approval to the said drafts and authorized the Members as more particularly described in Annexure A to execute the same on behalf of the Society. An Extract of the said resolution passed at the Special General Body Meeting held on 26.04.2026 is hereto and annexed as **ANNEXURE – `L'**.

AND WHEREAS the Parties have agreed to execute this Agreement pending such clearance, subject to the terms, protections and obligations recorded herein. The Developer has entered into this Agreement relying upon the disclosures and undertakings given by the Society and any inaccuracy or non-clearance shall be treated as a material breach.

AND WHEREAS the Society has agreed to grant full and complete redevelopment rights in favour of the Developer by executing this detailed development agreement upon the terms and conditions mutually agreed between the parties hereto which are appearing hereinafter.

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. **RECITALS TO FORM AN INTEGRAL PART OF THE AGREEMENT:**

i. The Society doth hereby declare and confirm that what is recited hereinabove with regard to their respective right, title and interest in respect of the said Property are true and correct and the same shall be treated as declaration/representation on their part as if the same are set out herein in verbatim and form an integral part of this clause.

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ii. All the aforesaid recitals along with the documents forming the Annexures/ Schedules shall form an integral part and operative part of this Development Agreement as if the same were set out and incorporated herein in verbatim and relying upon the aforesaid recitals and representations hereto, the Developer has agreed to redevelop the said Property in the manner as set out herein.

2. DEFINITION & INTERPRETATION

For the purpose of this Agreement, the following expressions shall have the meaning as given below:

i. **"Additional Purchased Area"** shall mean the additional areas (residential premises) as mentioned in this Agreement, which may be purchased by the Existing Members from the Developer for the consideration and as per the terms and conditions as agreed under this Agreement, which shall be over and above the area of New Premises which is to be provided to the Existing Members free of cost as per terms of this Agreement.

ii. **"Agreement"** or **"Development Agreement"** shall mean this Agreement and all the schedules and annexures attached to it and shall include any modifications of this Agreement as may be made by the Parties hereto from time to time, mutually, in writing and by a written instrument duly executed by the Parties hereto;

iii. **"Present Development Potential"** shall mean the maximum development potential/FSI of the said Plot including Floor Space Index (FSI) and/or Transferable Development Rights (TDR) (including but not limited to basic

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FSI/TDR), premium FSI, fungible FSI, incentive FSI and/or any other FSI/TDR, as may be permissible and available in respect of the said Property and/or Adjoining Property, whether developed independently or upon amalgamation, and subject to the Development Control Regulations and as may be sanctioned by the Competent Authorities in accordance with Applicable Law as on the date of completion of the plinth of the new building(s) under redevelopment, together with all benefits, rights, or entitlements accruing up to such date including complete Pro Rata FSI and fungible FSI or any other incentive/benefit permissible under the then prevailing regulations, all of which shall vest absolutely and exclusively in the Developer without any additional consideration, claim, or demand whatsoever from the Society and/or its Members. It is expressly clarified and agreed that the Present Development Potential shall stand crystallized and capped upon completion of the plinth level, and any additional FSI/TDR or development potential becoming available thereafter, whether on account of amendment to Applicable Law, policy, regulation, government resolution or otherwise, shall not form part of the Present Development Potential, unless the Parties expressly agree in writing to the contrary.

iv. **"Future Development Potential"** shall mean and include any additional development rights, FSI, or incentive that may become available solely on account of any subsequent amendment, modification, or change in the prevailing Development Control and Promotion Regulations after the Present Development Potential as defined hereinabove.

v. **"Applicable Law"** means all applicable laws, bye-laws, rules, regulations, orders, ordinances, , policies, notices, notifications, government resolutions, directions, conditions of any regulatory approval or license issued by any government/ government authorities, the Approvals and the terms and conditions thereof, as may be, or imposed, or required, or mandated, or issued by in any manner by any government, any governmental authority/ body, courts of law, orders, decrees and/ or judgments passed by any Court, tribunal or authority and/ or other requirements of any statutory or relevant authority and as are, or may be, in force from time to time and/or applicable to the said Property, or any part thereof, the Total Development Potential (or any part thereof), the **Project**, or any part/s thereof; all being of the Republic of India;

vi. "**Approvals**" means and includes all approvals, permissions, clearances, authorizations, no-objections, consents, licenses, exemptions, letters of intent, annexes, intimations of approval, intimations of approval/disapproval, environmental clearances, CRZ clearances, amalgamation/combining of two or more plots, if permitted as per law, consent to establish, consent to operate, commencement certificates, Occupation Certificates, , sanction of layout plans, sanction of building plans (and any amendments/ modifications/ clarifications thereto in accordance with the terms hereof), land use and zoning permits, approvals of any Government Authority, approvals of the high rise committee, approvals of the chief fire officer, approvals (and any amendments/ modifications/ clarifications thereto) of the Airport Authority of India, Mumbai Metro Rail Corporation, Ministry of Environment, Forest and Climate Change, Maharashtra Coastal Zone Management, MHADA, SRA, MCGM, Collector/ Maharashtra Housing and Area Development Authority/ Mumbai Metropolitan Region Development Authority/ Municipal Council/ Special Planning Authority/ Statutory Authority/ Urban Property Ceiling Authority or any other competent authority, approval from electricity board, approval from electrical/ water connection authority for construction and occupation (if applicable), Heritage Committee, jail authorities, Real Estate Regulatory Authority and/or any other authority or entity, as may be applicable and/or required for the development/redevelopment of the Project and/or in respect of the said Property, Development Rights and Total Development Potential or any part thereof (whether known as FSI or TDR or PTC or otherwise) and/or any other approvals as may be required from any concerned authority or from any other person, as the case may be, for the construction, development, redevelopment, Marketing and sales of the Project, including approvals and sanctions of the lay-out plans and building plans by the local town and planning authority, intimation of disapproval, intimation of approval, commencement certificate, occupation certificate, environmental clearances, etc.);

vii. "**Business Day**" means and includes any day of the week (other than the 2nd and 4th Saturdays and all Sundays) on which banks are open for general business including RTGS transactions in Mumbai and the word "**Business Days**" shall be construed accordingly;

viii. "**C.C.**" shall mean Commencement Certificate as may be issued by M.C.G.M. with its modifications and renewals.

ix. "**DCPR**" means and includes the Development Control and Promotion Regulations for Greater Mumbai, 2034, and any amendments or modifications thereto, from time to time, and any government resolutions, orders, guidelines, notices, notifications, clarifications, or directions, issued under, or in pursuance thereof;

x. "**Defect Liability Period**" shall mean the period of sixty (60) months from the date of receipt of the Occupation Certificate in respect of the respective New Building;

xi. "**Development Rights**" shall mean and include the limited, contractual, and project-specific rights, powers, authorities, entitlements and permissions granted by the Society to the Developer under this Agreement, for the purpose of planning, development, construction, marketing and completion of the Project on the Society Land and for utilization of the Development Potential, strictly in accordance with the sanctioned plans, Applicable Laws and the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA"). Such Development Rights shall be exercised by the Developer at its own cost, risk and responsibility, subject to the terms and conditions of this Agreement, and shall include, without limitation, the following rights:

(i) to plan, conceptualise, design and implement the Project in accordance with sanctioned plans and Applicable Laws;

(ii) to exclusively market, allot, sell or otherwise deal with the Developer's Sale Area in accordance with RERA and this Agreement;

(iii) to enter into agreements for sale and allied documents with purchasers of the Developer's Sale Area ;

(iv) to receive, collect, utilize and appropriate the entire consideration payable by purchasers of the Developer's Sale Area at the discretion of the Developer and to issue valid receipts thereof to the Purchasers;

(v) to hand over possession, use or occupation of the Developer's Sale Area to purchasers in accordance with Applicable Laws;

(vi) to determine and fix the pricing of the Developer's Sale Area;

(vii) to construct and develop the Project by utilising the Development Potential permissible on the said Property and Adjoining Plot or such other FSI (as may be lawfully permissible);

(viii) to remain in charge of and have access to the said Property during redevelopment for carrying out the Project, subject to this Agreement;

(ix) to obtain, maintain, modify and renew all approvals, permissions, sanctions and consents required for the Project;

(x) to appoint, employ and engage contractors, consultants, architects, engineers, vendors and other agencies and to make payments to them;

(xi) to pay, deposit or receive refunds of all statutory charges, premiums, deposits or fees payable to governmental or statutory authorities and utility providers;

(xii) to appear before, correspond with and make filings before any competent authority in relation to the Project;

(xiii) to surrender any portion of the Society Land (as may be required under the Applicable Laws) to the governmental authority(ies) or any such area falling under the set-back area or under any reservation to the governmental authority in the prescribed manner and to take all necessary steps in that regard and for the benefit of the Society Land and to make necessary correspondences in accordance with the sanctioned plans;

(xiv) to manage/maintain the said Property, the New Building and the facilities/ common areas constructed upon the Society Land and/or to transfer/assign right to maintenance to any third party and to share all benefits, considerations etc., in the manner provided hereinbelow, accruing from such maintenance of the said Property;

to advertise, launch or re-launch the Project and invite purchasers in compliance with RERA;

(xv) to hand over operation, management and maintenance of the Society Land and common areas to the Society, as mandated under Applicable Laws;

(xvi) to club or amalgamate the schemes in the Project with any regulations permissible under DCPR 2034 as the Developer may in its discretion deem fit, subject to Applicable Laws;

(xvii) to execute all necessary agreements, deeds and documents for the lawful exercise of the Development Rights and sale of the Developer's Sale Area;

(xviii) to demarcate common areas, facilities and limited common areas in accordance with sanctioned plans and RERA;

(xix) to register the Project and comply with all obligations under RERA;

(xx) to amalgamate the said adjoining property with the said property for the purpose of redevelopment; and

(xxi) generally, to do all such lawful acts, deeds and things as may be necessary for the effective exercise of the Development Rights in accordance with this Agreement.

xii. "**Development Potential**" shall mean the Scheme under Regulation 33 (11)/ 33 (20) (B) or as per DCPR 2034 , , FSI, the Additional FSI and AR Policy FSI.

xiii. "**Developer's Sale Area**" shall mean and include all the balance residential and commercial premises/Flats/Apartments/Shops/Offices and the balance parking spaces available to the Developer in the New Building(s) for sale/allotment to the prospective Purchaser(s), excluding the Members' New Premises to be allotted tothe Existing Members of the Society.

xiv. **"Encumbrance"** means any right, claim, interest, charge, lien, mortgage, hypothecation, easement, attachment, injunction, or restriction of any nature whatsoever on the Property, whether created by law, agreement, or otherwise, that affects or may affect the ability of the Developer or Society to transfer clear and marketable title, including any litigation, dispute, or third-party claim, and any agreement or arrangement that creates or may create such rights or restrictions.

xv. **"Force Majeure Event"** means and includes event, circumstance, or combination of events or circumstances which is beyond the reasonable control of the Developer more particularly described in Clause 41 hereinbelow;

xvi. "**Government Authority**" shall mean any government authority, statutory authority, department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any State or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/local authority having jurisdiction over any matter pertaining to the construction and development of the Project, said Property, Total Development Potential (as defined hereinbelow) and/or Development Rights;

xvii. **"GST"** shall mean the goods and services tax as applicable;

xviii. "**Handover Date**" shall mean the date when all the Members of the Society and all occupants of the premises in the Existing Buildings have vacated their respective premises in the Existing Buildings with subject to disclosed encumbrances as more particularly set out herein or as the case may be with appropriate permissions from the mortgagee, where applicable and the Society has handed over to the Developer the said Property in vacant condition, such that the Developer is in a position to forthwith demolish the Existing Buildings and all the other structures in the said Property;

xix. **"Existing Buildings"** shall mean the existing 10 (Ten) buildings of the Society currently standing on the said Land.

xx. **"FSI"** shall have the same meaning as understood and defined under the provisions of DCPR 2034.

xxi. **"Fungible FSI"** shall mean the fungible FSI as permitted by the MCGM/Concerned Government Authority as per the DCPR 2034.

xxii. **"IOD"** shall mean Intimation of Disapproval to be obtained from M.C.G.M sanctioning/ approving the layout and plans of the buildings with Development Potential for development of the Project or any part thereof as per the regulations, as applicable, under DCPR 2034.

xxiii. "**IOA**" - "IOA" or "Intimation of Approval" shall mean the intimation, approval, permission or sanction issued by the competent planning authority in respect of the Project or any part thereof, approving plans with development potential as per the regulations, as applicable, under DCPR 2034. ,

xxiv. **"Internal Amenities"** shall mean the amenities agreed to be provided by the Developer to the Existing Members for their New Premises and as set out in Annexures - M, hereto.

xxv. "**Members' Car Parking**" shall mean 1 (one) covered car parking space per existing Member;

xxvi. "**Members' Existing Area**" shall mean the aggregate Carpet Area of the Members' Existing Premises admeasuring in the aggregate to 1,36,869.60 (sq ft), details of which are set out in the Annexure C annexed hereto;

xxvii. **"Members' New Premises"** shall mean the new residential flats [inclusive of the free of cost area agreed to be provided by the Developer under clause 8 (v) hereinbelow of this Agreement] to be provided on ownership basis to the each of the Existing Members in lieu of their Existing Flats to be provided in the New Building(s) to be constructed by the Developer and also include the Additional Purchased Area which may be purchased by the Existing Members as per this Agreement, together with 1 (one) car parking space to each of the Existing Members.

xxviii. "**Municipal Authorities**" means the Brihanmumbai Municipal Corporation and includes all its departments;

xxix. **"MOFA"** shall mean Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 read with the Rules made thereunder from time to time.

xxx. **"MOFA Carpet Area"** shall mean the internal carpet area of the flat/shop/premises including balcony (if any), door jambs, columns, offsets, Pali walls and ledge walls in toilets, but excluding the area covered by internal and external walls, service shafts and chajjas/elevation features; measured from the internal unfinished surface of walls i.e. without any sort of additions such as plaster, gypsum, tiles etc. on the walls.

xxx. **"RERA"** shall mean Real Estate (Regulation and Development) Act, 2016 read with the Rules, Regulations, Circulars and Directives, issued thereunder from time to time.

xxxi. "**RERA Carpet Area**" shall have the same meaning as defined in Section 2(K) of the Maharashtra Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**RERA**") i.e., the area of the flat/shop/premises

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excluding the area covered by external walls, areas under services shafts, exclusive balcony/verandah/terrace areas, but including the area covered by the internal partition walls. However, Balcony and door jambs, if any, to be added separately and the same shall mean the net usable floor area of the flat as defined under the RERA.

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To avoid any doubts, the following shall be considered as further clarifications on the definition of MOFA Carpet Area and RERA Carpet Area as defined herein:

(a) The Permanent Alternate Accommodation (more particularly defined hereinbelow) to be given to the Member under this Agreement shall be determined with reference to the MOFA Carpet Area (as defined herein), however, the corresponding RERA Carpet area (as defined herein) to its MOFA Carpet Area shall be considered in the event of any statutory compliance and/or any Additional Area purchased by the Existing Member as per these presents.

(b) The RERA Carpet Area corresponding to the MOFA Carpet Area of flats falling under the Members' New Premises shall be separately disclosed for statutory compliance purposes, and may differ on account of the different measurement methodology prescribed under RERA.

(c) It is clarified that in respect of area of premises falling under the Developer's Sale Area the Developer shall disclose and be bound by the definition of RERA Carpet Area as stated in this Agreement.

(d) all internal dimensions for measurement of Carpet Area shall be taken from the unfinished wall surfaces;

(e) in the case of toilets, the carpet area shall be inclusive of ledge walls (if any);

(f) Conversion: 1 Square Meter = 10.764 Square Feet; and

(g) It is agreed by and between the Parties hereto that the actual carpet area of the Members' New Constructed Flats/Premises will be measured as per the RERA Carpet Areas and not as per the MOFA Carpet Areas. The said RERA Carpet Areas will be obtained as per the definition and clarifications stated hereinabove. However, minor variations up to ± 2% (two percent) in actual carpet area may occur due to construction tolerances, site conditions, structural members and cladding etc.

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xxxii. "**New Building(s)**" shall mean the new building(s) consisting of residential and commercial units (inclusive of the Members' New Premises, Society's New Premises and the Developer's Sale Area) to be constructed by the Developer on the said Land as per the provision of Regulation 33 (11)/ 33 (20) (B) or as per DCPR 2034 and as per the plans approved by the Society for Members' New Premises.

xxxiii. "**Occupation Certificate**" shall mean the occupancy certificate, or such other certificate by whatever name called, issued by the relevant Government Authority permitting occupation of any building, as provided under local laws, which has provision for civic infrastructure such as water, sanitation and electricity;

xxxiv. "**Project Architect**" shall mean and refer to the architect appointed by the Developer for the Project from time to time, at its sole discretion for the purpose of designing, planning, and obtaining necessary approvals, permissions, sanctions, Commencement Certificates, Occupancy Certificates, and other permissions from the concerned planning and statutory authorities in respect of the said redevelopment project, and for supervising the construction thereof;

xxxv. "**Possession Notice**" shall mean the notice given by the Developer to the concerned Member, in writing, stating that the concerned Members' New Premises is fit for occupation and calling upon such Member to take occupation of its respective Members' New Premises within 30 (Thirty) days from date of receipt thereof;

xxxvi. "PMC" shall mean Naren Kuwadekar and Associates, the Project Consultants having its office at: 801/804, 8th Floor, Lotus Signature, Captain Suresh Samant Marg, Shastri Nagar, Jogeshwari (W), Mumbai - 400102, being the Project Supervising Architect, who is appointed by the Society to supervise construction activities at site or any other project management consultant as may be appointed, re-appointed or replaced from time to time, by the Society.

xxxvii. "Project" shall mean the project of redevelopment of the said Property by the Developer herein as stipulated in this Agreement by demolishing the Existing Buildings and other structures standing thereon and constructing the New Building(s) by utilizing entire Development Potential.

xxxviii. "**Project Disbursements**" shall mean and include Hardship Compensation, Monthly compensation, Shifting and Re-shifting Charges, Brokerage and any

other monetary benefits and compensations payable to the Member by the Developer inclusive of any GST to be paid by Developer on behalf of the Existing Members and other statutory levies, as applicable under this Agreement .

xxxix. **"Project Amenities"** shall mean the common amenities and facilities as set out in **Annexure** "N" which shall be provided by the Developer in the Project and also shall include Health Club/Fitness Centre and other indoor amenities constructed by the Developer within Development Potential allowable free of FSI area provided under DCPR or any amendment thereto, which can be used by the Existing Members as well as prospective Members.

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xl. "**Purchasers**" shall mean any Person to whom the premises in Developer's Sale Area are allotted, leased, licensed, marketed, sold or disposed of and/or agreed to be leased, licensed, marketed, sold or disposed of;

xli. "**Existing Residential Members**" shall mean the Members who are entitled to Members' Existing Area which are residential flats and who are more particularly set out in Annexure – C hereto;

xlii. "**Vendors**" shall mean Project Architect, other architects, contractors, structural consultants, RCC consultants, electrical consultants, landscape consultant, design consultant, plumbing consultants and other consultants and professionals, supplier, vendor, contractor, sub-contractor or other third-party agencies or service providers appointed for the purpose of development/redevelopment;

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xliii. In this Agreement (unless the context requires otherwise): -

i. reference to the singular includes a reference to the plural and vice versa, and reference to any gender includes a reference to all other genders;

ii. reference to any Person includes any legal or natural Person, partnership, firm, trust, company, association of Persons, Government Authority or local authority, department or other body (whether corporate or unincorporated);

iii. reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Agreement) for the time being in force and to all statutory instruments or orders made pursuant to statutory provisions;

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iv. references to any article, clause, schedule or annexure shall be deemed to be a reference to an article, clause, schedule or annexure of or to this Agreement;

v. the recitals, annexures and schedules to this Agreement shall be deemed to form an integral part of the operative part of this Agreement as if repeated therein verbatim;

vi. headings in this Agreement are inserted for convenience of reference only and shall not affect the interpretation and construction of this Agreement;

vii. references to an "agreement" or "document" shall be construed as a reference to such agreement or document as the same may have been amended, varied, supplemented or novated in writing at the relevant time in accordance with the requirements of such agreement or document and, if applicable, to this Agreement with respect to amendments;

viii. the words "include", "including" and "in particular" shall be construed as being by way of illustration only and shall not be construed as limiting the generality of any foregoing words;

ix. where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings;

x. a day, month or year means a day, month or year, as the case may be, reckoned according to the Gregorian calendar;

xi. time is of the essence in the performance of the Parties respective obligations. If any time period specified herein is extended, by mutual consent of the Parties such extended time shall also be of the essence;

xii. where the day on or by which anything is to be perform falls on a day that is not a Business Day, then that thing shall be done on the next Business Day; and

xiii. any agreement, amendment, notice, consent, approval, disclosure or communication under or pursuant to this Agreement shall be in writing.

3. NATURE OF AGREEMENT

i. This Agreement constitutes a limited, non-transferable, and strictly contractual development permission granted by the Society to the Developer solely for undertaking the redevelopment of the Society's property in accordance with the

terms and conditions specified herein. Nothing contained in this Agreement shall be construed as a sale, transfer, assignment, or conveyance of the Society's land or any part thereof in favour of the Developer.

ii. The Society shall at all times remain the absolute owner of the land and existing structure, and the Developer shall not claim any right, title, interest, or ownership in the property except the limited license and authority expressly granted for the execution of the redevelopment work.

iii. The rights granted to the Developer are purely contractual, non-transferable, and limited to development activities only. The Developer shall not, without prior written consent of the Society, assign or transfer its development rights to any third party.

iv. The Developer acknowledges that its rights arise solely out of this Agreement and are conditional upon strict compliance with all obligations, timelines, approvals, financial commitments, and deliverables mentioned herein. Any breach by the Developer shall render such rights liable to suspension or termination by the Society in accordance with the terms of this Agreement.

4. GRANT OF DEVELOPMENT RIGHTS:

i. The Society hereby, with the consent and knowledge of the Members herein, grants and entrust to the Developer and the Developer hereby acquires from the Society, development rights in respect of the said property being all those pieces and parcels of land bearing CTS. No. 918 admeasuring 1,525.90 square meters, CTS No. 919 admeasuring 553.80 square meters, CTS No. 920 admeasuring 4,600 square meters, CTS No. 921 admeasuring 718.90 square meters, CTS No. 922 admeasuring 1,201.00 square meters, CTS No. 926 admeasuring 3,297.80 square meters, CTS No. 927 admeasuring 1,114.90 square meters, CTS No. 928 admeasuring 1,751.00 square meters, CTS No. 930 admeasuring 766.70 square meters and CTS No. 931A admeasuring 1,885.70 square meters collectively admeasuring approximately 17,415.70 square meters situated at Mithanagar Road, Mulund, Mulund (East), Mumbai – 400 081 along with 10 Buildings standing thereon bearing Building Nos. 1 to 5 admeasuring 82,088 sq. ft., 7 to 10 admeasuring 47,392 sq. ft. & 12 admeasuring 7,389 sq. ft. and more particularly described in the Schedule hereunder

written (hereinafter collectively referred to as "**the said Property**") and shown by red coloured boundary line on the map annexed hereto and marked as Annexure-`K' and authorize the Developer to demolish the existing buildings and the structures standing on the said pieces and parcels of land and construct in its place new buildings complete with amenities, strictly in accordance with the (i) provisions of this Development Agreement, (ii) provisions of the Development Control Regulations of Municipal Corporation of Greater Mumbai (DCPR 2034), (iii) in adherence with the building construction plans.

ii. It is expressly agreed that, subsequent to the procurement of the Plinth Certificate issued by the Architect (more particularly defined hereinbelow) for the Buildings consisting in the Project, any benefits arising from additional FSI, incentive FSI, or any other development potential made available by the Government and/or Planning Authority, over and above the then existing permissible FSI under the prevailing Development Control Regulations (presently DCPR 2034) or any modification, amendment, substitution, or replacement thereof, shall vest exclusively with the Developer to determine whether or not to avail such available FSI. In the event the Developer elects to avail such benefit on the said Property, the sharing of the net of such benefit along with its terms and conditions shall be determined mutually by the parties hereto at that time subject to the feasibility, technical constraints and market condition at that particular time. In the event the parties hereto fail to determine the terms and conditions, then the Parties hereto can mutually appoint a third party to facilitate the discussion further.

However, it is clarified that in the event Developer elects to avail such aforesaid benefit with regards to the said Adjoining Property then the Developer shall be entitled to the entire benefit arising therein. The Society and/or its members shall have no right to object to, interfere with, or renegotiate the Developer's decision in this regard, and the same shall be final, binding, and conclusive.

iii. Out of the said Property area admeasuring 81.36 square meters is under Road Set Back and area admeasuring 669.80 square meters is under encroachment.

iv. The Developer shall be entitled to develop the said Property by constructing at its own cost new buildings as per the plans approved by the Municipal Corporation of Greater Mumbai (MCGM) and/or Slum Rehabilitation Authority (SRA) and/or

other concerned competent authorities by (i) utilizing the Primary FSI of the said Property, (ii) utilizing TDR-FSI by purchasing Transfer Development Rights (TDR), (iii) acquisition of PTC/ PAP, (iv) utilizing the benefit of fungible FSI and compensatory area or any other benefit available at the time of development as per regulations availed under DCPR 2034, based on regulations under which the Developer intends to develop the said Property.

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v. The Developer shall have the absolute right, authority, and discretion to undertake and carry out the development of the said Property and utilize all benefits that may accrue including but not limited to incentive FSI under Regulation 33 (11)/ 33 (20) (B) or as per DCPR 2034, as the Developer may deem fit, proper, and expedient in the best interest of the development of the said Property. The Society and/or its members shall not raise any claim, objection, or dispute in relation thereto.

vi. The Developer shall be entitled to acquire and purchase the entire required TDR-FSI for purpose of construction of the New Buildings on the said Property at its own cost/expense and discretion in accordance with the above clauses.

vii. The Society hereby grants to the Developer a license to enter upon the said Property for the purpose of the redevelopment of the said Property in terms hereof and upon construction of the New Buildings, the Developer shall be deemed to be in possession of the premises comprised in the Developer's Sale Area (more particularly defined hereinbelow) with full authority to handover possession thereof to the transferee/s or nominee/s of the Developer at Developer's sole discretion.

viii. The Society and the Members confirm that simultaneously with the execution hereof, the Developer has become entitled to carry out the redevelopment of the said Property at its own costs and expenses including but not limited to preparing and submitting layout plans and obtaining sanctions, approvals, LOI, IOD/IOA and CC, based on regulations obtained by the Developer from MCGM/SRA/Competent Authority, other concerned planning authority or any other concerned authorities.

ix. The Society hereby grants its irrevocable and unconditional consent and No Objection in favour of the Developer to undertake, carry out, and execute any additional work in respect of the said Property, including but not limited to enhancement, modification, and/or improvement of the development, amalgamation of adjoining property, as well as removal of encroachments within the original layout

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of the said Property, provided that the same shall not in any manner affect the area agreed to be provided to the existing members of the Society and/or the timelines for handing over possession of their respective premises. The Society and/or its members shall not raise any objection or dispute in respect of the aforesaid acts of the Developer, and the same shall be binding and conclusive.

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x. The Society also authorises the Developer, at the cost and expenses of the Developer and for and on behalf of the Society, to enter into, execute and register Right of Way agreement with the owners of the adjoining property/ies, in respect of any portion of land under the ownership of the Society or connecting to the Society upon the terms and conditions deemed fit by the Developer.

xi. It will be a right but not the obligation of the Developer to remove encroachment on the said Property. In the event Developer succeeds in removal of encroachment, the benefit, if any, arising thereto shall be disclosed to the Society and the Developer at its discretion will determine the sharing of the benefits (if any) with the Society on or before the Execution of PAAA.

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xii. Upon sanction and approval of the development plans by the Competent Authority, neither the Society nor its existing members shall have any right to seek, demand, or require any modification, variation, or amendment to such sanctioned plans.

xiii. The parties hereby agree that any amendment, modification, or change in the sanctioned plans not relating to the Buildings consisting of Existing Members not purchasing any additional area, shall not require any consent, approval, or concurrence from the Society or its Members, provided such changes are made in accordance with applicable laws and duly approved by the Competent Authority. However, in such event Developer shall issue written intimation to the Society.

5. **REPRESENTATIONS OF THE SOCIETY& ITS MEMBERS**:

(A) The Society herein do and each of them hereby represents, declares and confirms that:

a. The Society is the owner of the said property more particularly described in the schedule of the propertysubject to certain entries, if any, appearing in the property card/revenue records pertaining to Government loan schemes availed by

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certain members, which are presently in the process of being cleared by obtaining No Objection Certificates / No Dues Certificates from the Government of Maharashtra.b. The said Buildings were constructed on or before 1982 as per the plans approved by the Municipal Corporation of Greater Mumbai;

c. The said Property is free hold and the said Property is subject to the disclosed encumbrances/entries as recorded herein and in the revenue records/property card, which are in the process of being resolved;

d. As per the records of the Society the list of the members and their names and their respective area annexed at Annexure `C' and the said members are absolutely and exclusively entitled to the right, title and interest in their respective flats in the said Buildings and their share in the capital of the Society.

e. The Society declares that, the Society has substantially followed the guidelines prescribed in the Government of Maharashtra's circular 4 July 2019 issued by the State Government of Maharashtra under Section 79(A) of Maharashtra Co-operative Societies Act 1960, which lays down directory guidelines for redevelopment by societies and have accordingly appointed the Developer herein as the developer for redevelopment of the said Property.

f. The Society further declares that, by resolutions passed by the Society as set out in the recitals of this Agreement, majority of the Existing Members present and voting at such meeting have by required majority approved the scheme of redevelopment and appointment of the Developer herein and have passed necessary resolutions as stated above, whereby they have resolved to demolish the said Existing Buildings, structures standing thereon and redevelop the said Property and have also decided to appoint the Developer herein as the developer to carry out the work of redevelopment of the said Property on the terms mentioned therein.

g. The Society and its Existing Members have paid up to date to the MCGM and all other authorities concerned, all the taxes, charges and other outgoings, cess, levies including municipal and property taxes, water taxes etc., payable in respect of the said Property and their respective Existing Premises. The Society and its Members hereby confirm that there are no dues and penalties left unpaid with respect to the said Property and their respective Existing Premises as stated herein above save and

except the disclosed Government loan-related entries and matters recorded herein, there are no other dues and undertakes to pay the same in the event if future claim/demand arises with respect to such payments.

h. The Society has not created any easement or license or has executed or agreed to any restrictive covenants over or in respect of the said Property except as mentioned herein.

i. The area of the said Property as per the latest Property Register Card is 17,415.70 square meters.

j. Save and except what is stated hereinabove and otherwise disclosed to the Developer, the Society has not sold, transferred, mortgaged, leased, alienated or created any third party rights or entered into any kind of agreement or arrangement in respect of the said Property or MOU for grant of any development rights or have agreed to sell, transfer, alienate, lease, mortgage, or sell or sold unutilized FSI (if any), or TDR or other FSI or create any kind of third party rights in respect of the said Property or any part thereof or entered into any kind of agreement, joint venture with any person or party; k. The Society is liable to provide a constructed premises admeasuring 550 Sq. ft. RERA Carpet area (inclusive of balcony if any) (**'said constructed premises'**) to Mr. Chemburkar, being the then landowner of the property bearing S. No.922 (hereinafter referred to as **'the said Smaller Plot'**), as and by way of balance consideration amount payable by the Society to the said Chemburkar in lieu of the conveyance of the said Smaller Plot in favour of the Society. Save and except the said liability of the said constructed premises, the Society hereby represents to make out a clear and marketable title to the said Property more particularly described in the Schedule hereunder written, subject to disclosed encumbrances as more particularly set out herein.

l. The Society hereby expressly discloses that certain loan-related entries in favour of the Government of Maharashtra are reflected in the property records, arising out of loans availed by certain members. The Society confirms that (i) the process for obtaining No Objection Certificates / No Dues Certificates is ongoing. (ii) the Society and/or concerned members shall be solely responsible to clear, settle and remove such encumbrances within a period of 30 days from the execution and registration of these presents, (iii) execution of this Agreement shall not be construed

as waiver of such obligation, (iv) the Developer shall not be liable for the same in any manner whatsoever, (v) Any delay arising due to non-clearance shall entitle the Developer to extension of timelines and suspension of obligations and (vi) in case the Developer incurs any cost, the same shall be recoverable/adjustable from Society/member entitlements under this Agreement.

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m. The Society has further represented that the Society had, by and under Deed of ROW, granted a right of permanent access to M/s. Shree Samarth Developers, being Grantees therein who had agreed to develop the said Adjoining Property, over a path having width of 12 Mtrs. and 156 Mtrs. in length running from the said Property to the said Adjoining Property, to pass and repass with or without vehicles, loaded or unloaded, as being an entry and/or approach only to the said Adjoining Property to reach the nearest public road at or for the consideration and upon the terms and conditions therein mentioned. The Society has further represented that the Society by a letter dated 14.09.2025 addressed to the said Samarth Developers, has terminated the said Deed of ROW.

n.The Society as on date has not appointed or engaged nor accepted services of any kind whatsoever, from any other builders and developers save and except the Developer herein to undertake re-development of the said Property; The Society does not have any agreement or arrangement, with regards to sale, transfer, let, sublet, re-development of the said Property with anyone and that they have not accepted any token deposit, earnest money or any consideration from any person or persons.

o. The said property is situated in a Residential Zone.

p. There are no proceedings, whether for recovery or otherwise, that are initiated in any Court and/or pending before any authority whereby the rights of the Society in respect of the said Property are affected. Further no notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, or any other statute has been received or served upon the Society in respect of the said Property or any part thereof which restricts or may restrict the development of the said Property.

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q. The Society and the Members claim that they have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance on the said Property and the said Property is not subject to any claim or demand, encumbrance, attachment or to any process issued by any Court or Authority save and except the disclosed Government loan-related entries and matters recorded hereinr. Every existing member is entitled to an excess area of approximately 21% MOFA over and above the existing MOFA carpet area as shown in ANNEXURE `O'. Stamp Duty, Registration charges and GST applicable on existing plus free of cost area shall be borne by Developer towards Permanent Alternate Accommodation Agreement ("**PAAA**"). Members shall bear & pay Stamp Duty, Registration charges and GST applicable for an additional area purchased by such member individually.

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s. It has been agreed that to prevent delays and disputes from arising, the Developer shall deal only with the Honorary Chairman, Honorary Secretary and the Honorary Treasurer of the Managing Committee, as may be intimated by the Society, and it shall be deemed that any communication received from the said Managing Committee is being received from all individual Members, and the Developer shall accordingly act on the same. The Developer shall not deal with or entertain any other Members independently. Accordingly, the Society shall ensure that no Members independently approach/es the Developer in respect thereof.

t. The Society and all its Members have carefully read and understood the contents and meanings of each of the Clauses of this Agreement and the Society has also taken independent legal advice and only thereafter they have agreed to enter into this Agreement.

u. The Society and its Members hereby agree to extend full co-operation to the Developer during the entire redevelopment period and agrees to execute, sign and carry out all acts, deeds and things to enable the Developer to smoothly obtain all approvals and sanctions for carrying out the redevelopment of the said Property including but not restricted to making available all requisite document or information necessary for obtaining sanctions, approvals, C,C., O.C. or any other relevant documents or permissions for carrying out redevelopment of the said Property and/or execute requisite documents or writings in respect thereof thereby ensuring no delays in procurement thereof due to missing documents or information

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relating to the said Property. It is expressly clarified that such cooperation shall not create any liability, obligation or responsibility on the Society or its Members, nor shall the Society or its Members be held accountable for any delay or failure in obtaining approvals or sanctions. The Developer shall remain solely responsible for procuring all requisite permissions and ensuring smooth progress of the redevelopment work. However, the Society agrees not to hold the Developer accountable for delay in obtaining approvals or sanctions due to the failure of the Society to furnish all requisite documents related to the title of the Society to the Developer for enabling it to procure sanctions and permissions before last member vacating his/her existing premises as stated hereinabove.

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v. Society has not received any notice for acquisition, requisition or reservation in respect of the said Property or any part or portion thereof.

w. The Society hereby further declares and states that: -

i) The signatories of this Agreement are duly and properly authorized and empowered by the Society to execute this Agreement and all the incidental documents including Power of Attorney and other incidental documents.

ii) All the required resolutions are passed and the procedures for passing the same have been complied with.

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(B) The Society shall procure removal of all Government loan-related entries and obtain necessary No Objection Certificates / No Dues Certificates within 30 days from the date hereof. Time shall be of the essence for the Society in respect of encumbrance clearance obligations. The Society shall submit documentary proof of such clearance to the Developer immediately upon receipt. In the event of failure (i) the Developer's obligations shall stand suspended till such clearance is obtained, Project timelines shall be extended automatically and the Society shall not raise any dispute or claim delay attributable to such pending encumbrance.

(C) The Society shall keep the Developer harmless against any claims, liabilities, proceedings or losses arising out of (i) said Government loan entries, (ii) pending NOCs and (iii) loss of original documents.

6. LIABILITIES FOR CLAIMS ON EXISTING PREMISES:

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a) In case, if any of the Existing Members is or are found to have availed of any loan against the security of their shares or their Existing Premises then in that case the said charge or security will continue to subsist in respect of his/her/their shares/Existing Premises and the permanent alternate accommodation agreed to be allotted under this Agreement and such Existing Members shall continue to be responsible for discharging their respective liabilities if any to such Bank and/or Financial Institution and shall, if required, furnish the necessary information to the Bank and/or Financial Institution about his/her/their entitlement for respective New Premises and change of security and keep the Developer and the Society indemnified, saved and defended from and against any claim or demand in respect of his/her/their liability to such Bank or Financial Institution or objection by the Bank or Financial Institution to the proposed redevelopment. If any NOC or permission is required from any such Banks or Financial Institutions, then it would be the responsibility of the concerned Existing Members to obtain and produce such consent and NOC within the Vacation Period prescribed for vacating his/her/their Existing Premises for the purpose of redevelopment of the said Property. The Developer shall not be responsible for any delay in the project and/or in giving possession to such member if the required NOC/permission is not obtained on time.

b) The respective Existing Members shall be responsible to settle and clear all unpaid taxes, mortgages or encumbrances or any other defects, if any, to their right in their respective Existing Premises at the cost of such Existing Members, and the Developer or Society shall not be responsible for the same.

c) In case any of the Existing Members fail/s to resolve or settle and/or clear any unpaid taxes, mortgages or encumbrances or any other defects in relation to their respective premises forming part of the Existing Premises, which disrupts the redevelopment of the said Property by the Developer, then the Society shall take necessary steps or legal proceedings to vacate and obtain possession of the premises of such Existing Members or settle and/or resolve such unpaid taxes, mortgages or encumbrances or any other defects only if due to the same the redevelopment of the said Property is stopped / discontinued. In such a case, the concerned Existing Members (only to the extent of the same which relates to rights of their respective flats forming part of Existing Premises)

shall be liable to pay and reimburse to the Society the reasonable, legitimate and actual costs and expenses incurred by the Society for settling or dealing with any such claims, unpaid taxes, mortgages or encumbrances or any other defects. The Developer shall withhold the possession of the permanent alternate accommodation agreed to be allotted to such concerned Existing Members and also give such premises on rent till such time all such amounts payable under this clause is paid by the Existing Member to the Developer and/or recovered by Developer.

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d) It is clarified that notwithstanding anything contained in this Agreement, the Developer shall not be liable in any manner for (i) any claims or demands made in relation to the rights of the Existing Members to their respective premises forming part of the Existing Premises. It is clarified that the area forming part of the Developer's Sale Area shall not be affected in any manner on account of any settlement to be arrived between the Society and the Existing Members as stated above. In case any member refuses to vacate or creates any obstruction in the process of re-development then in that case the Society shall be responsible to adopt legal proceedings against such obstructing member at their costs and expenses and the Developer shall render necessary support and co-operation to the Society in such legal proceedings. If the Society fails to resolve such issue within a reasonable period and/or requests the Developer to intervene, the Developer may, without being obliged to do so, take such steps as it deems fit to resolve or settle the same. Any costs, charges or expenses incurred by the Developer for such resolution shall be governed by the Recovery mechanism as described under this Agreement, and the Society hereby expressly consents to such adjustment.

The Society agrees to keep the Developer harmless from and against any claims, demands, losses, costs, charges or proceedings arising out of (i) Government loan-related entries, (ii) pending No Objection Certificates / No Dues Certificates, (iii) loss of original title deeds and (iv) any third-party claims arising in relation thereto.

7. DEVELOPER WARRANTIES:

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i. The Developer declares and assures the Society that the entire construction of redevelopment shall be carried out by the Developer entirely at its own costs and expenses.

ii. The Developer declares and assures that if the Developer constructs (i) a Building consisting only of Members who have not purchased any additional area then the same shall be completed within 60 months plus 6 months grace period, (ii) any Building consisting of inter alia Members who have purchased additional area then the same shall be completed within 72 months plus 6 months grace period, from the date of C.C. or the date from the Society and its last member vacating and handing over their respective premises in favour of the Developer, whichever is later, subject to force majeure events. It is clarified that certain Buildings may exclusively fall under the Developer's Sale area and such Buildings may not contain any premises to be allotted to the Existing Members.

iii. The Developer declares and assures the Society that the Developer has necessary expertise and financial capacity to complete the redevelopment project and also other promises under this agreement.

iv. In carrying out the said work of redevelopment of the said Property by demolishing the Existing Buildings after the Appointed Date and by constructing on its place and stead New Building(s) on the said Land, the Developer shall conform to the provisions of all the Acts, Rules Bye-laws for the time being in force and will obtain all the necessary sanctions of statutory and/or local authorities in respect of or for the proposed redevelopment of the said Property and shall carry out the construction work in conformity with the approved sanctioned plans.

v. It is agreed between the Parties hereto that all charges and expenses for the redevelopment of the said Property including the deposits, premiums, fees/charges, levies, duties, taxes and other amounts to the MCGM or other authorities for obtaining their approval and sanction to plans submitted by the Developer, construction costs, betterment charges, development charges and all other charges, fees or other amounts (including but not limited to those payable to architects, engineers, surveyors and contractors), and/or all incidental expenses for the purpose of redevelopment of the said Property shall be borne and paid by

the Developer alone. The Developer shall carry out the said redevelopment in full compliance with all Applicable laws, including environmental laws, development control regulations and labour laws. All such compliances shall be made by the Developer at the cost of the Developer alone and the Society shall not be liable or responsible for any such costs charges or expenses.

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vi. The Developer hereby agrees and undertakes that before handing over the possession of New Premises to the Society, necessary infrastructure, cables, pipelines are laid down for availing essential utilities such as electricity, water, etc., and shall also assist in restoration of Electrical connection and Mahanagar Gas.

8. **PERMANENT ALTERNATE ACCOMMODATION IN LIEU OF EXISTING PREMISES AS PER THE AREA OF THE INDIVIDUAL FLAT OWNERS:**

a. In consideration of grant of the development rights of the Property as contemplated under these presents, the Developer shall provide to the Members as follows :

i. Each Member of the Society shall be entitled to without payment of any additional monetary consideration by the Existing Members of the Society, the existing carpet area as set out in ANNEXURE `C' plus 21% (MOFA) additional carpet area including fungible area as more particularly detailed as per **ANNEXURE `O'** to this Agreement subject to permitted variance as defined in this Agreement.

ii. The Parties have agreed that the Developer shall provide 10.77 Sq. Ft. further additional area to each of the Existing Member over and above the area agreed to be given in the aforesaid clause as and by way of compensation against the surrender of Ownership rights of the said Shop in favour of the Developer. The Society and its Members have agreed to the aforesaid understanding against the said Shop and they undertake not to raise any claim, demand, or objection in respect of the aforesaid understanding.

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iii. It is hereby agreed, declared and confirmed that the monetary benefits arising in respect of the said Shop i.e. the Hardship Compensation (being Rs. 600/- per sq. ft.) and Monthly Compensation for the period of 2 (two) years only (being Rs. 120/- per sq. ft.), payable by the Developer to the Society shall be distributed equally amongst the Existing Members of the Society, and the same shall be appropriated by way of addition to the Hardship Compensation payable by the Developer to each of the Existing Members in respect of their respective Existing Premises. Save and except the aforesaid monetary benefits, the Society and its Members shall not claim and/or demand any additional benefits with respect to the said Shop. It is further agreed that the adjustment of the aforesaid monetary benefits shall be duly recorded and incorporated in the Permanent Alternate Accommodation Agreement ("PAAA") to be executed with each of the Existing Members.

iv. It is hereby clarified and agreed that upon execution of this Agreement, the Developer shall be the sole and absolute owner of the said Shop and shall be exclusively entitled to deal with, use, transfer, assign, sell and/or otherwise dispose of the same in such manner as the Developer may, in its sole discretion, deems fit and proper. Neither the Society nor any of its Members shall have or raise any objection, claim, demand or dispute of any nature whatsoever in respect thereof. It is further agreed that all rights, title, interest and decision-making authority in respect of the said Shop shall vest exclusively with the Developer, and the Developer shall be entitled to sell, transfer and/or otherwise dispose of the said Shop at any price decided by the Developer, without any restriction or interference from the Society or its Members. It is further clarified that all rights, title and interest in respect of the Said Shop including, without limitation, all areas appurtenant thereto along with rights, benefits, easements and interests attached thereto shall vest solely with the Developer.

v. The Developer, Society and Members have deliberated the Tentative Plan of Proposed new buildings and same shall be finalised based on terms & conditions as set out in this Development Agreement. Layout and Typical floor plans Annexed as Annexures "P" and "Q", respectively.

vi. The Developer agrees to provide each of the existing residential members [220 Residential ('**the Permanent Alternate Accommodation**')] along with 1 car parking space being surface car parking subject to planning. The Developer shall be entitled to allot/sell remaining car parking spaces to the new Purchasers. No car parking will be allotted /sold to any person who is not a Purchaser of the premises from the Developer, however minimum required visitor's parking spaces will be provided as per the applicable norms. It is hereby clarified that the type, place and location of the car parking allotment shall be determined by the Developer. The Society and the Members shall acknowledge and accept such allotment of parking without any demur and protest. 'The Permanent Alternate Accommodation along with 1 car parking space to each of the Members of the Society agreed to be provided by the Developer as per these presents, shall collectively be referred to as **MEMBERS' NEW PREMISES**' and the balance premises or structures that shall be constructed by the Developer upon the said property along with the balance parking spaces shall be collectively be referred to as **DEVELOPER'S SALE AREA**' and the Society and its Existing Members shall not challenge or dispute any allotment made by the Developer to the Purchaser for the area forming part of the Developer's Sale Area.

vii. Upon receipt of the sanctioned plans and Commencement Certificate in respect of the redevelopment project, the Society shall carry out the allotment of the premises comprised in the Members' New Premises amongst its Members, strictly in accordance with the resolution passed by the Society. The Developer shall not be concerned with, nor shall it have any obligation whatsoever in respect of, such allotment. Out of the proposed new buildings, a separate building will be identified for Allotment of Existing Members' Flats. Further at least some flats in such building shall be kept from the Developer's Sale Area subject to planning. Society will ensure allotment to their members, based on their entitlements, in the identified building/s, based on the resolution passed by General Body. The Allotment of Existing Members' Flats shall start from the first habitable floor and continue till all the Members' New Flats are allotted in the building as per the design provided by the Developer. And in the said process, it may happen that the Existing Members may be allotted entirely in one single building. The Developer shall not interfere in the decision taken by the society for allotment of flat to the members of the society.

Upon completion of construction of the Members' New Premises and receipt of the Occupancy Certificate ("**OC**") in respect thereof, the Developer shall offer possession of the said Premises to the Society for onward allotment and delivery to the respective Members. It is expressly agreed that such allotment by the Society shall in no manner delay, obstruct, restrict, or interfere with the Developer's rights in respect of its Free Sale Component, construction programme, or overall completion of the redevelopment project.

9. PURCHASE OF ADDITIONAL RERA CARPET AREA & RESTRICTION ON EARLY SALE/RESALE

(A) Finalisation of Additional Area

If any existing Member desires to purchase any additional residential Carpet Area over and above the Entitlement Area of such existing Member, then such Member was eligible to do so only till the execution of this Development Agreement and such Member was entitled to purchase the same at a discounted rate of Rs. 27,000/- per sq. Feet at the discretion of the Developer. Any member who did not exercise such option before execution of the Development Agreement was deemed to have waived their right to claim such benefit hereafter, and no fresh or further requests for additional area purchase shall be entertained post execution of these presents. The payment plan for the said additional area purchased by the Existing Member of the Society shall be more particularly defined in the PAAA. The stamp duty, registration charges, GST and any incidental charges on such additional area shall be strictly borne and paid by the Member who desires to purchase the same.

(B) Early Sale Prior to Execution of Permanent Alternate Accommodation Agreement

It is agreed that, in the event of any of the Existing Member of the Society not purchasing any additional area becoming desirous of selling/releasing his/her flat prior to execution of the agreement of permanent alternate accommodation, such Existing Member shall intimate and offer the same to the Developer. Thereupon, it shall be the choice but not the obligation of the Developer at its discretion (i) to purchase the flat or (ii) to appoint a person of its choice to purchase the flat, from such Member at the rate of Rs. 20,000/- (Rupees Twenty Thousand Only) per square foot. In the event the Existing Member sells, transfers, conveys or assigns his/her

flat the rights belonging to the Existing Member under these presents shall stand transferred in the name of such person to whom the Flat is being sold, respectively. The Society undertakes to ensure that any such transfer/transaction of its premises or of its Existing Member's Premises shall be in accordance with terms of this Agreement, the applicable laws and as per the bye laws of the Society.

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(C) Early Sale After Execution of Permanent Alternate Accommodation Agreement but Prior to Receipt of Full / Part Occupation Certificate (OC)

1. It is agreed between the Parties hereto that in case of, (a) Existing Member not purchasing any additional area shall not sell, transfer, convey or assign his/her Existing Premises and/or his/her rights in the New Premises after the execution of the Permanent Alternate Accommodation Agreement till receipt of OC subject to what is stated hereinbelow; (b) Existing Member purchasing any additional area shall not sell, transfer, convey or assign his/her Existing Premises or his/her rights in the New Premises from the execution of this Development Agreement till receipt of the OC subject to what is stated herein below.

i. If, due to urgent necessity (which is informed to the Developer and to the Society and the Developer has accepted the same to be considered as "urgent necessity"), such member (with or without any additional area purchased) desires to sell his/her flat before grant of the OC, the Developer shall have the Right of First Refusal (ROFR). In such circumstances, the Existing Member shall intimate the Developer in writing of his/her intention to sell, along with details of any purchase offer price received from any third party in the open market, if any and the Developer within 30 (thirty) working days shall communicate in writing its decision along with offer and/or grant NOC to such Member.

ii. Such Existing Member (with or without any additional area purchased) thereafter, shall either accept the offer of the Developer and sell, transfer, convey or assign his/her flat to the Developer or to the Person of Developer's choice or otherwise decide to sell , transfer, convey or assign the same to any third party after obtaining NOC of the Developer.

iii. It is agreed by the Parties that if the Developer exercises his right of first refusal and Existing Member (with or without any additional area purchased), after following the process mentioned herein above decides to sell, transfer, convey or

assign his/her flat to any third Party, such re-sale shall be conducted exclusively through the Developer. In such event the Existing Member shall be liable to compensate the Developer for the differential amount between the consideration agreed between the Parties to such transaction and the rate determined by the Developer at that time, at its discretion. Further, the Member acknowledges and agrees that any brokerage, commission, or sales charges incurred for effecting such transaction shall be borne solely by the Member. If the services are provided by the Developer, then in that case the Developer shall be entitled to recover such brokerage/commission/sale charges from such Member or directly deduct the same from the consideration to be received by the member before disbursing the balance.

iv. In all the aforesaid events, such member shall not be entitled to independently market, advertise, or re-sell such premises in the open market without the prior written NOC of the Developer, and even where permitted, such re-sale shall be routed only through the Developer at its discretion with prior intimation to the Society.

v. However, in the event the Existing Member (with or without any additional area purchased) breaches any of the conditions stated hereinabove and sells, transfers, assigns, conveys or otherwise disposes off his/her flat to a third party before the receipt of the OC then such Member is liable to compensate the Developer (a) a sum of amount as penalty to be decided by the Developer at that time and (b) a differential amount between the consideration agreed between the Parties to such transaction and the rate determined by the Developer at that time, at its discretion along with (c) other remedies available at the disposal of the Developer against such defaulting Member.

vi. In the aforesaid circumstances, the rights belonging to the Existing Member under these presents shall stand transferred in the name of such person to whom the Flat is being sold. The Society undertakes to ensure that any such transfer/transaction of its premises or of its Existing Member's Premises shall be in accordance with the terms of this Agreement, the applicable laws and as per the bye laws of the Society.

10. CAR PARKING SPACES

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i. The Developer agrees, undertakes and covenants to construct and provide one (1) surface car parking space to each of the Existing Members (which shall not be mechanised parking) as has been mutually finalised between the Society and the Developer prior to the execution of this Agreement subject to planning and final approved design .

ii. The Developer will earmark locations in the Parking design for the Existing Members. The Society, thereafter, shall allot such Car Parking Spaces to its Members. The Developer shall not be responsible, liable or under any obligation with respect to allotment of car parking to the Existing Members. The Society and its Members shall be responsible for any disputes between its Existing Members with respect to its Parking Spaces.

iii. It is expressly agreed by and between the Parties that the Developer shall provide and allot one (1) car parking space free of cost to each Existing Member of the Society. In the event any Existing Member, by virtue of purchase of additional area or without purchase of any additional area, in the allotted premises, becomes eligible under the sanctioned plans and applicable statutory approvals for allotment of more than one (1) car parking space, such eligibility shall not confer any automatic or free entitlement to an additional car parking space. Any additional car parking space, if requested by such Existing Member, shall be subject to availability, sanctioned plans and payment of consideration at the rates determined by the Developer. Such Existing Member shall, prior to execution of this Development Agreement, furnish a written confirmation to the Developer stating whether he/she desires to purchase such additional car parking space on the aforesaid terms. In the event of failure by such Existing Member to furnish the said written confirmation prior to execution of this Development Agreement, it shall be deemed that the Existing Member has irrevocably waived any claim, demand or right in respect of such additional car parking space and has granted his/her irrevocable consent and no objection to the Developer to allot and/or dispose of such additional car parking space to any purchaser of the Developer's sale component, at the sole discretion of the Developer. There should not be any

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separate NOC required from the Member or the Society. The Society shall not object to such arrangement and the subsequent allotment of Parking to Purchases.

iv. Developer will make provision for three common Electric Points per parking floor for Society to facilitate Electric Vehicle charging for both, Existing as well as Prospective Members of the Society.

v. The provisions for Parking spaces falling under Developer's Sale Area to be allotted to the Purchasers have already been covered in Clause 8 (v) of these presents.

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11. **COMPENSATION IN LIEU OF TEMPORARY ACCOMMODATION**:

The Developer shall pay a sum of Rs. 600/- (Rupees Six Hundred Only) per square feet to each of the Members of the Society on existing approved carpet area of the respective Members as HARDSHIP COMPENSATION in following manner:

25% of Rs. 600/- per Sq.Ft	i.e. Rs. 150/- per sq.ft	at the time of execution and registration of Development Agreement
25% of Rs. 600/- per Sq.Ft.	i.e. Rs. 150/- per sq.ft.	at the time of vacating of existing units by last member of the society
50% of Rs. 600/- per Sq.Ft.	i.e. Rs.300/-per sq.ft.	at the time of handing over possession of new premises to each member in new building

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12. **VACATION NOTICE**:

i. The Developer shall provide the Notice for vacation of the existing premises to the Society once the Developer obtain an IOD /IOA in respect to the said New Buildings (hereinafter referred to as "**the Vacating Notice**"). The Members and the Society do and each of them doth hereby irrevocably agree to handover quiet, vacant,

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physical and peaceful possession of their respective flats in the said Existing Buildings within a period of 45 (Forty Five) days ("Vacation Notice Period") from the date of the issuance of the Vacating Notice i.e. the Handover Date.

ii. It is agreed by and between the parties that on receiving the IOD/IOA from the Municipal Corporation/ or any other relevant authorities, the Developer will give notice (hereinafter referred to as "**the Vacating Notice**") in writing to the Members for vacating their respective Flats, respectively, and handover possession of the premises to enable the Developer to demolish the same and construct a new buildings on the said property. On receipt of the said vacation Notice, the Members will vacate their respective flats within 45 (forty five) days and handover possession to the Developer for demolition and construction of new buildings. The Society undertakes to ensure and facilitate all existing members vacating their respective flats within specified period. In case any member(s) defaults / doesn't vacate the flat, or, in given timelines, penalty of Rs. 10,000/- (Rupees Ten Thousand Only) per day shall be levied on each of such defaulting member(s)/. The Developer shall be entitled to deduct such amount of penalty from the Project Disbursements payable to such members/Society. However, in such circumstances, the Developer shall be entitled to withhold the possession of the permanent alternate accommodation agreed to be allotted to such concerned Existing Members till such time the outstanding penalty along with any additional compensation payable due to causing delay to the Developer along with interest thereto at the rate of 18% per annum is entirely paid to the satisfaction of Developer by such defaulting Member. For recovery of the aforesaid amount, the Developer shall be entitled to recover the same as per the Recovery Mechanism as stated in these presents as well as entitled to give such defaulting Members' New Premises on rent until such outstanding penalty along with additional compensation and interest thereto are entirely paid and/or recovered to the satisfaction of the Developer. In furtherance to what is stated hereinbefore, the Developer and Society with mutual co-operation shall take all necessary steps including but not limited to filing of suit/dispute/court case against such members not handing over possession in agreed timelines. Such holding over of the possession by the Developer, of the permanent alternate accommodation to be allotted to the defaulting Member/Society shall not be construed as delay on the part of the Developer.

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iii. The Members of the Society shall be responsible to make their own arrangement of stay at temporary alternate accommodations of their choice during the construction period.

iv. In order to compensate the Members of the Society of the costs of temporary accommodations, the Developer shall pay to each member of the Society for his/her/ their flat as below.

Period	Compensation per month in Rs. - Per square feet carpet area of existing Flat
1st Year	Rs. 65/-
2ndYear	Rs. 65/-
3rd Year	Rs. 65/-
4th Year	Rs. 65/-
5th Year	Rs. 75/-
6th Year	Rs. 75/-
7th Year	Rs. 80/-

vi. The said amount per month towards costs of temporary accommodation shall be payable only after vacating of flats by 90% out of the total Existing Members, , subject to Force Majeure. The Developer shall provide sufficient prior intimation as stated in these presents to enable all the Existing Members to peacefully vacate their respective premises. From the date of the last Member vacating his/her Existing Premises, the aforesaid Monthly Compensation shall be payable by way of either post-dated cheques ("PDCs") or via wire transfer /NEFT etc.

vii. In case of PDCs instead of wire transfer/NEFT, the PDCs shall be payable in 2 (two) yearly tranches i.e. for any period beyond the earlier 2 (two) years, the Developer shall issue further PDCs in due time until the receipt of the OC, whichever is earlier. All such PDCs shall be handed over by the Developer to

the Society. The Society shall distribute the said PDCs amongst its Members in a timely manner.

13. **SHIFTING & RE-SHIFTING OF EXISTING MEMBERS:**

The Developer shall further pay an amount of Rs.15,000/- (Rupees Fifteen Thousand Only) to each existing Member of the Society towards shifting charges at the stage of vacating (within 7 days of issuance of notice for vacation) of flat by Member and an amount of Rs.15,000/- (Rupees Fifteen Thousand Only) to each existing Member of the Society towards re-shifting charges at the time of issuance of Possession Notice.

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14. **BROKERAGE:**

The Developer shall pay to each Existing Member a one-time brokerage equivalent to 1 (one) month of their respective first-year monthly Compensation at the time of vacation of their respective Premises.

15. **COVENANTS OF THE SOCIETY:**

The Society hereby agrees and covenants with the Developer as follows:

a. Upon execution of this Agreement, the Developer is authorised to enter upon the said Property as Licensee and thereafter to construct a site office, Sales office, sample flat/s, Temporary hutments for workmen, security cabin, godown, etc. for commencing, carrying on and complete construction work and infrastructural work and to remain on the said Property, till the proposed New Buildings are completed in all respects by utilizing all the Primary FSI, fungible FSI, etc. as may be permitted by the competent authorities and on the basis of the regulation under which the Developer undertakes to redevelop the said Property. The Charges for procurement of separate water and electrical connections for construction purpose shall be borne by the Developer

b. The Society represents and confirms that it has furnished to the Developer true copies of all title deeds and documents presently available with it and under its possession or control in respect of C.T.S. No. 921 admeasuring 718.90 sq. mtrs., C.T.S. No. 927 admeasuring 1,114.90 sq. mtrs., C.T.S. No. 928 admeasuring 1,751

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sq. mtrs. and C.T.S. No. 930 admeasuring 766.70 sq. mtrs., forming part of the said Property, for the purpose of investigation of the Society's title. Save and except the aforesaid documents, the Society has lodged an FIR dated 22.02.2026 with Navghar Police Station, Greater Mumbai Police in respect of the loss/misplacement of the original title deeds pertaining to the remaining C.T.S. Numbers forming part of the said Property and has issued a Public Notice dated 05.03.2026 in Free Press Journal, Maharashtra Times and Mid Day newspapers inviting claims, if any, in respect thereof. The Society represents and confirms that no claims, notices, objections or demands have been received pursuant to the said Public Notice, and that no third-party rights, encumbrances or interests exist in respect of the said Property. The Developer shall be at liberty, if it so deems fit, to issue an independent public notice inviting claims, if any, in respect of the title of the Society to the said Property. In the event any claim, objection or demand is received, the Developer shall intimate the Society, and the Society shall, in the first instance, take all necessary steps to clarify, contest, resolve or cause withdrawal of such claim within a reasonable time. If the Society fails to resolve such claim within a reasonable period and/or expressly requests the Developer to take steps for resolution thereof, the Developer may, without obligation, take such steps as it deems fit to resolve or settle the said claim and the costs incurred by the Developer shall be governed by the Cost Cap and recovery mechanism as described under this Agreement. It is expressly agreed that any delay, impediment or inability in development arising on account of such title related claims shall not constitute a default on the part of the Developer and the Developer shall be entitled to corresponding extension of time and protection under this Agreement

c. The Society and its Members hereby jointly and severally represent, declare and undertake that, due to inadvertence, certain discrepancies occurred in the description of the CTS number(s) of the said Property in the Tender documents. The Society and its Members hereby unequivocally confirm and affirm that the CTS number(s) of the said Property, including the said Adjoining Property, as correctly and particularly described in this Development Agreement, are accurate and binding. The Society and its Members further declare, confirm and undertake that the aforesaid discrepancies in the Tender documents shall not in any manner affect or invalidate the tender process, the appointment and selection of the Developer, or the

validity, enforceability, rights or obligations of the Parties arising therefrom. The Tender documents shall, for all purposes whatsoever, be read, construed and enforced as if the correct CTS number(s), as set out in this Development Agreement, had been correctly stated therein from the inception, and the Society and its Members hereby irrevocably waive any claim, objection or challenge in that regards.

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d. The Society and its Members hereby jointly and severally undertake that neither the Society, nor any of its Members, nor any person claiming through or under them shall create or cause to be created any obstacle, impediment, obstruction, litigation, claim or demand of whatsoever nature which may hinder, delay or adversely affect the redevelopment of the said Property or the construction of the New Building(s) in the manner contemplated under this Agreement. The Society and its Members shall extend full cooperation to the Developer for effective and timely implementation of the redevelopment. In the event the Society and/or any of its Members create or cause any such obstacle, impediment, obstruction, litigation, claim or demand, the Society shall, in the first instance, at its own responsibility and efforts, take all necessary steps to resolve, withdraw, contest or settle the same within a reasonable time so as to ensure that the redevelopment is not hampered. If the Society fails to resolve such issue within a reasonable period and/or requests the Developer to intervene, the Developer may, without being obliged to do so, take such steps as it deems fit to resolve or settle the same . Any costs, charges or expenses incurred by the Developer for such resolution shall be governed by the Recovery mechanism as described under this Agreement., and the Society hereby expressly consents to such adjustment. It is expressly agreed that any delay or loss caused to the Developer on account of acts or omissions of the Society and/or its Members shall not be treated as a default on the part of the Developer, and the Developer shall be entitled to corresponding extension of time and protection under this Agreement and the Developer shall have right to defer PAAA / payments / possession- inked obligations till clearance.

e. The Developer shall be entitled to avail the existing water connection and electricity connection for the purpose of development work on the said Property. However, all costs, charges and expenses for use of such facility shall be borne solely by the Developer.

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f. The Society shall keep its title to the said Property subject to disclosed encumbrances as more particularly set out herein and claims until the proposed new construction on the said Property is completed in all respects.

g. The Society shall sign such forms, declarations as may be required to be submitted to various authorities.

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h. The Society shall take possession of the common areas of the new premises within 30 days as per the intimation by the Developer of completion of the New Buildings after obtaining OC.

i. The Society and its Members shall, at the request of the Developer, sign and execute all applications, plans, letters, declarations, writing, etc. for the purpose of obtaining permission of the authorities concerned including the Corporation, the Competent Authority under the ULCR Act, obtaining sanctions and approvals of plans from the Municipal Corporation of Greater Mumbai/ SRA/ Competent Authority for the purposes mentioned in these presents and/or as may be desired by the Developer.

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j. The Developer will be entitled to execute Agreements for Sale and Sale Deed in respect of the remaining premises excluding the premises agreed to be allotted to the Members and receive consideration agreed upon and register the agreements so executed as required under the law. The Developer will be entitled to give possessions to the prospective purchasers to whom they have sold the remaining Premises by executing the agreement for sale / sale deed in their favour and furnish list of such members to the Society. On receiving the said list, the Society will, forthwith, admit the said purchasers as members of the Society subject to acts, rules, regulation and bye-laws of the Society and upon the prospective purchasers contributing to the Society's fund as per the bye-laws. After becoming the members of the Society, the purchasers shall be at par with the Members. The Developer shall be entitled to sell, transfer and/or deal with the remaining unsold and/or unallotted premises in the said Property to the prospective purchasers without requiring to pay transfer charges in respect thereof. However, till such transfer is effected, the Developer shall be liable to contribute towards the maintenance charges and proportionate property taxes in respect of such premises at actuals subject to what is stated hereinbelow.

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k. Upon receipt of Full OC, the Developer shall furnish to the Society a written statement containing particulars of the purchasers of the saleable areas and a list of premises, if any, remaining unsold. It is expressly agreed that all premises forming part of the Developer's Sale Area which remain unsold shall continue to remain the sole and exclusive property of the Developer, and the Developer shall have full, absolute and unfettered right, title and interest therein, including the right to sell, transfer, assign, lease, license or otherwise deal with the same, without any restriction, interference or objection from the Society or any of its Members. In such event, the Developer shall not be liable to pay any transfer charges to the Society. It is further agreed that until all the premises forming part of the Developer's Sale Area are sold and disposed of, the Developer shall continue to manage, operate and maintain the New Building(s) and common areas, either by itself or through a facility management agency appointed by it, and shall be entitled to collect at the time of handing over possession, ad-hoc maintenance charges in advance from the Existing Members as well as Proposed Members and occupants of the New Building(s) upto 24 months from the date of handing over of possession. In the event of failure in payment of ad-hoc maintenance charges by the Existing Member as specified herein above, the Developer shall be entitled to withhold the possession of such defaulting Member's New Premises. The Developer shall also be entitled to additional compensation along with interest at the rate of 12% per annum till such amount is paid to the satisfaction of the Developer by such defaulting Member. The Developer shall be entitled to such recovery as per Recovery mechanism specified under this Agreement. During the said interim period, the Developer shall be liable to pay only the property tax and other statutory outgoings, if any, proportionate to the area of the unsold premises forming part of the Developer's Sale Area, from the date of receipt of the Occupation Certificate in respect of such premises. No separate maintenance charges shall be payable by the Developer in respect of such unsold premises during the said period. Upon sale and disposal of all the premises forming part of the Developer's Sale Area, the Developer shall hand over the management, operation and maintenance of the New Building(s) to the Society within a reasonable period, along with audited statements of accounts relating to maintenance collected and expenses incurred and transfer of balance funds, if any, pertaining to maintenance. Upon such handover, the Society shall thereafter assume responsibility for

maintenance and administration of the New Building(s) in accordance with Applicable Laws.

l. The Society and its members will fully co-operate with the Developer and will not obstruct redevelopment and construction activity.

m. The Society shall neither ask for, claim or demand nor shall be entitled to any additional benefits including additional/extra area, damages, compensation, Fungible FSI, Incentive FSI, TDR, etc. other than the new premises agreed to be provided and allotted by the Developer under this agreement.

n. Any Member and/or the Society who has availed of any loan or created any mortgage, charge, lien or encumbrance over his/her/its existing flat in favour of any bank, financial institution or lender shall, at his/her sole cost and responsibility, obtain and furnish to the Developer and the Society a valid, unconditional and irrevocable No-Objection Certificate and/or consent letter from such bank, financial institution or lender permitting redevelopment, demolition of the existing premises and substitution or transfer of security, wherever required. Obtaining and furnishing such NOC shall be a condition precedent to (i) execution of the Permanent Alternate Accommodation Agreement and (ii) handing over vacant and peaceful possession of the existing premises for the purpose of redevelopment. In the event the concerned Member fails to obtain and furnish such NOC within 15 (Fifteen) days from written intimation by the Developer (1) the Developer shall not be obliged to execute the Permanent Alternate Accommodation Agreement with such Member or to accept possession of the premises, (2) any delay caused to the Project on account of such failure shall not constitute a default on the part of the Developer, and the Developer shall be entitled to proportionate extension of time and suspension of its corresponding obligations for the duration of such impediment and the Developer shall have right to defer PAAA / payments / possessionlinked obligations till clearance, (3) the Developer shall not be liable to pay Project Disbursement to such defaulting Member for the period of delay attributable to such failure, (4) if the Society fails to procure compliance by such Member and makes a written request to the Developer to intervene, any costs, charges or expenses incurred by the Developer in resolving issues arising out of such mortgage, charge or encumbrance shall be recoverable by the Developer along with interest at the rate of 18 % of annum, by withholding and/or adjusting the same from the Project Disbursement payable to

such Member and, if necessary, in accordance with the recovery mechanism agreed under this Agreement, (5) The Developer shall also be entitled to withhold Members' New Premises to be allotted to such defaulting Member and/or Society till complete recovery of cost and consequences borne by the Developer along with interest (6) the Society and its Members shall remain jointly and severally liable to ensure compliance and resolution of such issue. (7) The concerned Member and the Society hereby expressly consent to and irrevocably authorize such withholding, suspension and adjustment and waive any objection thereto. (8) Without prejudice to what is stated in this clause, the Developer shall be entitled to seek any legal remedies available to them under the law.

o. All cesses, land revenue, taxes, rates and other outgoings payable in respect of the said Property including taxes payable to the Corporation or any other body or authority up to the date of handing over the physical possession of the said Property to the Developer as aforesaid shall be borne and paid by the Society and the same for the period thereafter till handing over the new building to society after OC shall be borne and paid by the Developer.

p. The Society hereby covenants and undertakes that any title dispute, third-party claim or any similar matter in respect of the said Property shall not be permitted to delay, hinder or obstruct the redevelopment contemplated under this Agreement. The Society shall, in the first instance, be solely responsible to take all necessary steps to clear, remove, contest, settle or otherwise resolve the same at its own responsibility and efforts. In the event any such dispute, claim or issue results in delay or obstruction to the redevelopment, the same shall not be treated as any default or breach on the part of the Developer, and the Developer shall be entitled to appropriate extension of time for completion of the redevelopment. If the Society fails to resolve such issue within a reasonable period and/or requests the Developer to take steps for resolution thereof, the Developer may, without any obligation, take such steps as it deems fit to address or resolve the same. The costs incurred by the Developer shall be governed by the agreed Cost Cap and recovery mechanism as described under this Agreementand the Society hereby expressly consents to such adjustment. It is further agreed that any delay in the progress or completion of the redevelopment arising on account of the aforesaid events shall be deemed to constitute a Force Majeure Event for the purposes of this Agreement, and the

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corresponding period of delay shall stand excluded while computing the timelines for completion of the redevelopment of the said Property.

q. The Society and its Members shall be responsible for applying for and obtaining necessary NOCs from the respective service providers for gas, telephone, internet and electricity connections prior to vacating the said Land and their existing premises, respectively. The Society and the Existing Members shall ensure all outstanding dues are cleared with respect to the aforesaid Utilities and the services are disconnected or shifted prior to vacating the said Land and their Existing Premises, respectively. In the event the Society and/or the Existing Member fail to do so, the Developer shall carry out the same on behalf of the Society and/or such Member and recover any cost to that effect along with compensation for such default as per the Recovery mechanism as specified under this Agreement.

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r. The Society and its Existing Member undertakes that the Existing Member shall use the Members' New Premises only for residential purpose.

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s. The Society represents and warrants that (a) this Agreement has been duly approved by a validly convened General Body Meeting of the Society, (b) the Managing Committee of the Society is duly constituted in accordance with the applicable provisions of the Maharashtra Co-operative Societies Act, 1960 and the bye-laws of the Society, (c) the persons executing this Agreement are duly authorised pursuant to valid resolutions.

t. Without prejudice to the what is stated in 15 (s) herein above, the Society agrees that (i) this Agreement is executed by all members of the Managing Committee for abundant caution and confirmation of authority, (ii) any defect, irregularity, technical non-compliance, disqualification, ineligibility, nomination status, procedural lapse, or alleged illegality in the appointment, election, continuation or authority of any office bearer or Managing Committee member shall not invalidate, render void, voidable, unenforceable or illegal this Agreement or any document executed pursuant hereto, (iii) the Society hereby irrevocably ratifies and confirms the execution, registration and performance of this Agreement and all related documents, and undertakes not to challenge the same on the basis of any internal irregularity and (iv) the Society shall indemnify and keep indemnified the the Developer against any claim or proceeding arising from alleged internal defects

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in constitution or authority of the Society or its office bearers. The Society and its Members undertake not to raise, any dispute regarding authority of execution after this Agreement is acted upon by the Parties hereto.

u. Society undertakes to ensure that the due payment towards monthly compensation, hardship compensation, shifting charges and brokerage shall be received by the Existing Member only after such Member vacates his/her Existing Premises. The Society further undertakes to ensure that any surplus amount lying with such Existing Members after the receipt of OC shall be returned back to the Developer.

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16. **COVENANTS OF THE DEVELOPER**:

a. The Developer hereby covenants, represents, and confirms that it has, through its duly appointed advocate, caused due verification, search, and examination of the title of the said property.

b. The Developer shall, at its own cost, obtain all necessary permissions, sanctions, and approvals from the concerned statutory and planning authorities for the development of the said property in accordance with the applicable laws, Development Control Regulations, and the terms of this Agreement. The Developer shall comply with applicable provisions of the Maharashtra Ownership Flats Act, 1963 (MOFA) and the Real Estate (Regulation and Development) Act, 2016 (RERA).

c. The Developer shall carry out construction and development of the said property in a proper, workmanlike, and timely manner, strictly in accordance with approved plans, sanctioned permits, and applicable building codes and regulations.

d. The Developer shall ensure the use of quality materials, skilled labor, and adherence to all safety and environmental norms during construction.

e. The Developer shall complete the development and make the flats, units, or spaces ready for possession within the timelines agreed upon in this Agreement.

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f. The Developer shall maintain the common areas, facilities, and amenities during the development phase until the Occupation Certificate is obtained and the property is handed over to the Society or members, as applicable under the terms of this Agreement.

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g. The Developer shall not sell, transfer, or allot flats, units, or spaces in the said property except in accordance with the terms of this Agreement and applicable laws.

h. The Developer shall give priority in completion of the New Building consisting of Existing Members not purchasing any additional area, prior to completion of other New Buildings being constructed in the said Property.

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i. The Developer shall comply with RERA registration, disclosure, and reporting requirements in respect of all sales or transfers of flats or units in the project.

j. The Developer has provided a Bar Chart consisting of timelines of construction of Member's New Premises. annexed hereto at Annexure - R. However, the Parties hereto undertake and confirm that the timelines of construction as described in the Bar Chart are indicative in nature and failure in complying with it shall not result in termination of this Agreement.

k. The Developer may without any obligation, during the course of redevelopment of the said Property make necessary arrangement at site for receiving all post, couriers, parcels, guests etc. of Society and Existing Members. The Developer shall make necessary provisions for receiving correspondence for the Existing Members and Society during the construction period.

l. The Developer shall ensure that neither the Society nor any of its Existing Members including members/office bearers of its Managing Committee, chairman, secretary and treasurer are held liable in any manner whatsoever

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for breach or non-observance of any rules, regulations or statutes governing the construction activity including all laws relating to the employment of labour and their welfare, etc.; There shall not be express or implied Employer – Employee relationship between the Society and the persons so engaged by the Developer and/ or its contractors for the redevelopment of the said Property.

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m. The commercial premises (i.e. shops/commercial Units and offices) or any part thereof in the Developer's Sale Area or the New Premises of the New Building(s) shall not be used or allowed to be used for selling any livestock. The Developer shall not permit any Existing Members or Purchaser(s) of flat or shop/commercial Unit comprised in the Developer's Sale Area, to use or to occupy any common area of the Society which will cause inconvenience to all members of the Society (Existing Members and future members). The activities of Existing Members or new members causing health issues to other members shall not be allowed.

The Developer and/or their authorized servants/ contractors or any persons representing the Developer while carrying out the redevelopment shall try and avoid any suffering to the neighboring properties/occupants unless it is caused on account of the nature of work involved. In case any complaints or claims are arising on account of the same the Developer shall deal with and/or settle with the same at their costs.

o. The Developer shall execute a Deed of Conveyance in favour of the Society for the entire Project Land along with the buildings standing thereon only upon: (i) the completion of all the buildings and the entire layout development, following the receipt of the Full OC for the last building in the Project, (ii) the sale and handing over possession of the last premises along with Parking comprising in the Developer's Sale Area as well as handing over possession of the last premises falling under Members' New Premises and execution of all necessary documents in relation thereto. The Developer's obligation to convey the same is strictly subject to the Society, Members and Purchasers having fulfilled all their

respective obligations and cleared all outstanding dues, charges, handovers and recoveries (including recovery under recovery mechanism), if any, as stipulated under this Agreement.

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17. **DEVELOPER'S ENTITLEMENT:**

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The Developer shall hereafter, and as per the provisions of this Agreement, after necessary permissions being granted by Planning Authorities in the name of the Society, solely at its own costs and expense, be entitled to do all or any acts and things as may be required to carry on redevelopment of the said Property in accordance with the provisions of this Agreement and incidental to and for the aforesaid purpose carry out including but not limited to the following acts, deeds, and things:

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i) Submit the necessary building plans to MCGM or any other Planning Authority for redevelopment of the said Property;

ii) After the execution of these presents, the Developer its agents, servants and representative shall have the license to enter the said Property and proceed with the redevelopment process by demolishing the Existing Buildings, existing structures and constructing in its place New Building(s) by utilizing the entire Development Potential as per the terms of this Agreement;

iii) To apply for and procure IOD/IOA and C.C. for redevelopment of the said Property together with all the requisite Approvals/permissions from the Railway buffer NOC, Department of Civil Aviation, MOEF, Traffic NOC, Fire Brigade, Commissioner of Police or any other statutory or local Authorities for their N.O.C. and such other concessions as may be necessary and required under any local Acts or Rules by the Concerned Planning Authority or other authorities for redevelopment as per the provisions of Regulation of DCPR 2034;

iv) In furtherance to the obligations on the part of the Developer under these presents, and in order to enable the Developer to perform the

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necessary acts and deeds for the project of redevelopment of the said Property, the Society shall grant a comprehensive and general Power of Attorney which shall be co – terminus with this Agreement, in favour of the Developer, giving rights inter-alia to re- develop the said Property in the manner contemplated by this Agreement. Irrespective of such Power of Attorney, the Society and the Existing Members shall co-operate for the purposes of enabling the Developer to redevelop the said Property. The Developer shall use the powers granted under this Power of Attorney only for the purpose of construction and redevelopment of the said Property in the best interest of the Society and its Existing Members and shall not misuse the same in any manner whatsoever and shall not do or omit to do any act which will cause any loss, liability or damage to the Society, its Existing Members and/or the said Property. The said Power of Attorney shall authorize the Developer to do all acts, deeds, matters and things in respect of the said Property for the purpose of redevelopment thereof as envisaged herein. It is agreed by the Developer that any act, deed or thing done, committed or omitted by the Developer or by the attorney under or pursuant to the Power of Attorney which has the effect of exceeding the scope of this Agreement and/or in any manner breaching the terms of this Agreement, then such act, deeds and things shall be considered as void, and the Society (and its Existing Members) shall not be held bound or liable or responsible for the same in any manner;

v) It is agreed that after the Appointed Date, the Developer shall be entitled to put up its temporary hoardings and/or advertisement boards on the said Land, after obtaining necessary Approvals from the government authorities in this regard and after the registration of the Project under RERA, the Developer, at its cost, print brochures, letters, advertisements or issue advertisements in newspapers, with a view to advertise sale/disposal of the flats/shops forming part of the Developer's Sale Area in the proposed New Building(s) to be constructed by the Developer as per the terms of this Agreement, in

which the Developer shall not make any representations in relation to or in the name of the Society. Apart from the right to put temporary hoardings displaying the Developer's name and project details during the period of redevelopment, the Developer shall be entitled to put up its signage and logo with or without illuminations on the New Building(s) at a prominent place or on top of the New Building(s) or its outer wall as a permanent feature to indicate that the said Project is developed by them after obtaining necessary Approvals from the government authorities in this regard. The Society shall not remove the said signage and shall allow the Developer necessary access for its upkeep and maintenance. It is however clarified that the aforesaid entitlement of the Developer to put up its signage and logo with or without illuminations on the New Building(s) shall be subject to (i) payment of all costs, expenses, applicable MCGM taxes, levies, cess etc. and any increases thereof in respect of such signages and logo shall always be borne and paid by the Developer alone. (ii) obtaining and keeping the applicable approvals/ permissions and licensees for such signages/ logos valid from time to time at the cost of the Developer and (iii) maintenance and upkeep of such signages and logos without any delay by the Developer at its own cost. Further, in the event the signages or logos causes any damage to the floors or premises in the New Building(s) in any manner, the same shall be repaired, maintained and restored by the Developer at its own cost. The Developer agrees and undertakes that it shall not construct / install mobile towers on the said Property;

vi) The Developer shall be entitled to all the building materials i.e. salvage generated from demolition of the Existing Buildings.

vii) The Developer as set out hereinafter in detail at its own risk, responsibilities and liabilities and on "principle to principle basis", after registration of the Project under RERA, shall be entitled to sell, transfer, convey, assign and dispose of on ownership basis and/or lease/leave and license, the flats/commercial premises and allot Car

Parking Spaces, which are comprised in the Developer's Entitlement, save and except (i) the New Premises belonging to the Existing Members and (ii) also Security Premises till such time the Security Premises are released upon the completion of such work as mentioned in this Agreement;

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viii) The Developer may carry out independent RERA registration of each New Building(s) and may form independent societies for such New Building(s). However, the Developer affirms that the Sachin Sahakari Gruhnirman Sanstha Maryadit shall be formed as the Apex Society under which all such independent societies shall fall.

ix) It is agreed that, while the construction hereby contemplated is in progress, such construction as also all material or plants and machinery used or to be used in construction of the same shall remain on the said Property or any part thereof at the entire risk of the Developer. The Developer shall, with a view inter-alia to protect all such material and/or plants and machinery, be entitled temporarily, to put up on the said Property, but at the costs of the Developer alone, necessary shed/s and/or cabin/s for accommodating workmen and/or security-personnel and/or for site office of the Developer and the Society shall not object to the same on any ground whatsoever. The Developer shall obtain necessary permissions from all the Concerned Government Authority as may be required for that purpose and the Society shall not be held liable for non-completion, non-observance, non-fulfilment of any statutory provisions for the same.

x) The Developer shall be liable to shift the drainage and sewage lines, storm water drains, at its costs and after taking Approvals in that behalf, if required.

xi) The name of the Complex shall be decided by the Developer to a name of Developer's Choice. The Developer shall be entitled to re-name the New Building(s) with the name of its choice and inform the Society of such names. However, the name of the society shall

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continue to remain as "The Sachin Sahakari Gruhnirman Sanstha Maryadit only.

xii) The Developer shall construct the New Building(s) with residential or commercial units. Purchaser(s) who would purchase areas allotted for the residential use shall not be entitled to use them for commercial/ industrial/ office purposes or as godowns/warehouses and shall be bound to use them only for residential use / purpose. Similarly, the Purchaser(s) of the shops or commercial premises shall not use it for residential purpose and shall use it only for lawful purpose. The Developer shall include a clause in its Sale Agreements with the purchases of flats/shops forming part of the Developer's Sale Area.

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18. REPRESENTATIONS OF THE DEVELOPER:

The Developer hereby represents, declares and confirms as follows:

a. The Developer is engaged in the business of development/redevelopment of real estate and construction activities and has gained the required experience and expertise to undertake the Project as is envisaged under the terms of this Agreement.

b. The executant of the Agreement is duly authorized by Developer to execute this Agreement and the Developer shall agree and undertake to comply with the Agreement..

c. The Developer has sufficient financial strength and resources to carry out the redevelopment work of the said Property in terms of this Agreement and shall not cause any delay and/or default in the redevelopment of the said Property because of insufficient funds.

d. The Developer, before execution of this Agreement, has also ascertained and satisfied itself, about the development potentiality of the Property vis-à-vis the area of the said property as stated in this Agreement and after such satisfaction and being convinced that the redevelopment of the Property would be possible for them in terms of this Agreement and that it shall be able to provide the agreed amounts

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payable by the Developer and the permanent alternate accommodations in the agreed manner as per the terms of this Agreement to the Existing Members.

e. The Developer, in the course of redevelopment of the said Property, shall do all lawful acts and things required by the Applicable Laws and the Governmental Authorities and perform the works in conformity in all respects with the provisions of all Applicable Laws including the DCPR.

f. Notwithstanding anything contained in this Agreement or the Power of Attorney executed in favour of the Developer, it is agreed and clarified that the ownership of the said Property vests with and shall always continue to vest/belong exclusively with the Society and the same shall not be deemed to be transferred in any manner to the Developer.

g. Evita Constructions Private Limited is the Developer and the directors of the company are in control of the management, decisions, business and affairs of the company.

h. There are no legal proceedings pending or initiated against Developer and/or any of the directors of the Developer, which in any manner adversely affects or impacts the performance of the terms and conditions of this Agreement by the Developer and its directors.

19. **INDEMNIFICATION BY SOCIETY**:

A) The Society and each of its Members hereby jointly and severally undertake that they shall duly observe, perform and comply with all covenants, representations, warranties and obligations cast upon them under this Agreement and shall comply with all Applicable Laws governing the redevelopment, construction and use of the said Property.

B) **Cost Cap and Recovery Mechanism**

In all the below mentioned cases i.e. B (i) to (iii), the Society and all Members hereby acknowledge and expressly consent to and irrevocably authorise Developer to

exercise below Cost cap and Recovery mechanism and waive any objection or claim in respect thereof. The Developer shall not be liable for any Project Disbursement for the period during which the Project is delayed and the Developer shall be entitled to proportionate extension of time, suspension of its corresponding obligations for such duration of such impediment and protection under this Agreement.

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7) In the event any claim, objection or demand is received on the said property pursuant to the public notice in newspapers in respect of the loss/ misplacement of the original title deeds:

(a) the Society shall, in the first instance, take all necessary steps to resolve, contest, withdraw or settle the same at its own responsibility and efforts. Any delay or loss caused to the Developer on account of such breach, act, omission or default of the Society and/or its Members shall not be treated as a default on the part of the Developer;

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(b) if the Society fails to resolve such defect or dispute within 30 (Thirty) days from written intimation by the Developer and makes a written request to the Developer to intervene, the Developer may, without being obliged to do so, undertake steps to resolve the same and shall bear the costs, charges and expenses incurred towards such resolution up to an aggregate amount of Rs. 50,00,000/- (Rupees Fifty Lakhs only) ("**Cost Cap**");

(c) it is expressly clarified that, the amount payable by the Developer under this clause i.e. Cost Cap is at the discretion of the Developer and is in good faith of the Society. It is further clarified that the Developer shall not be responsible or liable for any defect in title or for any act, omission, breach or non-compliance attributable to the Society and/or its Members.

(d) any amount incurred in excess of the Cost Cap or otherwise, shall be the sole and absolute responsibility of the Society. The Society shall pay any amount in excess of Cost Cap from its own funds and/or accounts within 60 (Sixty) days of written demand by the Developer, in the event the Society fails to make payment of such excess amount within the stipulated period, the Developer shall be entitled (without prejudice to its other rights) to recover such amount along with interest at the rate of 12 % per annum by withholding and/or adjusting the same from the Project

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Disbursement payable to the Members, proportionately or otherwise, until full recovery;

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ii) **In the event of:**

(a) Any breach, non-fulfilment, act, omission or default on the part of the Society and/or any of its Members, or any violation of Applicable Laws attributable to the Society and/or its Members, which results in any claim, proceeding, loss, delay or obstruction affecting the redevelopment;

(b) Any act , omission, statement or representation made by the society and its members in their limited capacity as co-promoter under RERA shall adversely affect the redevelopment of the said property or the Developer's rights under this agreement;

(c) Any internal disputes of society members or with the society , any obstacle, impediment, obstruction, litigation, claim or demand of whatsoever nature which shall hinder , delay or adversely affect the redevelopment of the said property;

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the Society shall, in the first instance, take all necessary steps to resolve, contest, withdraw or settle the same at its own responsibility and efforts. Any delay or loss caused to the Developer on account of such breach, act, omission or default of the Society and/or its Members shall not be treated as a default on the part of the Developer.

If the Society fails to resolve such defect or dispute within 30 (Thirty) days from written intimation by the Developer and makes a written request to the Developer to intervene, the Developer may, without being obliged to do so, undertake steps to resolve the same and the costs, consequences, charges and expenses incurred towards such resolution shall be the sole and absolute responsibility of the Society. The Society shall pay such amounts from its own funds and/or accounts within 60 (Sixty) days of written demand by the Developer, in the event the Society fails to make payment of such amounts within the stipulated period, the Developer shall be entitled (without prejudice to its other rights) to recover such amounts along with interest at the rate of 12 % per annum by withholding and/or adjusting the same from

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the Project Disbursement payable to the Members, proportionately or otherwise, until full recovery.

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iii) Each member of the Society hereby expressly represents and warrants that he/she is the sole and absolute owner of his/her respective flat with clear, marketable, and unencumbered title thereto, and has full right, power, and authority to participate in and consent to the redevelopment of the said Property with the Developer. The Society and its Members jointly and severally confirm that, save as disclosed in writing, no third-party rights, claims, agreements, tenancies, charges or encumbrances exist which would adversely affect the redevelopment of the said Property.

(a) In the event any claim, dispute, objection, demand or proceeding is made or raised by any third party in relation to or arising out of the title, ownership, possession or rights of the Society and/or any Member in respect of his/her/its existing premises:

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the Society and the concerned Member shall, at their sole responsibility, take immediate steps to resolve the same, and any delay caused thereby shall not constitute a default on the part of the Developer;

(b) The Society and its Members acknowledge that any costs or consequences arising from defective or disputed title attributable to them shall be payable by the Society or such Member, respectively. In the event the Developer bears any cost or consequences due to the defective or disputed title of the Member towards his/her respective flat then the Developer shall recover the same along with interest at the rate of 18 % per annum from such defaulting Member by way of withholding and/or adjusting the same from the Project Disbursement payable to them, proportionately or otherwise, until full recovery.

In all the aforesaid cases of B (i), (ii) and (iii) for any further balance recovery:

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(a) The Developer shall also be entitled to withhold Members' New Premises and give on rent at its discretion until complete recovery of cost and consequences borne

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by the Developer along with interest. Such holding over of the possession by the developer of the members' new premises , shall not be construed as delay on the part of the developer.

(b) Without prejudice to what is stated in this clause, the Developer shall be entitled to seek any legal remedies available to them under the law.

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All the aforesaid provisions excluding Cost cap , shall be ~~considered as~~ "**Recovery Mechanism**" under this Agreement.

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20. **INDEMNIFICATION BY DEVELOPER:**

i. The Developer undertakes that it shall duly observe, perform and comply with the terms, conditions, covenants and obligations contained in this Agreement and shall not knowingly act or omit to act in a manner which would constitute a material breach or non-compliance of this Agreement.

ii. The Developer shall be entitled to appoint and enter into contracts in its own name with building contractors, RCC consultants, architects, engineers, labour contractors and other professionals for carrying out the redevelopment and construction on the said Property, entirely at its own responsibility. The Developer shall be solely responsible to pay and discharge all dues, wages, fees and liabilities payable to such contractors, consultants, workmen, labourers and employees engaged by it in connection with the redevelopment, and the Society and its Members shall not be liable or responsible for any claims, demands or proceedings raised by any such persons.

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iii. The Developer shall be responsible for ensuring compliance with Applicable Laws, including labour laws, in relation to the redevelopment carried out by it. In the event of any claim, demand or proceeding arising solely due to the acts or omissions of the Developer in breach of Applicable Laws, the Developer shall, at its own responsibility and efforts, take appropriate steps to contest, defend or resolve the same, and the Society shall not be required to bear any liability or cost in relation thereto.

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21. **DEVELOPER'S SALE AREA ENTITLEMENT**:

i. Developer's `Sale Areas' shall mean and include the proposed residential premises, shops, offices, commercial premises in the New Buildings and parking spaces (more particularly excluding the permanent alternate accommodations to be provided to the existing members and their allotted parking) all as permissible to be sold under applicable laws and as per sanctioned plans. The Developer shall have the sole and absolute right, title, and interest to market, sell, transfer, assign, lease, license, or otherwise deal with the same to any person(s) of the Developer's choice, on such terms and conditions as the Developer may deem fit, without any restriction, consent, or interference from the Society or any of its members. All consideration, sale proceeds, deposits, premiums, rentals, or any other realizations derived from or in respect of the Developer's Sale Areas shall accrue exclusively to, and be retained in full by, the Developer, and the Society and its members shall have no right, title, interest, claim, or demand whatsoever therein, whether present or future.

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ii. The Developer shall, at its own account and risk, allot, cancel allotment of, re-allot, sell or otherwise deal with the Developer's Sale Areas including parking spaces comprising of the Developer's Sale Component in favour of purchasers and for that purpose enter into Agreement, Allotment Letters/Letter of Reservation or such other writings or documents in its own name. Agreements in respect of the premises sold by the Developer shall be registered with the concerned office of the Sub-Registrar of Assurances and the requisite Stamp duty and Registration charges shall be paid by the new incoming member/purchaser and/or Developer and they shall immediately become the member of the Society. Upon execution of such agreements, the purchaser(s) of the Developer's Sale Area shall be admitted as members of the Society, subject to compliance with the Society's bye-laws and the provisions of this Development Agreement.

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iii. The Developer shall offer to hand over possession of the premises forming part of the Developer's Sale Area directly to such purchasers simultaneously with, or at such time as the Developer may determine in relation to handing over possession of the permanent alternate accommodations to the existing members. The Purchasers of the Developer's Sale Area shall be entitled to mortgage or otherwise encumber their respective premises for the purposes of obtaining housing loans or other finance from banks, financial institutions, or lenders, and no separate consent or NOC shall be required from the Society in that regard. The Developer shall, at the time of handing over possession of the redevelopment project, provide the Society with a list of purchasers who have availed bank or institutional loans, for record purposes only.

iv. It is expressly agreed that all contracts, agreements, and arrangements entered into by the Developer in respect of the Developer's Sale Area shall be made by the Developer on its own behalf and not as agent or representative of the Society. All consideration, sale proceeds, deposits, premiums, rentals, or other benefits or realizations arising from the Developer's Sale Component shall belong exclusively to, and be received and retained solely by, the Developer, to be appropriated and applied in such manner as the Developer may in its absolute discretion determine, and the Society and its members shall have no right, title, interest, or claim therein, whether present or future.

22. **MORTGAGE:**

i. After registration of Project under RERA, the Developer shall have the sole and unfettered right to raise loans, advances, or other financial facilities for the purposes of financing and/or carrying out the construction of the New Buildings, by creating a charge, lien, mortgage, easement, or any other form of encumbrance over the Developer's Sale area with any bank, financial institutions or any other public or private authority or person and to raise any loan or finance and to execute any Mortgage Deed or Memoranda of Mortgages for creating any type of mortgage on the on the Developer's Sale Areaand all rights, benefits, and interests conferred upon the Developer under this Development Agreement and further to lodge the same for registration with the Sub-Registrar of Assurances and to admit execution thereof at the discretion of the Developer under intimation to the Society. The Developer may raise such finance from any bank, financial institution, lender, or person, on such

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terms and conditions as the Developer may deem fit, without the requirement of any consent, approval, or no-objection certificate from the Society or any of its members subject to the following terms and conditions:

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(a) the Society and/or the Existing Members shall not have any liability towards the aforesaid loan / finance (including for repayment of the same);

(b) the Society and/or the Existing Members shall not execute any document of guarantee or provide any security of the said Land or any other property to / in favour of the above lenders;

(c) the copy of the document through which the charge and mortgage shall be created by the Developer shall be provided by the Developer to the Society;

(d) the charge and mortgage so created by the Developer shall be subject to the terms of this Agreement and the same shall not dilute (1) any of the rights of the Society or Existing Members under this Agreement or any subsequent document to be executed by them and (2) any of the terms and conditions of this Agreement including any of the obligations of the Developer as mentioned under this Agreement or any subsequent document to be executed by the Developer with either the Society or Existing Members.

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ii. It is clarified that the Developer shall not create a charge or a mortgage or any form of right or encumbrances over on the (i) said Land of the Society and/or (ii) Members' New Premises and/or (iii) over the Security/Lien Premises (only till such time the Security Premises are not released and continue to be the Security Premises as per the terms of this Agreements).

iii. The Developer alone shall be solely responsible and liable for repayment of such loans or financial facilities, together with all interest, costs, charges, and other liabilities thereon, and for compliance with all the terms and conditions thereof. Under no circumstances shall the Society or any of its members be held responsible or liable for such repayment or compliance. Purchasers of the Developer's Sale Area shall, however, be free to apply for and obtain finance for the purchase of their respective premises, at their own cost and responsibility.

iv. It is expressly agreed and confirmed that the Developer shall not create any mortgage, charge, lien, or other encumbrance over the members' permanent

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alternate accommodations, common areas, or common amenities of the redevelopment project. Upon repayment in full of any loan or financial facility so raised by the Developer, the Developer shall procure and furnish to the Society a 'No Dues' certificate or clearance letter from the relevant lender confirming release of the charge, mortgage, or encumbrance, if any, created over the Developer's Sale Area.

v. The Society and its members shall, at no cost or expense to the Developer, promptly provide, sign, execute, and deliver such confirmations, declarations, resolutions, or other documents as may be reasonably required by any bank, financial institution, lender, or authority in connection with any financing or security arrangement undertaken by the Developer in respect of its Sale Areas, provided that such cooperation shall not extend to creating any charge, lien, or encumbrance over the members' permanent alternate accommodations, common areas, or common amenities and land of the Society.

23. MORTGAGE BY PURCHASER OF PREMISES FALLING UNDER DEVELOPER'S SALE AREAS:

a. It is agreed that, the Developer shall, at its own risk and cost, be entitled to give consent to its Purchaser(s) for creation of mortgage/s in respect of flats/shops/commercial premises comprised in the Developer's Sale Area, which is available to the Developer for sale/disposal in the New Building(s) (save and except the Security Premises till the same are not released and continue to be the Security Premises;

b. In case any financial institution/s expressly requires consent/N.O.C. of the Society for creation of any such mortgage/s, the Society hereby expressly agrees to give requisite consent/N.O.C provided that grant of such consent or NOC by the Society shall not (i) cast any obligations or liability upon the Society or Existing Members and (ii) result in dilution of any of the terms and conditions of this Agreement including the right of the Society / its Existing Member and also the obligations of the Developer as mentioned under this Agreement or any subsequent document to be executed by the Developer with either the Society or Existing Members. If the said NOC by the Society is not required then the Developer shall give NOC, in its own name, in that behalf.

If any Purchaser(s) of premises forming part of the Developer's Sale Area has availed of any finance from any bank/ financial institution, the Developer shall intimate the Society about the same as stated herein above.

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24. **PROJECT ARCHITECT'S SUPERVISION**:

The Developer has appointed its own Project architect to carry out the work of supervision of the construction work and other architectural aspects, being carried out by the Developer on the said Property. The Project Architect shall act exclusively under the instructions of the Developer, and all certificates, confirmations, and approvals issued by the Project Architect in relation to the design, drawings, specifications (i.e. flats, shops, offices, commercial premises, buildings and project specifications), internal and external amenities, quality or progress of work including release of lien, shall be final, binding, and conclusive upon the Society and its Members. The Society and/or its Members shall have no right, title, interest, or authority to question, object to, interfere with, or seek change in the appointment, decisions, or certifications of the Project Architect. The release of Lien as per the decided milestones shall be certified by the Project Architect and approved by Managing Committee of the Society.

25. **SITE OFFICE, SALES OFFICE, ETC.**:

i. The Developer shall have the full and unfettered right to establish, construct, and operate a temporary site office, sales office, sample flat, temporary hutments for workmen and/or such other ancillary facilities on the said Property at the discretion of the Developer as the Developer may deem necessary or desirable for the purposes of supervising, managing, and carrying out the redevelopment, including but not limited to accommodating site supervisors, managers, agents, staff, and workmen, and for storing cement, steel, and other construction materials, plant, and equipment without payment of any rent, licence fee, or compensation to the Society. The Developer may construct such site office, sales office, sample flat/s, temporary hutments for workmen and storage facilities with requisite temporary permissions from the concerned authorities, if so required under applicable law. The Developer shall also be entitled to procure separate water and electrical connections for construction purposes and shall bear the related charges.

ii. The Society expressly agrees and confirms that no rent, licence fee, compensation, or any other charges shall be payable by the Developer to the Society or its members in respect of such site office, Sales office, Sample flat/s, temporary hutments for workmen, storage facilities, or use of the said Property for construction-related purposes during the redevelopment period.

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iv. The Developer shall provide a movable container with sitting arrangement and storage as a Temporary Society and PMC Office which will keep moving as per the development of the said Property provided MCGM and other authorities having no objection to this arrangement..

26. **RIGHTS AND OBLIGATIONS OF THE DEVELOPER**:

a. Upon execution of this Agreement, the Developer shall have the full and unfettered right to enter upon the said Property and existing buildings for the purpose of carrying out and completing surveys, measurements, and verifications of the land area, constructed area of each of the existing premises, and any other assessments necessary for planning the redevelopment. The Developer shall be entitled to install name plates, plaques, promotional boards, LED signage, and hoardings (including illuminated hoardings) on the said Property both during the course of construction and after handing over possession of the new premises to the Society's members, to indicate and advertise that the redevelopment has been undertaken and completed by the Developer. The Society and its members shall extend all reasonable assistance and cooperation to facilitate such activities.

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b. The Developer shall have the sole and absolute discretion to appoint, engage, and replace its own architects, R.C.C. consultants, structural engineers, engineers, surveyors, contractors, sub-contractors, suppliers, agents, and other professionals, and to determine their scope of work and remuneration. All fees, costs, and charges payable to such professionals and contractors appointed solely by the Developer shall be borne exclusively by the Developer, and the Society shall not be liable to pay, bear, or contribute to any such amounts.

c. The Developer shall have the exclusive right to prepare building plans and designs in respect of the proposed New Buildings and to submit the same to the

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Municipal Corporation of Greater Mumbai ("MCGM") and/or Slum Rehabilitation Authority ("SRA") and all other competent authorities for sanction, and to obtain all requisite approvals, including but not limited to LOI, Intimation of Disapproval (IOD)/ IOA, Commencement Certificate (CC), Occupancy Certificate (OC). The Developer shall also be entitled to obtain necessary permissions for permanent water, electricity, and piped gas connections for the new premises, subject to applicable norms.

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d. The Developer shall be liable to submit the layout plans to the Corporation by loading the TDR + Premium FSI + Fungible FSI + permissible FSI as per provisions of DCPR 2034 and on the basis of the regulation under 33 (11)/ 33 (20) (B) or as per DCPR 2034. The Developer shall be entitled to purchase additional TDR, obtain fungible FSI, Premium FSI and or any other benefits permissible under DCPR 2034 by obtaining approvals for the same in a phased manner as per the discretion of the Developer with prior intimation to the Society. The Developer shall be entitled to issue vacation notice to the Society after obtaining IOD / IOA.

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e. All the cost, charges, expenses, premiums, etc. towards the entire cost of the construction with regards to the redevelopment of the said Property, as may be necessary as well as taxes including but not limited to works contract tax., LBT, and all other government dues shall be paid by the Developer.

f. All costs, charges, and expenses for the redevelopment, including purchase of TDR, payment of premiums, deposits, fees, water and electricity charges for construction purposes, and any other statutory or incidental payments to authorities, shall be borne solely by the Developer. Any refundable deposits paid to MCGM/SRA/Competent Authority or any other authority shall belong exclusively to the Developer, and the Society hereby irrevocably authorizes the Developer to collect any refund directly in its name. If any such refund is received by the Society, it shall be bound to forthwith remit the same to the Developer without any deduction, lien, or claim. The Developer shall, upon completion, provide the Society with copies of receipts relating to such deposits for record purposes only.

g. It is expressly agreed that the Developer, having been granted full and complete redevelopment rights in respect of the said Property, shall be entitled to carry out the redevelopment and to utilize the FSI, TDR, and other development

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potential of the said Property to the maximum extent permissible under applicable law, rules, and regulations, and to amalgamate such rights with those of any adjoining property to be acquired by the Developer, as provided herein.

h. The Developer shall have the sole and absolute right to market, sell, allot, re-allot, cancel allotments, transfer, assign, lease, license, or otherwise deal with the Developer's Sale Areas (including parking spaces) to any person(s) on such terms and conditions as the Developer may determine, without any consent, approval, or NOC from the Society. The Developer may execute and register agreements for sale, allotment letters, or other instruments in its own name and shall be entitled to receive and retain exclusively all consideration, deposits, premiums, rentals, or other benefits arising therefrom, to be appropriated in such manner as the Developer deems fit. The Society and its members shall have no right, title, interest, or claim whatsoever in respect of such proceeds.

i. The Society and its members hereby give their irrevocable consent to the amalgamation of the said Property with the adjoining property bearing CTS No. 925 admeasuring 1143.2 sq. metres (the "**Adjoining Property**"), upon the Developer acquiring development rights therein, for the purpose of carrying out optimal development. Upon such amalgamation, the amalgamated property shall, for all purposes of this Agreement, be deemed to form part of the 'said Property' and all terms, conditions, rights, benefits, and obligations herein shall apply mutatis mutandis to the amalgamated property. The Society and its members covenant not to raise any objection or claim in respect thereof on any ground whatsoever.

j. And generally, to carry on and complete redevelopment of the said property in all respects.

k. The Developer hereby agrees to provide Club/Fitness Centre for the benefit of the members of the Society along with prospective purchasers as per the plans approved by the Architect and subject to MCGM/SRA/Competent Authority norms, FSI norms and project feasibility.

l. It is agreed between the parties that Vastu Concepts may differ from person to persons hence the Developer is not under the obligation to provide Vastu Compliant new Premises to the Existing Member/s. However, the Developer shall to its best efforts endeavour to provide well designed Premises, as feasible, without

compromising on planning efficiency, statutory compliances or development potential of the said Property.

m. It will be a right but not the obligation of the Developer to remove encroachment on the said Property. The Parties hereby agree that in the event Developer succeeds in removal of encroachment, the benefit arising thereto shall exclusively belong to the Developer along with the right to deal with such benefit and appropriation of proceeds thereof exclusively to itself. The Society and the Members shall not be entitled to raise any claim or objection in respect thereof. It is further agreed between the parties that the Project start and completion date shall not be increased due to any act pertaining to removal of the encroachment and same shall not be considered as a force majeure.

n. The Developer shall have the exclusive right and discretion to determine/change the name of the entire Project, the names of Society and the individual Buildings forming part of the redevelopment. However, the name of the society remains the same i.e Sachin Sahakari Gruhnirman Sanstha Maryadit. The Developer shall be entitled to install hoardings, signage, brand materials and run sales offices within the said Property for the purpose of marketing and sales of the Project. The Society grants its consent to the Developer to use the name of the Society and the said Property for publicity, promotion, sales and marketing activities including but not limited to physical displays, print and digital media, electronic communications etc.

o. The Developer has the absolute right to allot parking spaces to Existing as well as Prospective Member/Purchaser and designate such locations of parking spaces in the said Property. The Society and the Members shall acknowledge the said designation and allotment of such parking spaces carried out by the Developer without any demur or protest.

p. The Society and/or its Members shall not claim or demand any additional consideration by whatever name called for any reason whatsoever from the Developer at any time after execution hereof and that the consideration (hardship compensation, constructed Flat of agreed area free of cost) along with all the amenities agreed to be given under this Agreement and other benefits as set out hereinabove is full and final consideration which the Members of the Society are

entitled to receive from the Developer for the grant of development rights to the Developer by the Society under this Agreement subject to the Developer succeeds in handing over the possession of members' New Premises (i) in the event of Developer constructing Building consisting only of Members not purchasing any additional area then the same shall be completed within a period of 60 months + 6 months of grace period (ii) in the event of any building consisting inter alia of Members purchasing additional area then the same shall be completed within a period of 72 months + 6 months of grace period, from the date of receipt of Commencement Certificate or the date from the Society and its last member vacating and handing over their respective premises in favour of the Developer, whichever is later, subject to Force Majeure events.

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q. The Parties hereby agree that the Developer's obligation under these presents is limited to obtaining the OC in respect of the Buildings comprising the premises to be allotted to the existing members of the Society, within the timelines stipulated herein. It is clarified that certain Sale Buildings may not contain any premises for existing members, and in such cases, any delay in completion of such Sale Buildings due to unforeseen or unfavorable events shall not constitute a breach, nor shall the same attract any termination, penalty, or consequence under these presents.

27. **SOCIETY AND/OR MEMBERS' OBLIGATIONS** :

i. Each Member shall, prior to handing over possession of their respective existing flat, to the Society and/or the Developer, fully pay, discharge, and settle all outstanding expenses, municipal taxes, property tax, cess, maintenance charges, electricity/water charges, and all other outgoings and liabilities in respect of such premises. The Society undertakes that the Society has prior to handing over possession of the said Shop to the Developer, fully paid, discharged, and settled all outstanding expenses, municipal taxes, property tax, cess, maintenance charges, electricity/water charges, and all other outgoings and liabilities in respect of the said Shop. In the event any future claim and/or demand is raised against arrears of aforesaid outgoings with regards to the said Shop, then in that event the Society undertakes to pay, discharge and settle such claim and/or demand at its own cost. If the Society fails to pay, discharge and settle the same then the Developer shall pay, discharge and settle the same on behalf of the Society and recover it from the Society as per the Recovery Mechanism as described under these presents.

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ii. Any Member who has mortgaged, pledged, or otherwise created any charge, lien, or encumbrance over their existing flat in favour of any bank, financial institution, or other lender shall, at their sole cost and responsibility, obtain and furnish to the Developer, prior to handing over possession of the existing premises, an unconditional written no-objection certificate (NOC) or consent from such lender or such of the Member(s)' undertaking to indemnify the Developer in case of any outstanding dues and permitting the redevelopment of the said property by the Developer. In the event the Society and/or Existing Member fails to do so the provisions of clause 15 (n) shall apply.

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iii. The Society and its Members shall, upon receipt of the sanctioned plans in respect of the redevelopment project and allotment of the Members' New Premises by the Society comprised in the Members' Entitlement Area, without or with any additional area purchased, whenever called upon by the Developer, personally attend, execute, and admit execution of the Permanent Alternate Accommodation Agreement (PAAA) in respect of the permanent alternate accommodation agreed to be allotted to them, and complete registration thereof. The Developer shall bear and pay all applicable stamp duty, registration charges, and incidental expenses with regards to the execution of PAAA of Members not purchasing any additional area. In case of execution of PAAA of Members purchasing any additional area, the Developer shall bear and pay such expenses only to the extent of free of cost area to be allotted to such Members and the Member shall bear and pay all such aforesaid expenses for any additional area purchased by the Existing Member. If any Member and/or the Society defaults, refuses, or fails to attend, execute and admit execution of PAAA within 30 days from the date when called upon, such defaulting Member and/or Society shall be solely liable to bear and pay all applicable stamp duty, registration charges, and incidental expenses in respect of their PAAA.

iv. Some Members of the said Society have granted Leave and License in respect of their flats. The respective Member/s hereby assure, confirm and covenant to cause such Licensees to vacate the flats on the said Vacation Date and handover the same physically and peacefully to the Developer.

v. The Existing Members shall be solely liable to bear and pay all taxes, outgoings, levies, and charges in respect of the flat(s) and parking space(s), respectively, allotted to them in the redevelopment, from the (a) the expiry of thirty

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(30) days from the date of the written intimation of possession issued by the Developer , or (b) the date on which the premises are handed over to such Member and/or Society, with the OC issued, whichever is earlier, irrespective of whether such Member and/or Society takes actual physical possession thereof or not. However, the Property Tax of their respective New Premises shall be paid by the respective Existing Members from the date of receipt of OC.

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vi. Each Existing Member represents, warrants, and undertakes as follows:

a. there is no attachment, prohibitory order, or restraint issued by any court or statutory authority preventing them from dealing with, transferring, or executing this Agreement in respect of their flat or their rights in the Society.

b. except as disclosed in writing to the Developer, no loans, advances, pledges, or mortgages have been created over their premises, shares, or rights in the Society.

c. where any such mortgage or encumbrance exists, the Member has obtained or shall obtain at their own cost, prior to redevelopment, an unconditional NOC/No Dues Certificate from the concerned lender in favour of the redevelopment and provide a copy of the same to the Developer prior to vacating their respective existing premises.

d. they are not prohibited under the Income-tax Act or any other applicable statute from transferring, selling, or dealing with their premises or executing this Agreement.

e. they have not received any notice for acquisition or requisition of their premises or membership.

f. no insolvency petition or proceedings have been filed or are pending by or against them before any court or competent authority.

vii. The Society and each Member expressly undertakes and covenants that during the construction of the new building(s), they shall not in any manner hinder, obstruct, or interfere with the redevelopment of the said property, and shall extend full cooperation to the Developer in the execution and completion of the project.

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viii. In the event if the Developer completes the construction of new building in all aspects and obtains part OC in advance or otherwise and further offers possession of the Members area, then and in that event or at any given event the Members and/or Society will refund the extra Hardship Compensation, if any, received by the Members and/or Society from the Developer. If the Member and/or Society fails to refund the excess Monthly Hardship Compensation to the Developer, then the Developer shall be entitled to deduct the same from the Corpus amount or any other amount pending to be paid by the Developer to such Member and/or Society.

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ix. The Society and its Members shall be liable to remain present and admit execution of this Development Agreement as well as their respective PAAA as and when intimated to do so by the Developer. It is agreed between the parties that the developer shall intimate the date of the same by giving a notice of minimum 30 days. In the event if the Society and/or any of its Member/s fail/s to remain present for execution and admit execution of the Development Agreement and/or PAAA, then in such an eventuality the Society and such Member/s shall be liable to pay stamp duty and registration charges on the Supplemental Agreement and/or his/her/its/their Individual Agreement (including the free of cost area) and the Developer shall not be liable to pay the same.

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x. Not to create any litigation/dispute/claims/demand during the entire redevelopment process. It will be the Society and respective member's responsibility to resolve any prior to execution of these presents, litigation/dispute/claims/demand and indemnify the Developer for any loss caused due to it.

28. **PUBLIC ADVERTISEMENT**:

The Developer shall be entitled to issue public advertisement with respect to the redevelopment of the said Property and with respect to the title of the Society to the said Property in any news-paper, of its choice.

29. In the event the Developer constructs a building consisting only of existing members not purchasing any additional area then the Developer shall be under the obligation to complete such Building and handover the possession of the new premises to be allotted free of cost to such Existing Members, subject to force majeure, within the specified period of 60 months + 6 months grace period. If the Developer constructs any building inter alia consisting of members purchasing

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additional area then the Developer shall be under the obligation to complete such Buildings and handover the possession of the new premises to be allotted to such Members, subject to force majeure, within the specified period of 72 months + 6 months grace period, to be computed from the date of receipt of Commencement Certificate or the date from the Society and its last member vacating and handing over their respective premises in favour of the Developer whichever is later, as agreed herein. It is clarified that the Developer shall not be bound by the aforesaid timeline for the new buildings comprising entirely of prospective members/purchasers. If the Developer fails to hand over possession to the existing members within stipulated period as stated hereinabove, then the Developer undertake to pay a sum of Rs.15,000/- per day as penalty to the Society till the completion of the proposed New Building comprising of Existing Members and offer of possession of the Members' new flats.

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30. **SECURITY PREMISES (LIEN):**

a. The Parties acknowledge and confirm that, prior to the execution of this Agreement, the Developer has paid to the Society a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) as earnest money deposit ("EMD") towards security for the due and committed redevelopment of the said Property, over and above the amount required to be deposited and maintained by the Developer in the RERA designated account(s) ("Deemed Security") in accordance with the provisions of RERA. The Society and the Members hereby acknowledge receipt of the said sum in full and irrevocably release, discharge, and acquit the Developer from any further claim in respect thereof. It is agreed that the said sum shall be retained by the Society as an interest-free refundable security deposit until the receipt of Full OC and the same shall be refunded by the Society to the Developer, without deduction, within 40 (forty) days from the date of receipt of Full OC.

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b. In order to comply with and satisfy the requirements of performance guarantee under the procedure prescribed pursuant to Section 79A of the Maharashtra Co-operative Societies Act, 1960 ("**MCS Act**"), and as a measure of security in favour of the Society, the Developer shall, from the Developer's Sale Area, identify and earmark a total RERA Carpet Area of 10,000/- sq. ft., comprising of unsold, unallotted, and unencumbered Premises ("**Security Premises**"), as security towards due performance of all its obligations under this Development Agreement as per the

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milestones stated herein below, with respect to completion of construction, obtaining Occupation Certificate, and handing over possession of the permanent alternate accommodation to all the existing members of the Society; which shall stand earmarked and charged/liened in favour of the Society. The identification and earmarking of such Security Premises shall be completed on or before the Vacation Date, and in any event, immediately upon receipt of the Intimation of Disapproval ("IOD") / LOA and prior to the vacation of the existing premises by all the Members.

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The Developer shall not, until the Security Premises are released in accordance with this clause, create any allotment, sale, mortgage, charge, lien, or encumbrance of any nature whatsoever over the Security Premises.

ii. Notwithstanding anything contained elsewhere in this Agreement, the Developer shall be entitled, at its sole discretion, to substitute any Security Premises in the event the Developer proposes to sell, transfer or otherwise deal with such Security Premises. The Developer shall intimate the Society in writing of such proposed substitution along with particulars of the substituted Security Premises, and upon receipt thereof, the Society shall, within a period of seven (7) days, release its lien on the original Security Premises and issue a written confirmation acknowledging substitution of the Security Premises. In the event the Society fails to issue such release and confirmation within the said period of seven (7) days, the lien on the original Security Premises shall be deemed to have been automatically released and the substituted security Premises shall be deemed to stand replaced as the Security Premises without any further act, deed or writing by the Society. Upon such substitution, the Society shall have no objection to the sale, transfer or dealing by the Developer of the released Security Premises and shall not raise any claim, demand or dispute in respect thereof, and the lien in favour of the Society shall continue against the substituted security Premises on the same terms and conditions as provided under this Agreement.

c. The progressive release of lien shall strictly correspond with the construction milestones of the Building comprising of new flats to be allotted free of cost to the Existing Members. The % of completion of said milestones are related to the Tower

Area only and shall be certified by the Project Architect along with % of lien to be released in that proportion which shall be as follows:

a. 40% on completion of plinth (tower area only)

Note: Podium parking will be considered above the plinth/ground level;

b. 15% on completion of 10th RCC slab including Podium parking slabs (Tower only);

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c. 15% on completion of 20th RCC slab;

d. 15% on completion of 30th RCC slab;

e. 10% on completion of terrace slab;

f. 5% on obtaining OC.

d. The Security Premises, or any of them, shall stand automatically released from the lien created in favour of the Society, , upon the following conditions being fulfilled:

i. The Project Architect issues a written certificate confirming achievement of the relevant construction milestone for which release of such Security Premises is due which shall be treated as conclusive proof of completion of relevant construction milestone;

ii. Within 10 days from the receipt of Project Architect's written certificate confirming achievement of relevant construction milestone, Society/Managing Committee shall issue its NOC for release of its Lien on such Security Premises corresponding with the milestone stated hereinabove. In the event the Society/Managing Committee fails to issue NOC within 15 days as stated in this clause, the release of lien shall be deemed to be granted by the Society.

iii. The Mortgage/Lien shall operate only as security for completion and handing over of the New Flats to be allotted free of cost to the Existing Members and shall not extend to Existing Member/s' flats wherein additional area is purchased and Developer's Sale Areas. Such Mortgage and Lien shall not affect the Developer's independent right to construct, develop and sell premises falling under Developer's Sale Areas.

iv. The speed, manner, and sequence of development of the area falling under Developer's Entitlement shall remain the sole discretion of the Developer, and

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the lien/mortgage provided herein shall not, in any manner, restrict, delay, or obstruct the Developer's rights in respect thereof.

v. The Society confirms that this arrangement has been voluntarily agreed by the Society and shall be treated as valid and sufficient security.

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Upon such release of Lien on Security Premises as stated hereinabove, the Developer shall be fully entitled, without any further act, deed, or assurance, to allot, sell, transfer, or otherwise deal with such released Security Premises, and the Society and/or its Members shall have no right to object or interfere in any manner whatsoever.

31. TIMELINE:

It is agreed that within a period of eighteen (18) months from the date of execution of this Agreement subject to any delay caused with respect to the title of the Society, the Developer shall obtain the Intimation of Disapproval (IOD) from the Municipal Corporation of Greater Mumbai (BMC)/ Intimation of Approval (IOA) from the SRA sanctioning the agreed building plans, subject only to such minor modifications as may be required by the Planning Authorities.

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The PTC component forming part of the agreed Development Potential shall be shown and utilised in-situ on the said Property, and the Developer shall complete lawful clubbing of the PTC property prior to commencement of construction beyond 2.5 FSI on the said Property. It is expressly agreed that no PTC component shall remain pending, unutilised or independently existing at the time of making any application for, or issuance of, the Full Occupation Certificate in respect of the last New Building of the Project.

The existing Members shall vacate their respective premises only after issuance of the Full IOD/IOA, and the same shall be verified and confirmed by the Project Management Consultant (PMC) appointed by the Society.

The Developer shall be entitled to avail any facility granted by the BMC or other Competent Authority for payment of premiums, including payment in instalments or by way of deferred payment; however, such facility shall not entitle the Developer to any extension of time for performance of its obligations under this Agreement.

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The Developer shall ensure that the entire premium amount is fully paid, prior to applying for the Full Occupation Certificate for the New Building(s) respectively and shall furnish documentary proof of such payment to the Society, if required.

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32. **DEFAULT IN PAYMENT OF TRANSIT COMPENSATION AND HARDSHIP COMPENSATION**

a. In case the Developer has failed to pay the Transit Compensation and/or the Hardship Compensation as per the terms of this Agreement, then the Society will issue a 30 (thirty) days cure notice to the Developer.

b. In the event the Developer fails to pay the Transit Compensation and/or the Hardship Compensation within the aforesaid period of 30 (thirty) days then the Society shall be entitled to use the Security Deposit and distribute the Transit Compensation and the Hardship Compensation to the Existing Members of the Society. Upon use of such Security Deposit, the Developer shall not be liable for payment of the Transit Compensation and the Hardship Compensation which is covered through the Security Deposit. It is clarified that the Developer shall be liable to replenish the Security Deposit within 30 (thirty) days of the Society utilising the Security Deposit;

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33. **REFUNDABLE DEPOSITS**:

Whatever refundable deposits or any amount in form of tax etc, the Developer might have paid to any authorities including the municipal corporation/SRA/ competent authorities in connection with the said construction and/or development work and/or under these presents, the Developer shall be entitled to get refunded all those deposits directly from such authorities and in order to enable the Developer to obtain the same the Society shall sign all writings, applications, letters, NOC etc. as may be required by the Developer. In any case any deposit is refunded to the Society, it will be reimbursed to the Developer to the extent of the amounts received within 30 days of receipt.

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34. **RIGHT OF ASSIGNMENT / TRANSFER OF DEVELOPMENT RIGHTS** :

The Developer shall not be entitled to assign and/or transfer the benefits of this Agreement or any right or obligation hereunder to any person or persons, Hiranandani group companies, affiliate or SPV..

35. **AMENITIES TO BE PROVIDED BY DEVELOPER**:

The Developer shall provide, at its sole cost, the amenities in the new building(s) and/or on the said Property strictly as set out in **Annexure – M** hereto ("**List of Amenities and Specifications**"). The Developer shall, within the new buildings itself, construct one sample flat incorporating the agreed specifications, amenities, designs, colour schemes, and finishes for the purpose of demonstration to the Members. Pursuant thereto, the Developer shall be entitled to, subject to availability of specified materials and amenities, proceed with the finishing of Existing Members' flats in accordance therewith or, where any specified item is unavailable due to market conditions, technological changes or product discontinuation, to substitute the same with an equivalent of comparable quality, specification, and performance, without materially affecting the overall design, functionality of the flats. The Parties hereby specifically acknowledge that the specifications, designs, brands and materials set out in the Society's tender document are indicative and subject to refinement. Final project-specific designs, specifications, brands and materials selections shall be prepared by the Project Architect and demonstrated through a sample flat (to be shown within the building itself) thereafter the same shall be final and approved by Society within 7 days. The Developer shall be entitled, from time to time, having regard to market conditions, technological changes, or product discontinuation, to substitute specifications, materials or brands with alternatives of equivalent quality without affecting the overall functionality. In the said circumstances the Developer shall intimate the society on any changes as mentioned above. On receipt of any specific request from the developer, the managing committee shall confirm the same within 7 (seven) working days from the receipt of such request. The Society and its Members hereby grant their irrevocable 2/3rd consent under RERA (if applicable) for any such future alterations without the need for any further approval in future, till the receipt of the OC. Furthermore, the Society and its Members undertake to grant its irrevocable

2/3rd consent under any form, proforma, specification, if any, as and when required by the Competent Authority.

ii. All the flat specifications of the Existing Members shall remain uniform. The Developer shall have the right to alter, amend or modify the flat specifications to be provided to the Prospective Purchasers.

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iii. No additional specifications, customized facilities or amenities shall be demanded by the Society or its Members beyond what has been agreed herein. Any additional facilities or amenities save and except of what is already agreed to be provided by the Developer shall be at the discretion of the Developer and at the cost of such Existing Member. The timeframe to decide such addition shall be within a period of 1 (one) month from the issuance of notice of completion of sample flat.

iv. The Building specific common area amenities in the Building/s comprising of existing Members who are not purchasing any additional area, shall be uniform, while the Developer shall retain the right to alter, amend or modify Building specific common area amenities in the buildings comprising of prospective Purchasers and/or Existing Members purchasing additional area.

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v. The Project specific Common Area Amenities to be provided commonly for the entire project shall remain uniform for all existing members as well as prospective purchasers.

vi. The Developer shall only provide the basic and minimum requirements as per the mandatory norms and approvals of MCGM/SRA/CFO or any other competent authorities. Beyond this, only the facilities and specifications explicitly agreed upon by the Developer shall be provided. The Developer shall not be obligated to meet any further customizations, additional provisions, or evolving requests that exceed the agreed terms and statutory requirements

B. It is expressly agreed and confirmed that:

The Developer shall not be required to provide, and shall not be liable for, any additional, varied, or customised works, fixtures, fittings, or provisions other than those expressly set out in **Annexure – M** and/or mandated under applicable statutory requirements, regardless of any requests made by individual Members or the Society after execution of this Agreement.

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36. **ACQUISITION OF TDR BY DEVELOPER**:

a. The Developer shall have the sole and absolute right and discretion to acquire and/or purchase, development potential in the form of Transferable Development Rights ("**TDR**") or any other benefits based on regulations under which the Developer intends to develop the said Property, in such quantity, in one or more Development Rights Certificates ("**DRCs**"), and from such source(s) and on such terms, conditions, and rates as the Developer may deem fit, without any interference, objection, or restriction from the Society or any of its Members.

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b. The Developer shall be entitled to enter into and execute such agreements, deeds, or arrangements with the sellers of such TDR and to cause such sellers to sign, execute, and deliver all necessary documents, including DRCs, utilisation forms, and other related applications or instruments, for submission to the MCGM/SRA/Competent Authority or other competent authority. The Society and its Members hereby covenant and agree to extend full, unconditional, and prompt cooperation, including the execution of all applications, forms, letters, affidavits, undertakings, and other documents as may be required by the Developer, MCGM/SRA/Competent Authority, or any competent authority, without imposing any conditions or seeking any consideration therefor.

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c. All costs, charges, expenses, and incidental outgoings relating to the acquisition and/or purchase of TDR, including stamp duty, registration charges, fees, and premiums, shall be borne solely by the Developer. The Developer shall be entitled to procure such TDR as and when the Developer may consider appropriate, in phases if required, at developer's sole discretion.

d. If, for any reason whatsoever (including any change in governmental policy, rules, or regulations), the additional development potential is required to be acquired from MCGM/SRA/Competent Authority, any governmental authority, or other statutory agency, the Developer shall be entitled, at its sole discretion and cost, to acquire such development potential directly from such authority in lieu of or in addition to acquiring TDR from the open market.

e. It is further agreed that any part of the TDR acquired and standing in the name of the Society, which remains unutilised upon completion of the project or is determined by the Developer to be surplus to the requirements of the project, shall

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be the absolute property of the Developer, and the Developer shall have the unfettered right to assign, transfer, or sell such unutilised TDR in the open market to any third party in its own name and for its own benefit, without any claim, right, or objection from the Society or its Members. However, it is expressly agreed and clarified that such unutilised TDR shall not be utilised, loaded or consumed on the said Property after receipt of the full occupation certificate for the last building of the project. In the event Developer transfers, assigns or sells such unutilised TDR to a third party, the Society shall not be liable to satisfy any claims from such third party against such transfer, assignment or sell of unutilsed TDR by the Developer.

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37. **SALE OF PREMISES BY DEVELOPER TO PURCHASERS:**

i. Save and except the premises and parking spaces expressly earmarked and agreed to be allotted to the Society and/or its Members under this Agreement, the entire balance premises along with parking spaces, together with their appurtenant rights, areas, and benefits, shall constitute the Developer's Sale Area. The Developer shall have the sole, unfettered, and absolute right to market, advertise, allot, sell, transfer, assign, lease, mortgage, or otherwise deal with such Developer's Sale Area, including all parking spaces appurtenant thereto, to any person(s) of its choice, for such consideration, on such terms, and in such manner as the Developer may deem fit, without the requirement of obtaining any consent, approval, or permission, whether in writing or otherwise, from the Society, its Members, or any third party.

ii. The Society and its Members expressly covenant and agree that they shall not, directly or indirectly, raise any objection, claim, or dispute, or in any manner interfere with the Developer's marketing, advertising, pricing, branding, promotional activities (including display of hoardings, signages, banners, and sample flats), negotiations, or sale of the Developer's Sale Area.

iii. It is hereby clarified that all sale proceeds, consideration, benefits, and other receipts arising from or in connection with the Developer's Sale Area shall belong exclusively to the Developer, and the Society and/or its Members shall have no claim, right, title, interest, or demand of any nature whatsoever therein.

38. **NAME OF THE NEW BUILDING:**

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The name of the new buildings to be constructed on the said Property along with the name of the Project shall be at the discretion of the Developer. Name of the Society will be Sachin Sahakari Gruhanirman Sanstha Maryadit.

39. **PROPOSED LAYOUT PLAN**:

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i. The Developer, the Society, and its Members acknowledge that conceptual and tentative layout/plans for the proposed new buildings have been discussed, and a majority of the Members have indicated acceptance of such conceptual plans. The Developer's Architect shall ensure that the sanctioned layout conforms to the applicable provisions of the Development Control Regulations and, if required, shall make revisions to comply with such provisions.

ii. Prior to the execution of this Development Agreement, the Developer shall share with the Society the tentative plans indicating the location, area, and configuration of Members' allotted flats, along with the list of agreed amenities, common areas, and parking provisions. Such tentative plans shall be approved by the Society solely for reference purposes, and the Society expressly agrees and acknowledges that such approval shall not be construed as restricting, limiting, or otherwise curtailing the Developer's right to alter, amend, or modify the plans at any stage, if so required for statutory, technical, structural, commercial, or project-related reasons, provided that the Members' aggregate carpet area entitlement and general status within the project are maintained as per this Agreement.

iii. It is clarified that any modifications, adjustments, or revisions to the layout necessitated by applicable law, regulatory directives, site conditions, structural design considerations, or project optimisation shall not, save and except in exceptional circumstances, adversely affect the total carpet area entitlement of the Members' flats. It is agreed that if any amendments and changes are required to be carried out to the Tentative Plans affecting the area and/or location falling under the Member's New Premises then in that case, the developer shall have to take written approval from the society and the Society shall grant the same within 7 days from the receipt of such letter from the Developer. Any changes in configuration, dimensions, or positioning which do not reduce the agreed carpet area entitlement of a Member and which are required for regulatory compliance, structural stability,

or project efficiency shall not warrant any NOC from the Society subject to prior written intimation to the Society.

iv. The final sanctioned plans, as approved by the competent authorities, shall prevail over the tentative plans, and the Society and its Members shall not raise any claim, objection, or dispute in respect thereof nor shall the Society and/or any of its Members shall have any right to seek amendment thereto.

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40. **TIMELINES FOR COMPLETION OF WORK:**

a. The Developer shall endeavour to complete the redevelopment of the said Property (i) within sixty (60) months plus grace period of six (6) months aggregating to sixty six (66) months in the event Developer constructs a building comprising only of the Members not purchasing any additional area, , (ii) within seventy two (72) months plus grace period of six (6) months aggregating to Seventy Eight (78) months in the event Developer constructs any building comprising, *inter alia*, Members purchasing additional area, , from the date of issuance of the Commencement Certificate for the redevelopment work or the date from the Society and its last member vacating and handing over their respective premises in favour of the Developer, whichever is later ("Initial Timeline"). The Initial Timeline is indicative and for reference purposes only and shall automatically stand extended in the event of the occurrence of any Force Majeure Event (as defined herein) for a period equivalent to the subsistence of such Force Majeure Event or such further reasonable period as may be required for remobilisation and completion of works.

b. For avoidance of doubt, the possession date for all the buildings being constructed in the said Property including building/s under which Permanent Alternate Accommodation is to be provided to the Members under this Agreement shall stand automatically revised and extended respectively or in proportion to any extension in the Completion Timeline due to a Force Majeure Event, without any further act, deed, consent, or approval required from the Society or its Members. No claims, compensation (save and except as expressly set out herein), interest, or penalty shall be payable by the Developer on account of such extension.

41. **FORCE MAJEURE:**

A "**Force Majeure Event**" shall include, without limitation and without delay penalty:

i. Acts of God, including but not limited to earthquake, flood, cyclone, hurricane, volcano, landslide, tsunami, storm, drought, fire caused not due to negligence lightning, perils of the sea or air, epidemic, pandemic, famines or similar natural calamities;

ii. Epidemics, pandemics, lockdowns (full or partial), quarantine restrictions, or other governmental restrictions;

iii. Riots, strikes, lockouts, shortage or non-availability of materials, supply chain disruptions, stoppage of work, sabotage, civil commotion, direct and/or indirect effects of the war, insurrection or military or usurped power, radioactive contamination, ionizing radiation, hostilities (declared or undeclared), terrorist acts, political unrest, revolution, rebellion, blockade, embargo, or insurrection, explosion, sabotage which is beyond the control of the Developer;

iv. Delays or refusals by any governmental, municipal, statutory authority or any competent authority in granting, processing, or issuing any permission, approval, licence, sanction, NOC, or clearance (including changes in law, policy, or regulations impacting redevelopment, such as MOEF, MPCB, DCPR 2034) and/or delays caused by Society in giving consent/NOC, if any, required by such governmental, municipal, statutory authority or any competent authority;

v. Orders, injunctions, prohibitions, notices, or directions issued by any court, tribunal, governmental authority, judicial authority and competent authority or public body against the Developer (not caused due to any omissions and commissions attributable by the Developer) delaying or suspending redevelopment;

vi. Ongoing or subsequent litigation, third-party claims, dispute, demand in respect of the Society's title to the said Property or any discrepancy towards Society's title towards the said Property, internal disputes amongst the existing members as well as with the Developer and/or Society, non-cooperation, obstruction, or hindrance caused by or attributable to Society member(s) and/or office bearer(s) and/or any third party; and

42. **OBLIGATIONS OF THE DEVELOPER:**

a. The Developer shall, subsequent to the issuance of the Vacating Notice and prior to the physical vacation of the Members' existing flats offer to execute, in favour of the respective existing Members and the Society, an individual Permanent Alternate Accommodation Agreement ("PAAA") in respect of the respective Member's and Society's New Premises, being the permanent alternate accommodation to be allotted on ownership basis and free of cost (restricted to the entitled area), specifying therein the details of the said premises. All stamp duty and registration charges in respect of such PAAA (restricted to the free allotted area only) shall be borne and paid solely by the Developer subject to the Existing Member and Society remaining present for the registration of the same on the date and time informed by the Developer in accordance with the clause No. 27 (iii).

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b. The Society and its Members shall be under an unequivocal obligation to execute and cause registration of the PAAA within the Vacation Notice Period. The Society shall also join as a Confirming Party to each such PAAA. It is expressly clarified that the right and entitlement of the Members to the Members' New Premises arises solely under this Development Agreement, and execution of the PAAA shall be merely evidentiary and confirmatory in nature, without constituting a fresh grant, transfer, or allotment.

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c. Any stamp duty, registration charges, GST, and incidental costs in relation to any additional area purchased by any Member beyond the entitled free area shall be borne exclusively by such Member.

d. It is further clarified that the PAAAs are incidental to and form an integral part of this Development Agreement, which is the principal instrument within the meaning of Section 4 of the Maharashtra Stamp Act, 1958. Accordingly, the Developer shall bear and pay the stamp duty on such PAAAs as incidental documents, provided such duty pertains to the free allotted area only.

e. The Developer shall, during the course of redevelopment, carry out all acts, deeds, and things required under applicable laws, bye-laws, regulations, and directions of governmental or statutory authorities, and perform the works in conformity with the sanctioned plans and the provisions of the DCPR 2034 (as amended from time to time).

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f. From the Handover Date until completion of all new premises are duly delivered, the Developer shall bear and pay, at its sole cost, all project-related construction costs and expenses such as:

i) Charges for water, electricity, and other utilities consumed during construction, including any sewerage charges, taxes on "land under construction" (LUC);;

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ii) All fees and expenses of consultants, architects, structural engineers, contractors, and other professionals appointed by the Developer shall be borne and paid by the Developer. However, in case of the fees of the PMC, Chartered Accountant, and Legal Advisor appointed by the Society, the Developer shall not be liable to make any blanket or lump-sum payments to any such professionals without reviewing their respective scope of work, deliverables, and actual contribution to the progress of the project. Developer holds the right to negotiate the fees payable to the PMC, Chartered Accountant and Legal Advisor already appointed by the Society. Developer shall reimburse the Society for payment of fees already made by Society to PMC, Chartered Accountant and Legal Advisor. Further, the Developer shall not be responsible or liable for any fees, charges, or expenses of any consultants or professionals not expressly appointed or approved by the Developer

iii) All incidental construction-related expenses;

iv) Costs associated with relocation of utilities (limiting to construction work), tanks, pump rooms, or other structures as may be required by MCGM/SRA/Competent Authority /other authorities;

v) Any statutory penalties, premiums, interest, or deposits payable for securing OCs or other permissions;

vi) Execution of construction works in accordance with sanctioned plans and specifications;

vii) Removal of surplus material and construction debris post-completion and upon issuance of Full OC;

viii) Payment to the Society of a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) as administrative charges at the stage mutually agreed;

ix) Relocation and/or construction of the temples on the said Property to the designated landscaped area;

x) The Developer records and acknowledges that the Society has settled its obligation towards Mr. Chemburkar, being the erstwhile owner of the Smaller Property bearing Survey No. 922, and has informed and instructed the Developer to provide, in discharge of such obligation, one completed residential premises admeasuring 550 (Five Hundred and Fifty) square feet of RERA carpet area, inclusive of balcony, if any, which area is within the range of 500 square feet to 600 square feet as permitted under the applicable Order. The Developer hereby agrees to construct and deliver the aforesaid residential premises strictly in accordance with the area so settled and instructed by the Society, free of cost to the Society. The Developer shall not be responsible for, nor liable in respect of, any variation, enhancement or claim in area or consideration beyond the aforesaid settled area. All costs and expenses towards stamp duty and registration charges in respect of the said premises shall be borne and paid by the Developer.

43. **COMPLIANCE WITH RERA:**

a. The Developer shall, prior to committing any sale, allotment, or transfer of any portion of the Developer's Sale Area/Entitlement Area including Developer's Parking Spaces in the New Building, make the requisite application to the Maharashtra Real Estate Regulatory Authority ("MahaRERA") for registration of the project/s of construction of the New Building/s under the provisions of the RERA.

b. The Society shall render all necessary cooperation, assistance, and support as may be required by the Developer for the purpose of registration of the project/s with MahaRERA, including signing, executing, and delivering all applications, affidavits, declarations, undertakings, resolutions, and other writings, and shall join in such application as a co-promoter solely for procedural compliance under RERA, without participation in marketing, sale, construction, or delivery of the Developer's Sale Area or Parking Spaces.

c. It is expressly clarified that the Society's and/or its Members' role as co-promoter (if required) shall be purely nominal, procedural, and limited to satisfying RERA registration requirements, and shall not be construed as:

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i) conferring any ownership, marketing, or sale rights in respect of the Developer's Sale Area and/or Parking Spaces;

ii) imposing any liability, financial obligation, or performance requirement upon the Society and/or its Members in respect of the Developer's Sale Area and/or Parking Spaces; or

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iii) entitling the Society and/or its Members to any share in the consideration, benefits, or proceeds from the sale/allotment of the Developer's Sale Area and/or Parking Spaces.

d. The Society and each of its Members, jointly and severally, covenant and undertake that any act, omission, statement or representation made by them in their limited capacity as co-promoter shall be true, correct and in accordance with Applicable Laws, and shall not prejudice or adversely affect the redevelopment of the said Property or the Developer's rights under this Agreement.

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e. Due to any act, omission, statement or representation of the Society and/or its Members in their capacity as co-promoter if any claim, demand, proceeding or action is initiated or raised by any governmental authority, purchaser, third party or any person whatsoever in respect of the Developer's Sale Area and/or parking spaces, the Society shall, in the first instance, take all necessary steps at its own responsibility and efforts to contest, resolve, withdraw or settle the same.

f. Any delay or obstruction to the redevelopment arising on account of such claim or proceeding shall not be treated as a default on the part of the Developer, and the Developer shall be entitled to appropriate extension of time under this Agreement.

g. If the Society fails to resolve such demand encumbrance or claim within 15 (Fifteen) days from written intimation by the Developer and requests the Developer to intervene, the costs incurred by the Developer shall be governed by the recovery mechanism as described under this Agreement.

h. It is expressly clarified that the Developer shall not be responsible or liable for any act, omission, statement or representation of the Society and/or its Members in their capacity as co-promoter, nor for any consequences arising therefrom.

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i. This clause shall survive the conveyance of the said Property by the Developer to the Society, the entire tenure of registration of the project/s with MahaRERA and the termination or expiration of this Agreement.

44. **INSURANCE**:

a. Prior to the commencement of any physical work on the said Property, the Developer shall, at its sole cost and expense, undertake to obtain following insurance:

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i. Workmen's Compensation Insurance and Employees' State Insurance (as applicable).

ii. Third Party Liability Insurance.

b. Upon written request from the Society, the Developer shall provide copies or summaries of such insurance policies together with proof of premium payment. The Society shall have no obligation to verify adequacy of coverage, and the Developer shall remain solely responsible for ensuring that the insurances are sufficient and compliant with law.

c. The Developer undertakes to obtain such aforesaid Insurance till the completion of entire project.

45. **VARIATION:**

It is expressly agreed and acknowledged by and between the Parties that:

a. Since the plans for the redevelopment of the said Property have not yet been finalized and/or submitted to the concerned authorities for approval, the tentative plans may change prior to issuance of IOD/IOA due to Architectural design/planning constrains and the grid layout as envisaged. However, the final area of the Permanent Alternate Accommodation to be allotted to the Existing Members under the PAAA shall be as per the finalized area of the offer letter

b. During the course of construction of the New Buildings, the carpet areas may vary given the inherent technical requirements and practical considerations.

c. Accordingly, the RERA carpet area (i.e. RERA carpet area plus Balcony and door jamb, if any) of the Members' New Premises, up to and including plus or minus

two percent (+/- 2%) (hereinafter referred to as the "Permitted Variance"), shall be deemed acceptable and shall not constitute a breach of this Agreement.

d. In the event that the said carpet area of any Member's New Premises is reduced beyond the Permitted Variance, the Developer shall, at the time of handing over possession of such Member's New Premises, pay to such Member compensation calculated at the rate of Rs. 27,000/- (Rupees Twenty Seven Thousand only) per square foot for the shortfall in excess of the Permitted Variance.

e. If the said carpet area of the Members' New Premises is increased beyond the Permitted Variance, the Member shall, at the time of taking possession of such Members' New Premises, pay to the Developer compensation calculated at the rate of Rs. 27,000/- (Rupees Twenty Seven Thousand only) per square foot for the addition in excess of the Permitted Variance.

46. **STRUCTURAL DEFECT LIABILITY:**

a. The Developer shall construct the New Buildings strictly in accordance with the plans and specifications as duly sanctioned and approved by the competent Planning Authority. In the event that any structural defect in the New Buildings is notified to the Developer within a period of five (5) years from the receipt of the OC with respect to the Building consisting Existing Members in which such defect is observed, the Developer shall, subject to verification, rectify such defect at its own cost.

b. However, the Developer shall not be constrained by the Structural Defect Liability as mentioned in these present in the event if such defects are attributable due to normal wear and tear, lack of proper maintenance, or any damage caused by acts of God or force majeure events.

c. The Developer's Structural Defect Liability shall stand terminated in the event of following conditions:

i. The defects are caused, whether directly or indirectly, by any act, omission, negligence, or commission of deeds by the Society, any of its Members, or any purchasers/occupants of the New Building, including but not limited to faulty workmanship, inferior quality materials, or defective services rendered by

contractors, workmen, or service providers engaged by such persons for any fit-out, renovation, interior, alteration, or repair works within the premises.

ii. The defects are arising from the use of the premises for purposes other than the residential or commercial use as sanctioned under Applicable Laws.

iii. If any Member, purchaser, or occupant undertakes any structural or internal modification including chiselling, drilling and damaging the structure, civil alteration, encroachment, unauthorised construction or damaging waterproofing course in or to the New Building and/or their respective premises and/or neighbouring premises, the Developer shall stand fully absolved of any liability for defects, whether existing or arising thereafter, in respect of the affected premises or any adjoining/connected structure.

c. Any claim for defect shall be first notified in writing to the Developer and shall be supported by a certification from the independent agency mutually appointed by Parties hereto, confirming the existence and nature of the defect. The Developer shall only be obliged to rectify such defects upon receipt of such certification. In the absence of such certification, the Developer shall have no obligation to act upon such claim.

d. For the avoidance of doubt, the Developer's obligation under this clause shall be strictly limited to rectification of structural defects as described more particularly hereinabove and no claim for replacement, refund, damages, or any other monetary compensation shall lie against the Developer.

47. The Developer hereby confirms that the Project specific Common Area Amenities to be provided commonly for the entire project shall remain uniform for all existing members as well as prospective purchasers. There shall not be any discrimination between the Members and the Purchasers in accessing them.

48. **NO PARTNERSHIP:**

Nothing contained in this Development Agreement shall be deemed to constitute a partnership or a joint venture or association of persons between the Parties hereto. It is hereby declared and clarified that each of the Parties have undertaken obligations and has rights specified hereinabove on their own account and on principal to principal basis.

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49. **POWER OF ATTORNEY:**

a. The Society shall give/grant Power of Attorney to the Developer, simultaneous with the execution of these presents, authorizing its representatives, jointly and/or severally, to do lawful acts, deeds, matters and things pertaining to the said Property and for the purpose to approach the authorities including the Corporation/ SRA or the competent authority under any other law and in respect of any act, deed, matter and thing which may be done by the Society as also to sign all letters applications, agreements, documents, court proceedings, affidavits and such other papers containing true facts and correct particulars as may from time to time be required in this behalf and to do all acts, deeds, matters and things with respect to the redevelopment of the said property.

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b. The Power of Attorney shall be registered in accordance with the provisions of the Registration Act, 1908. The said POA shall be concurrent and coterminous with this Development Agreement and shall remain valid, subsisting, and irrevocable until the later of: (i) the sale and handing over possession of the last premises along with Parking comprising in the Developer's Sale Area and execution of all necessary documents in relation thereto; (ii) handing over possession of the last premises along with parking comprising in the Members' New Premises and execution of all necessary documents in relation thereto; or (iii) the issuance of the Full OC for the last New Building of the Project;

c. The Society expressly acknowledges and agrees that the POA is granted as an essential and integral part of this Development Agreement, is in the nature of an authority coupled with interest under Section 202 of the Indian Contract Act, 1872, and accordingly shall be irrevocable until the completion of the events stipulated herein.

49. **TRANSFERS:**

The Society shall hereafter not permit transfers of any shares or premises in the said Existing Building by any of the Existing Members to any third parties, till the prospective transferee/s confirm, accept and acknowledge the provisions of this

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Agreement and agree to abide by the terms of this Agreement by executing a writing to that effect in a form satisfactory to the Developer.

50. **INTER SE DISPUTE BETWEEN MEMBERS/OCCUPANTS & NOMINEE OF THE MEMBER:**

a. Any dispute, claim, or difference arising inter se between the family members, heirs, legal representatives, or occupants of any Member shall be resolved solely and exclusively by such persons amongst themselves, without reference to or involvement of the Developer. The Developer shall have no obligation, liability, or responsibility whatsoever to mediate, intervene, or otherwise participate in the resolution of such disputes, nor shall such disputes in any manner whatsoever delay, hinder, restrict, or affect the redevelopment process, the execution of this Agreement or the PAAA, the delivery of possession, or any other obligation of the Developer.

b. In the event of the death of any Member during the subsistence of this Development Agreement or during the course of redevelopment:

i. The nominee duly registered/recorded with the Society in respect of such deceased Member's premises shall, subject to acceptance and written confirmation by the Society, be entitled to receive and enjoy all rights, entitlements, and benefits under this Agreement and the PAAA pertaining to the New Premises to be allotted in lieu of the deceased Member's existing premises;

ii. Such entitlement shall be without prejudice to the rights of the legal heirs and representatives under applicable law, who shall be required to comply with all terms, conditions, and obligations contained in this Agreement and/or the PAAA;

iii. The Developer shall recognise and deal with such nominee as confirmed by the Society, without raising any objection or dispute in respect thereof, provided that all obligations of the deceased Member under this Agreement and/or the PAAA are duly complied with;

c. Any dispute or contest as to the legal heirs, title, or entitlement to the said premises shall be resolved solely by the concerned parties inter se and the Developer shall be entitled to rely upon the written confirmation of the Society in respect of the rightful claimant(s), and such confirmation shall be final and binding on all parties for the purposes of this Agreement;

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d. It is expressly agreed that any such dispute or pending claim shall not delay, restrict, or hinder the Developer from proceeding with the redevelopment work, handing over possession of the New Premises, or discharging any obligation under this Agreement and/or the PAAA. Upon receipt of written confirmation from the Society as to the person(s) entitled, the Developer shall be deemed to have validly discharged all its obligations towards such premises and shall have no further liability in respect thereof.

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51. **PRESENT AGREEMENT TO SUPERSEDE PRIOR AGREEMENTS/ UNDERSTANDING/LETTERS/NOTICES ETC:**

The Development Agreement together with all annexures and documents executed contemporaneously with it or referred to in it, constitutes the entire Agreement between the parties in relation to its subject matter and supersedes all prior agreements, letters, understandings/notices and undertakings, whether oral or written including Tender document, with respect to such subject matter and no variation of this Development Agreement shall be effective unless reduced to writing and signed by duly authorized representatives of each of the parties. This Development Agreement will not be amended, altered or modified except by a written instrument signed by each of the parties.

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52. **STEP IN RIGHTS**

a. Without prejudice to other remedies available under Applicable Law or this Agreement, the Society may invoke Step In Rights only as a temporary, corrective and non-terminatory measure, for the limited purpose of ensuring completion of the balance work of the Project, and strictly subject to compliance with the conditions set out herein.

b. Step In Rights may be exercised only:

(i) upon occurrence of a defined Material Default (as specified below);

(ii) after issuance of a detailed written notice granting the Developer not less than 180 (One Hundred and Eighty) days to cure such default;

(iii) after granting the Developer a reasonable opportunity of being heard; and

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(iv) upon approval of not less than 75% (Seventy-Five Percent) of the total Members of the Society present and voting at a duly convened Special General Body Meeting (SGBM), called specifically for this purpose.

Failure to comply with any of the above conditions shall render the invocation of Step-In Rights invalid.

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c. "**Material Default**" - For the purposes of this Clause, shall mean only the occurrence of any of the following events, which remain uncured within the stipulated cure period:

(i) Demonstrable diversion or misappropriation of Project funds materially affecting construction progress,

(ii) Complete stoppage of construction activities on account of default solely by the Developer for a continuous period exceeding 180 (One Hundred Eighty) days and not due to either of Force Majeure, Statutory restraint and/or title dispute, obstacles, default, dispute attributable to the Society and/or its Members and/or other justifiable cause;

(iii) Revocation or suspension of statutory approvals solely on account of proven default attributable to the Developer and not arising from title issues, member disputes, or acts/omissions of the Society; and

(iv) Insolvency adjudication against the Developer by a competent court, which materially disables performance of the Project.

d. Notwithstanding what is stated herein above in this clause, prior to the Society exercising Step In Rights, the Developer shall have the first and overriding right, with prior written consent of the Society (which shall not be unreasonably withheld or delayed), to (i) induct a joint venture partner, investor or substitute developer; and/or (ii) restructure financing or development mechanisms, for the limited purpose of completing the balance Project while this Agreement continues in full force and effect. It is agreed between the Parties hereto that exercise of such right shall constitute a valid cure mechanism, and Step In Rights shall remain suspended so

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long as the Project progresses in accordance with a mutually agreed revised schedule.

e. The Parties hereto further agree that the exercise of Step In rights shall neither amount to termination of this Agreement nor transfer/extinguish Developer's development rights. The Step In rights shall only operate as a temporary suspension of the Developer's construction control strictly to the extent necessary to complete pending works and shall not entitle the Society to create third-party rights in the Project land inconsistent with the Developer's underlying development entitlement.

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f. Once the default due to which Step-In rights were activated, is cured, the operational control shall revert immediately to the Developer, the rights and obligations of the parties shall be restored to the status quo ante and the provisions of this Development Agreement shall resume in full force and effect to the exclusion of any interim arrangements made during the period of default or in accordance with mutually agreed terms, at the discretion of the Developer.

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33. CONSEQUENCES OF STEP-IN RIGHTS

Upon valid exercise of Step-In Rights, the Society may (i) permit the Developer, together with an inducted JV partner / incoming developer; or (ii) in the event of failure thereof, appoint an alternative contractor or developer only to the extent of resolution of default for which Step In Rights are exercised and to carry out the construction strictly in accordance with sanctioned approvals and Applicable Laws.

a) The Developer shall extend all reasonable cooperation, including handover of drawings, approvals, RERA documentation, and execution of documents required under law for induction of a JV partner or change in development structure, without assignment of ownership unless otherwise agreed.

b) The Developer's right to market or sell units forming part of the Developer's Sale Area shall remain suspended only during the subsistence of Step-In, unless otherwise agreed in writing.

c) A mutually appointed independent valuer shall assess (i) actual overall cost incurred by the Developer for the Project up to the Step-In date, (ii) receipts realised

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from sale of Developer's Sale Area; and (iii) cost required for resolution of default for which step-in rights are exercised.

The valuer's determination shall be final and binding, save and except manifest error.

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d) The Society shall be entitled to utilise Security Deposit (if available) and sale proceeds of Developer's Sale Area, strictly and proportionately for resolution of default for which Step in Rights are exercised as per mutual agreement between the Developer and the Society at that time.

e) After resolution of the default for which Step-in rights were exercised, the rights and obligations of the Developer shall be restored as per the Development Agreement.

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54. **TERMINATION**:

i. Termination of this Agreement by the Society shall be resorted to only as a measure of last resort and strictly upon cumulative satisfaction of the following conditions:

a) Material Default (as defined under Clause of Step In Rights) has occurred and remains uncured after expiry of the stipulated cure period; .

b) the Developer has been afforded a bona fide opportunity to induct a joint venture partner, investor or substitute developer, and such mechanism has failed to achieve continuation or completion of the Project within a reasonable time;

c) Step-In Rights have been validly exercised in accordance with Clause 52 and have demonstrably failed to ensure reasonable progress toward completion; and

d) such continuing Material Default materially and adversely prejudices the redevelopment or the legal rights of the Members.

Failure to satisfy any of the above conditions shall render the termination invalid.

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ii. Prior to effecting termination, the Society shall mandatorily issue a detailed written notice specifying precise breaches with documentary basis, grant a cure period of 60 (Sixty) days in case of non-monetary breaches and 180 (One Hundred Eighty) days in case the alleged breach relates to financial restructuring, funding arrangements, or any matter which by its nature reasonably requires a longer period for rectification, meaningfully explore substitution, JV induction or restructuring proposals submitted by the Developer, conduct consultations with the Developer and record detailed minutes of meetings, grant the Developer a reasonable opportunity of being heard and obtain approval of not less than 75% (Seventy Five percent) of the total Members of the Society (i.e. 220 Members) present and voting at a duly convened Special General Body Meeting called specifically for termination. Any termination not strictly complying with the above process shall be void and unenforceable

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55. **CONSEQUENCES OF TERMINATION**:

i. Upon lawful termination:

a) the Developer's development rights shall stand extinguished prospectively and not retrospectively;

b) all powers of attorney, licenses and authorities granted to the Developer shall stand revoked to the extent legally permissible;

c) the Developer shall hand over peaceful possession of the site, statutory approvals (to the extent transferable), drawings and project-related documents within 30 (Thirty) days;

d) such handover shall be subject to reconciliation of accounts and compliance with Clauses (ii) to (v) below.

ii. In the event Purchasers of the Developer's Sale Area have been inducted in accordance with Applicable Law, the Society shall ensure compliance with obligations under the RERA, 2016 and shall not take any action prejudicial to such Purchasers. The Parties thereto shall execute transition arrangements to that effect.

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iii. All escrow accounts, Securities, receivables, payables and project accounts shall be audited and reconciled through an independent Chartered Accountant mutually appointed. Any Surplus amount pursuant thereto, shall belong to the Developer after satisfying statutory dues, project creditors and liability towards Existing Members as well as Purchasers in compliance with Real Estate (Regulation and Development) Act, 2016.

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iv. Any securities furnished by the Developer shall be invoked only to the extent of actual, quantified and proven losses arising directly from the uncured Material Default, not otherwise and certified through an independent Chartered Accountant mutually appointed.

v. The Developer shall be entitled to valuation and accounting of its expenses incurred towards the Project up to the date of termination. If the said value exceeds liabilities attributable to the Developer, such value shall be recognized and surplus amount shall be given to the Developer.

vi. Termination of this Agreement in any manner shall not affect :

a) accrued rights of the parties hereto; however, the liabilities of the Developer towards the Purchaser and Existing Member shall stand transferred to the Society on specific terms and conditions to be mutually determined between the Developer and the Society at the time of such termination;

b) dispute resolution provisions available under this Agreement;

c) confidentiality provisions;

d) recovery rights of the Developer under the Recovery mechanism and recovery of expenses incurred under Cost Cap.

56. Upon exercise of Step In Rights or issuance of Termination Notice as specified in these presents, the Parties hereto shall enter into a definitive supplemental agreement stating therein the detailed terms and conditions to be determined mutually by the parties at that time.

57. **ARBITRATION**:

a) If any disputes arise between the Developer and the Society with regard to

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this Agreement or arising from or in respect of this Agreement (including the construction or interpretation of the terms and conditions thereof or the implementation thereof or otherwise relating to or touching the said Property or for adopting appropriate proceeding against the Obstructing Member, the same shall be referred for arbitration to be conducted by a sole arbitrator appointed by the Developer and the Society. However, if the Developer and the Society are unable to agree on the sole arbitrator to be so appointed, the appointment of a sole arbitrator shall be made in accordance with the provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

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b) The award passed by the arbitrator shall be final and binding on all the Parties. Such arbitration shall be held in Mumbai; the seat and venue of arbitration shall also be in Mumbai. The Parties to bear their respective costs of such Arbitration. The Arbitration will be governed by the provisions of Arbitration and Conciliation Act 1996 or any statutory modification or re-enactment thereof.

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c) The Parties agree and undertake that during the pendency of the arbitration proceedings, the Parties will duly perform their respective roles and responsibilities under this Agreement so that the implementation of the Project is not adversely affected.

d) The arbitration clause is meant to cover adjudication of only disputes which may arise between the Developer and/or the Society and subject to the provisions of clause above, the arbitration clause is not meant for adjudication of either any internal disputes between the Existing Members inter-se or disputes between the Existing Member/s and the Society or any disputes between the Existing Members with the Developer.

e) The language to be used in the arbitration proceedings shall be English.

f) For the purpose of this clause, the Courts of Mumbai shall have exclusive jurisdiction to try and entertain any proceedings arising out of or in relation to this Agreement.

58. **MISCELLANEOUS PROVISION**:

a. **Reservation of Rights**

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No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision, and any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions, a waiver of any right under or arising out of this Agreement or acquiescence to or recognition of rights other than that expressly stipulated in this Agreement.

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b. **Cumulative Rights**

All remedies of the Parties under this Agreement whether provided herein or conferred by statute, civil law, common law, custom or trade usage, are cumulative and not alternative and may be enforced successively or concurrently.

c. **Partial Invalidity**

If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

d. **Relationship**

None of the provisions of this Agreement shall be deemed to constitute a partnership between the Parties hereto and no Party shall have any authority to bind the other Party otherwise than under this Agreement or shall be deemed to be the agent of the other in any way.

e. **Governing law**

Subject to the provisions of Arbitration, this Agreement shall be governed and construed in accordance with the laws of India, and competent courts in Mumbai shall have the jurisdiction to entertain any Dispute arising out of or in connection with this Agreement. It is specifically agreed by & between the parties hereto that if

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any of the parties to this agreement commit any breach of this agreement and/or do not perform their part of this contract, the effected party shall have right to get specific performance of this agreement through the court of law, against the defaulting party and in that case, the defaulting party shall bear their own expenses including the expenses likely to be incurred by the effected party and shall reimburse the same immediately to the affected party.

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f. **Waiver of Rights**

All waivers under this Agreement must be in writing and failure at any time by a Party to require the other Party's performance of any obligation under this Agreement shall not affect the right of the first-named Party subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Agreement or of a failure or failures by the other Party to perform any provision of this Agreement shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

59. **STAMP DUTY, REGISTRATION CHARGES AND GST**

The Stamp Duty, Registration charges and GST, if any, payable on this Development Agreement, the Power of Attorney and Permanent Alternate Accommodation Agreements (for the Members who has executed this Development Agreement) (in so far as the same pertains to the extent of the areas hereunder agreed to be provided by the Developer to the Existing Members at free of cost) shall be borne and paid by the Developer. However, the respective Existing Members shall be liable to bear and pay the stamp duty as well as GST and other incidental charges in respect of the additional area that shall be purchased by such Existing Member and the Developer shall not be liable to bear and pay the same.

60. **NOTICES:**

i. Any notice and/or intimation to be given under this Agreement shall be addressed to the Parties at their respective address stated hereinbelow. Such notices and/or intimation shall be in writing and shall be delivered either by hand delivery

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or by registered post with acknowledgement due or by prepaid courier services or by way of E-mail.

ii. All notices shall be deemed to have been validly given on (i) the date of receipt by the addressee, if delivered by hand delivery, (ii) the expiry of 7 (Seven) days after posting if sent by registered post with acknowledgement due, or (iii) the date of receipt by the addressee, if sent by courier, or (iv) the same day on which the same is e-mailed.

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iii. Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other not less than 15 (Fifteen) days prior written notice of such change in address.

All communication to the Society shall be made at:

Address: Mithagar Road, Mulund (East), Mumbai – 400 081

Email ID: info@sachinsociety.com / rdcsachin25@gmail.com

Contact Person: Mr. Vishwesh Chavan, Chairman of the said Society.

iv. All communication to the Developer shall be made at:

Address: Third Floor, Olympia Building, Central Avenue, Hiranandani Gardens, Powai.

Email ID: redevelopments@hrealty.com

Contact Person: Ms. Mira Patki

61. SEVERABILITY AND SURVIVAL:

Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement should be prohibited or rendered invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. In such event, the Parties shall negotiate, in good faith, for a valid, legal

and enforceable substitute provision, which most nearly gives effect to and reflects the Parties' intent in entering into this Agreement.

62. **GOVERNING LAW AND JURISDICTION:**

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

63. **INCOME TAX PAN:**

The Society is assessed to Income Tax and its Permanent Account Number is [AABTS8188A].

The Developer is assessed to Income Tax and its Permanent Account Number is [AABCE7779C].

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64. **ENTIRE AGREEMENT AND MODIFICATIONS:**

i. The Parties hereto acknowledge, declare and confirm that this Agreement has been entered into after due negotiations, discussions and obtaining individual legal advice and that this Agreement represents the entire Agreement between them regarding the subject matter hereof.

ii. This Agreement supersedes all prior writings, letters, tender document, letter of intent, memoranda, drafts etc. entered into, executed, issued, made and/or exchanged by or between the Society, the Present Members and the Developer and all discussions, deliberations and negotiations held between them before the date of this Agreement. It is also expressly agreed and clarified between the Parties hereto that this Agreement is the sole repository of the finally agreed terms, conditions, provisions and obligations governing and relating to the redevelopment of the said Property.

iii. Any alterations, additions, modifications or deletion hereto shall not be valid and binding unless the same are reduced to writing and signed by both the Parties. This Agreement can be modified only by a writing duly executed by the Parties hereto.

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iv. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) singular shall include plural and vice versa and (b) masculine shall include feminine and vice versa.

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65. **FURTHER ASSURANCES**

Each of the Parties shall co-operate with the other and execute and deliver to the other such instruments and documents and take such other actions as may be reasonably requested, from time to time, in order to carry out, give effect to and confirm their rights and intended purpose of this agreement

66. **HEADINGS**

The headings, subheadings, titles, subtitles used for the clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules and Annexures hereto and shall be ignored in construing and interpreting the same.

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SCHEDULE OF THE PROPERTY

All THOSE pieces and parcels of land CTS. No. 918 admeasuring 1,525.90 square meters, CTS No. 919 admeasuring 553.80 square meters, CTS No. 920 admeasuring 4,600 square meters, CTS No. 921 admeasuring 718.90 square meters, CTS No. 922 admeasuring 1,201.00 square meters, CTS No. 926 admeasuring 3,297.80 square meters, CTS No. 927 admeasuring 1,114.90 square meters, CTS No. 928 admeasuring 1,751.00 square meters, CTS No. 930 admeasuring 766.70 square meters and CTS No. 931A admeasuring 1,885.70 square meters collectively admeasuring approximately 17,415.70 square meters situated at Mithanagar Road, Mulund, Mulund (East), Mumbai – 400 081 along with 10 Buildings standing thereon bearing Building Nos. 1 to 5 admeasuring 82,088 sq. ft., 7 to 10 admeasuring 47,392 sq. ft. & 12 admeasuring 7,389 sq. ft. aggregating to 1,36,869 sq. ft.

IN WITNESS, WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

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SIGNED SEALED AND DELIVERED)

BY THE WITHINNAMED "**SOCIETY**")

SACHIN SAHAKARI GRUHANIRMAN)

SANSTHA MARYADIT)

BY THE HAND OF _____)

AUTHORISED SIGNATORIES)

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SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT
REG. NO. BOM/HSG/ 1629 of 1968

SACHIN SAHAKARI GRUHANIRMAN SANSTHA MARYADIT

1. VISHVESH CHAVAN - (CHAIRMAN)

Chairman

2. SANTOSH TENDLE (M. C. MEMBER)

3. MILIND PRABHU. (M. C. MEMBER)

4. SANDEEP MORE (M. C. MEMBER)

5. PRABHAKAR LOKE (RDC MEMBE)

6. VIVEK GAONKAR (RDC MEMBER)

7. MADHUKAR SAPKAL (RDC MEMBER)

8. SANJAY GADRE (RDC MEMBER)

9. MANDAR VIDWANS (RDC MEMBER)

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28

10. SUBHASH SAWANT (GB MEMBER)

11. RAHUL PATIL (GB MEMBER)

12. SUNIL BARVE (GB MEMBER)

13.

14.

मबई -२८
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15.

Pursuant to Resolution 15.03.2026 passed)

In the Special General Body Meeting)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का MUMBAI

In the presence of:

1. Parag Bhandare
2. Pallavi S. Sheth

Ms Pallavi Sheth

SIGNED SEALED AND DELIVERED)

BY WITHINNAMED "**DEVELOPER**"

EVITA CONSTRUCTIONS PRIVATE LIMITED

By the hand of its Authorized Signatory)

Mr. Sanjay Pandey)

Pursuant to Resolution dated 25.03.2026)

EVITA CONSTRUCTIONS PVT. LTD. MUMBAI

For EVITA CONSTRUCTIONS PRIVATE LIMITED

Director / Authorised Signatory

Page No. 112 to 277

In the presence of:

1. Parag Bhandare
2. Pallavi S. Sheth

मुंबई -२८

९९०८४	९९९	४९२

२०१८

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ MUMBAI

मुद्रांक जिल्हाधिकारी बोरीवली सत्यमेव जयते

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

(Regd. No. BOM/HSG/1629 of 1968)

न.क्र. _____

Date: 15th March 2026

SIGNATORIES OF THE DEVELOPMENT AGREEMENT

'RESOLUTION'

मुंबई - २८

९९०८४ | ९२० | ४७३

RESOLVED THAT the Members of the Society acknowledge that the present Secretary of the Society is a Provisional Member representing the concerned flat holder of the Society, and the Members hereby record their knowledge of the same.

RESOLVED FURTHER THAT the Members of the Society hereby ratify and confirm the authority of the Chairman, Secretary and Treasurer and the members of the Managing Committee of the Society to sign, execute, present for registration and complete all necessary documents, agreements, writings and instruments on behalf of the Society in connection with the redevelopment of the Society's property and the Development Agreement proposed to be executed with the Developer.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-29 MUMBAI

RESOLVED FURTHER THAT any document, notice, application, shall be deemed validly executed and binding upon the Society if it is signed jointly by any 2 (two) members of the Managing Committee, provided that such signatories shall necessarily consist of 1 (one) Office Bearer (i.e. Chairman, Secretary or Treasurer) and 1 (one) other Managing Committee Member of the Society.

RESOLVED FURTHER THAT the Members of the Society hereby approve, ratify and confirm that any document, agreement or writing executed or to be executed by the Chairman, Secretary,

मदई - २६		
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	२०२६	

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

Page No. 114 to 277 | Page No. to

Treasurer and Members of the Managing Committee of the Society as stated hereinabove and pursuant to the authority granted by the General Body shall be valid and binding upon the Society.

सबर्ड - २८
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RESOLVED FURTHER THAT the Members further confirm that no objection or challenge shall be raised in future on the ground that the Secretary is a Provisional Member, and all acts, deeds and documents executed by the said office bearers shall be treated as acts of the Society duly authorised by the General Body.

RESOLVED FURTHER THAT even if at any time any technical irregularity in the appointment or membership status of any office bearer is alleged, the documents executed by the authorised office bearers pursuant to this Resolution shall remain valid, binding and enforceable upon the Society and its members.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

RESOLVED FURTHER THAT if any of Managing Committee Members including Chairman, Secretary, Treasurer fails or refuses to sign documents despite resolution of the Managing Committee or General Body, the same shall not invalidate the documents and any one Member from Managing Committee and any one from the Office Bearer (i.e. Chairman, Secretary, Treasurer) shall jointly be entitled to execute the same on behalf of the Society."

RESOLVED FURTHER THAT however for the purpose of execution, registration and completion of the Development Agreement and all documents, writings and instruments ancillary thereto, the Society shall nominate and authorise 15 (fifteen) members of the Society as authorised signatories to act on behalf of the Society.

RESOLVED FURTHER THAT only such members whose title and membership in respect of their respective premises in the Society is

मबई -२८		
११०८४	१२३	४१२
२०२६		

Page No. 115 to 277

clear, valid and undisputed in the records of the Society shall be eligible to be nominated as authorised signatories.

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RESOLVED FURTHER THAT out of the said 15 (fifteen) authorised signatories, the signatures of any 11 (eleven) authorised signatories shall be sufficient for execution, registration and completion of the Development Agreement and related documents on behalf of the Society, and such execution shall be deemed to be valid, binding and enforceable upon the Society and all its members.

RESOLVED FURTHER THAT the aforesaid 15 (fifteen) authorised signatories shall be selected from amongst the members of the Society in the following manner:

- 5 (five) members from the Managing Committee of the Society;
- 5 (five) members from the Redevelopment Committee constituted by the Society; and
- 5 (five) members amongst the remaining members of the General Body of the Society.

RESOLVED FURTHER THAT the Managing Committee of the Society shall finalise and record the names of such authorised signatories and communicate the same to the Developer and the concerned registering authority.

Managing Committee members

Vishvesh Chavan

Santosh Tendle

Milind Prabhu

Sandeep More

Ankur Kulkarni

मबई -२८		
११०८४	१२५	४१३
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

पुढांक जिल

Page No. 116 to 277

Page No. to

Redevelopment Committee

Prabhakar Loke

Vivek Gaonkar

Mandar Vidvans

Madhukar Sapkal

Sanjay Gadre

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	2078	

G.B. Members

Subhash Sawant

Sunil Barve

John Vargese

Rahul Patil

Shivaji Gawade

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

Proposer: Prafull Joshi (8/09)

Seconder: Vivek Desai (3/32)

Opponent: 3 Members

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/HSG/ 1629 of 1968

Hon. Chairman :

Managing Committee Member :

Managing Committee Member :

मबई -२८		
१९०८४	१२७	४१
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

(Regd. No. BOM/HSG/1629 of 1968)

न.क्र. मबई -२६

99078	926	992
2026		

Date: 15th March 2026

The Development Agreement: The list of Authorised Signatories

From the Managing Committee:

Mr. Vishvesh Chavan,

Mr. Santosh Tendle,

Mr. Milind Prabhu

Mr. Ankur Kulkarni

Mr. Sandeep More

From the Special General Body Meeting:

Mr. Subhash Sawant

Mr. John Varghese

Mr. Shivaji Gavade

Mr. Rahul Patil

Mr. Sunil Barve

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 ★ MUMBAI ★

From the Redevelopment Committee:

Mr. Prabhakar Loke

Mr. Vivek Gaonkar

Mr. Mandar Vidwans,

Mr. Madhukar Sakpal

Mr. Sanjay Gadre

Twelve members out of Fifteen will sign the Development Agreement.

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

For Sachin Sahakari Gruhanirman Sanstha Maryadit,

Vishvesh Chavan

Chairman

M.C. MEMBER

M.C. MEMBR

Annx – A

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२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

मालमत्ता पत्रक

Page No. 118 to 211

विभाग/मौजे -: मुलुंड (पुर्व) तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा कुळाच्या तपशील आणि त्याच्या फेर तपासणीच्या बाबतचा वेळ
९१८	९१८				
---			१५२५.९	क	रु. ७७३७.६० पैसे. १.८.६९ ते ३१.७.७६ पर्यंत. सामिल सि.स.न.९३२,९२५,९१९ ते ९२१, ९२६ ते ९२८ व ९३०, ९३१.

सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष १९६४ ---

पट्टेदार ---

इतर धारे ---

इनर शेरे ---

मालमत्ता - २८
१९०८४ | २३० | ७९२
२००६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाडेपट्टा	साक्षाकंन
१८/०२/१९७७	SLF उ. नि. अधि, मुं. उ. अंधेरी यांचेकडील क्र.डी.एल.एन./एल.एन.डी./सी./४०१४ दि.२४.१.७७ प्रमाणे सुधारित बिनशेती सारा नोंद घेतली सारा रु.७७३७.६० दि.१.८.६९ ते ३१.७.७६ पासून.			सही - १९७७-०२-१८ न.भू.अ. मुलुंड
२८/०३/१९७८	आदेश क्र.CB अग्रीमेन्ट फॉर लीज वरुन	---	(इ.ह.) सचिन सहकारी गृहनिर्माण संस्था मर्यादित.	सही - १९७७-०३-२८ न.भू.अ. मुलुंड
०४/०६/१९७९	S.I. मा.ऑ.कलेक्टर यांच्या कडील क्र. C/DESK/VI/LND/WS ५७४ dt. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र. ५०६८/CR ५९०१HCCA/७९ दि.९.७.७९ अन्वये र.रु. ३१४५००७/- म.सरकार कडुन घेतल्याने गहाणाचा बोजा	---	(E) गहाणदार - महाराष्ट्र सरकार.	सही - १९७९-०८-०४ न.भु.अ. मुलुंड
२७/१२/१९८४	मा.न.भु.अ.तथा.न.भू. अ.कडील आदेश न.भु. क्र.९१८/८४ मुलुंड दि. १.१२.८४ अन्वये र.रु. ७.५० ख.ख.बँक ऑफ महाराष्ट्र कडुन घेतल्याने गहाणाचा बोजा दाखल.	---	(E) गहाण घेणार बँक ऑफ महाराष्ट्र.	सही - १९८४-१२-२७ न.भु.अ. मुलुंड

M.C. MEMBER M.C. MEMBER Chairman

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

पान न -- 1

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मालमत्ता पत्रक

Page No. 119 to 277

विभाग/मौजे -- मुलुंड (पुर्व) तालुका/न.भु.मा.का. -- न.भू.अ.मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा.

नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
९१८	९१८				

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
३०/१०/१९९३ 99018	मा.जिल्हा भू.न.तथा न.भू.क्र.१ मुंबई यांचे कडील न.भू. मुलुंड पूर्व ९१८ /९३ दि. ११.९३ अन्वये बोजाची परत फेड झालेने दि.२७.१२.८४ ची नोंद कमी केली.	S.I.	---	सही - १९९३-१०-३० न.भु.अ. मुलुंड
११/११/१९९८	मा. उपसंचालक भूमि अभिलेख कोकण प्रदेश मुंबई यांचेकडील क्रमांक DLR/अपील एडीएम/अपील/एस आर ३२०/९८,७०१५ दि. १४.१०.९८ अन्वये नमुद प्रमाणे मुलुंड येथिल न.भु.क्र. ९१८ व १०९९ बाबत अधिक्षक भुमि अभिलेख व उपनगर जि.यांचे कडील आदेश क्र. अपील SR १३१/९५ दि. २०-२-९७ चे विरुध्द अपील क्रमांक ३२०/९० अन्वये दाखल केलेने ते अपील फेटाळून व मा.अधिक्षक भूमिअभिलेख मुंबई उ.यांचा दि.२०-२-९७ चा आदेश कायम केलेने नोंद केली.			सही - १९९८-११-११ न.भु.अ. मुलुंड

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

प्रमुख लिपीक
उपअधीक्षक भूमि अभिलेख कार्यालय
मुलुंड

अर्ज क्रमांक 3088
अर्ज प्राप्त दिनांक 24/3/92 रक्कम रुपये
नक्कल तयार दि. 24/3/92 कागद फी
नक्कल दिनांक रक्कम रु
खरी नक्कल

नगर भू मापन अधिकारी
मुलुंड

(पान न.--

मालमत्ता पत्रक

Page No. 120 to 272

विभाग/मौजे -- मुलुंड (पुर्व) तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या प्रीमियमची किंवा भाड्याचा तपशील आणि त्यामध्ये फेर तपासणीची नियत वेळ)
९१९	९१९				
---			५५३.८	क	न.भु.क्र. ९१८ प्रमाणे.

सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष १९६४ ---

पट्टेदार ---

इतर भार ---

इत ---

मधर्ड - २८
९९०८४ | ९३२ | ४२
२०१६

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
१८/०४/१९७७ तहसीलदार रोवली	SIF उ. जि. अधि. मुं. उ. अंधेरी यांचेकडील क्र.ए. डी. सी. एल. एन. डी. ४०१४ दि.२४.१.७७ प्रमाणे सुधारित बिनशेती साऱ्याची नोंद घेतली. सारा र.रु.७७३७.६० दि.१.८.६९ ते ३१.७.७६			
२८/०३/१९७८	खरेदी खतानुसार आदेश क्र.CB ९१८ दि.२८.३.७७	---	(H) सचिन सहकारी गृहनिर्माण संस्था नयादित.	सही - १९७८-०२-१८ न.भू.अ. मुलुंड
०४/०६/१९७९	मा.अॅ.कलेक्टर यांच्या कडील क्र.C/DESK/ VI/LNDIA WS ५७४ dt. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र.HSG ५०६८/CR ५९०१ HC(A)/७९ दि. ९.७.७९९ अन्वये र.रु. ३१४५००७/- म.सरकार कडुन घेतल्याने गहाणार्था बोजा.	SI	(E) गहाणदार - महमसष्ट्र सरकार.	सही - १९७९-०८-०६ न.भू.अ. मुलुंड

तपासणी करणारा - ६/१/९२

प्रमुख लिपिक

खरी नक्कल -

अर्ज क्रमांक 3052
अर्ज प्राप्त दिनांक 9/1/92 रक्कम शुल्क
नक्कल तयार 9/1/92 कागद फी
नक्कल दिली 2/1/92 एकूण रक्कम रू
सही करणार

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

M.C. MEMBER M.C. MEMBER

SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ SACHIN REG. NO. BOM/HSG/ 1629 of 1968

Chairman

(फान न.--

मबई - २८		
99087	933	४१२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

मालमत्ता पत्रक

Page No. 121 to 277

विभाग/मौजे -- मुलुंड (पुर्व) तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर

नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भूमापनाचा तपशील आणि त्याच्या पेक्षा तपासणीची (वेळ)
९२०	(९२०)				
---			४६००.०	क	न.भू.क्र. ९१८ प्रमाणे.

सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष १९६४ ---

पट्टेदार ---

इतर भार ---

इतरे ---

मुंबई - २८
990(४ | 938 | 892
2026

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
१८/०२/१९७७	ज.जि.अधि.मुं.उ. अंधेरी यांचेकडील क्र. ए.डी.सी.एल.एन.डी. ८०१४ दि.२४.१.७७ प्रमाणे सुधारित बिनशीती साऱ्याची नोंद घेतली सारा र.रु.७७३७.६० दि.१.८.६९ ते ३१.७.७६ पासून.			सही - १८/०२-२-१८ न.भू.क्र. मुलुंड
१९/१०/१९८२	न.भू.क्र.९१८ प्रमाणे.	---	(H) सचिन सहकारी गृहनिर्माण संस्था मर्यादित.	सही - १९/१०-०४-१८ न.भू.अ मुलुंड
०४/०६/१९७९	मा.अॅ.कलेक्टर यांच्या कडील क्र. C/DESK/VII/LNDIA WS ५७४ दि. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र.HSG ५०६८/ CR ५९०१HC(A)/७९ दि.९.७.७९ अन्वये र.रु. ३१४५००७/- म.सरकार कडुन घतल्याने गहाणाचा बोजा.	S.I.	(E) गहाणदार - महाराष्ट्र सरकार.	सही - १९७९-०८-०६ न.भू.अ मुलुंड

तपासणी करणारा - २०/१३/२

प्रमुख लिपिक

खरी नक्कल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

M.C. MEMBER M.C. MEMBER

Chairman

मबई - २८		
99068	937	892
2025		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

मालमत्ता पत्रक

Page No. 122 to 277

विभाग/मौजे -- मुलुंड (पुर्व) तालुका/न.भु.मा.का. -- ~~न.भू.अ. मुलुंड~~ जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. न.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अधिकारपत्राचा किंवा इतर याचा तपशील आणि त्याच्या कब्जाबाबतचे शेरे (असल्यास)
९२१	९२१				
---			७१८.९	क	न.भु.क्र.९१८ प्रमाणे.

सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष १९६४ ---

पट्टेदार ---

इतर भार ---

इ रे ---

मुंबई - २८
9907८ | 93E | 892
2078

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
१८/७२/१९७५	SIF उ.जि.अधि.मुं.उ. अंधेरी यांचेकडील क्र. ए.डी.सी.एल.एन.डी. ४०१४ दि.२४.१.७७ प्रमाणे सुधारित बिनशेती साऱ्याची नोंद घेतली सारा र रु.७७३७.६० दि.१.८.६९ ते ३१.७.७६ पासून.			
२८/०३/१९७८	न.भू.क्र.९१८ प्रमाणे.	---	(H) सचिन सहकारी गृहनिर्माण संस्था मर्यादित.	महा - १९७७-०४-१८ न.भू.अ. मुलुंड
०४/०६/१९७९	मा.अॅ.कलेक्टर यांच्या कडील क्र. C/DESK/VII/LNDIA ws ५७४ dt. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र.HSG ५०६८/ CR ५९०१HC(A)/७९दि.९.७.७९ अन्वये र.रु.३१४५००७/- म.सरकार कडुन घेतल्याने गहाणाचा बोजा.	S.I.	(E) गहाणदार - महाराष्ट्र सरकार.	महा - १९७९-०८-०६ न भु अ. मुलुंड

तपासणी करणारा -

प्रमुख लिपिक
सहा. अधिकारी

खरी नक्कल -

अर्ज क्रमांक ३०८९
अर्ज प्राप्त दिनांक 943192 रक्कम शुल्क
नक्कल तयार 943192 कागद फी
नक्कल दिनांक 943192 रक्कम रू
खरी नक्कल

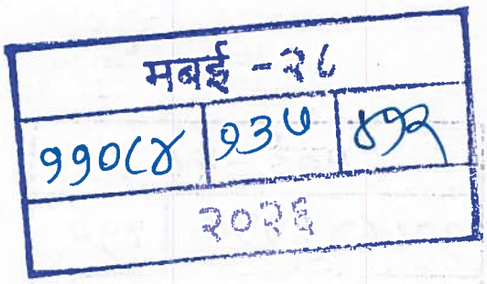
न.भू.अ. मुलुंड

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

M.C. MEMBER M.C. MEMBER Chairman

REG. NO. BOM/HSG/ 1629 of 1968

पान न.--


मबई -२८
९९०८४
९३७
४९२
२०२१

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मंबई-२८ यांची मुद्रा
MUMBAI

मालमत्ता पत्रक

Page No. 123

भाग/मौजे -- मुलुंड (पुर्व) तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

न भूमापन क फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियतकालीन
९२२	(९२२)		१२०१.०	क	न.भू.क्र.९१८ प्रमाणे.

नगर भू-मापन अधिकारी मुलुंड

वधाधिकार ---

क्काचा मुळ धारक वर्ष १९६४ ---

ट्टेदार ---

तर भार ---

इतरं शेरे ---

मुंबई -२८
९९०८४ | ९३८ | ४९२

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
१८/०२/१९७७	उ.जि.अधि. मुं. उ. अंधेरी यांचे कडील क्र. ए. डी. सी. एस.एन.डी.सी. ४०१४ दि. २४.१.७७ प्रमाणे सुधारीत वि.शे.सारा नोंद घेतली.सारा र.रू.७७३७.६० दि.१.६.६९ पासून.			
१५/१२/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद /२०१५दि. पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भ/मु.(पू)/फे.फा. क्र. ९४० /२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी एक हजार दोनशे एक पुर्णांक शुन्य दशांश चौ.मी. दाखल केले.	सही/- १५/१२/२०१५ न.भू.अ.मुलुंड फेरफार क्र.९४० प्रमाणे सही/- १५/१२/२०१५ न.भू.अ.मुलुंड

तपासणी करणारा - क.नि.खताळ प. भू. ५

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

खरी नक्कल
अर्ज क्रमांक २८८
अर्ज प्राप्त दिनांक २५/१२/२०१५ रक्कम शुल्क CC
नक्कल तयार दिनांक ५/१/२०१६ कागद फी २
नक्कल दिल्याची दिनांक ६/१/२०१६ एकूण रक्कम रू. २
खरी नक्कल

प्रमुख लिपिक
नगर भूमापन अधिकारी मुलुंड

नगर भूमापन अधिकारी मुलुंड

M.C. MEMBER M.C. MEMBER

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/HSG/ 1629 of 1968

Chairman

(पान न.-- 1)

मबई =२८		
99018	93e	४७२

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

मालमत्ता पत्रक

Page No. 124 to 277

भाग/मौजे -- मुलुंड (पुर्व) | तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड | जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा इतर भाराचा तपशील आणि त्याच्या बेर तपासणीचे शेरे वगैरे)
९२६	९२६				
---			३२९७.८	क	न.भू.क्र.९१८ प्रमाणे.

सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष १९६४ ---

पट्टेदार ---

इतर भार ---

इत्र नेरे ---

मुंबई - २८
९९०८४ | ९०० | १७२
२०१६

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
१८/०२/१९७७	SIF उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी.एल.एन.डी.सी. ४०१४ दि. २४.१.७७ प्रमाणे सुधारित बिनशेती साऱ्याची नोंद घेतली सारा र.रु. ७७३७.६० दि. १.६.६९ ते ३१.७.७६ पासून.	---		सही - १९७७-०२-१८ न.भू.अ. मुलुंड
२८/०४/१९७८	न.भू.क्र.९१८ प्रमाणे.	---	(H) सचिन सहकारी गृहनिर्माण संस्था मर्यादित.	सही - १९७८-०४-२८ न.भू.अ. मुलुंड
०४/०६/१९७९	मा.अॅ.कलेक्टर यांच्या कडील क्र. C/DESK/VII/LNDIA ws ५७४ dt. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र.HSG ५०६८/ CR ५९०/HC(A)/७९ दि. ९.७.७९ अन्वये र.रु. ३१४५००७/- म.सरकार कडुन घेतल्याने गहाणाचा बोजा.	SI	(E) गहाणदार - महाराष्ट्र सरकार.	सही - १९७९-०८-०६ न.भू.अ. मुलुंड

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ MUMBAI

तपासणी करणारा - 20/3/92

खरी नक्कल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

अर्ज क्रमांक ३०८९
अर्ज प्राप्त दि. 9/3/92 रक्कम शुल्क
नक्कल तयार 9/3/92 कागद फी
नक्कल दिली 2/3/92 रक्कम रु
खरी नक्कल
न.भू.अ. मुलुंड

दि. १२/२/९२

प्रमुख लिपिक
भूमापन अधिकारी
मुलुंड

M.C.MEMBER M.C.MEMBER

SACHIN GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/HSG/ 1629 of 1968

Chairman

पान न.-- 1

सबई = २८		
99068	989	892
2026		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, पुणे-२८ यांचेसाठी
MUMBAI

पुढील

मालमत्ता पत्रक

Page No. 125 to 277

विभाग/मौजे -- मुलुंड (पुर्व) तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणीचा किंवा भोगवट्याचा तपशील आणि त्याच्या पूर्ततेसंबंधीचा तपशील
९२७	(९२७)				
---			१११४.९	क	न.भू.क्र. ९१८ प्रमाणे.

सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष १९६४ ---

पट्टेदार ---

इतर भार ---

इतरे ---

सहाई - २८
990८४ | 982 | 093
2026

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भोगवटादार	साक्षांकन
१८/०२/१९७७	SIF उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी.एल.एन.डी.सी. ८९१४ दि. २४.१.७७ प्रमाणे सुधारित बिनशेती साऱ्याची नोंद घेतली. सारा र.रु. ७७३७.६० दि. १.६.६९ ते ३१.७.७६ पासून.			सही - १९७७-०२-१८ न.भु.अ. मुलुंड
२८/०३/१९७७	न.भू.क्र.९१८ प्रमाणे.	---	(H) सचिन सहकारी गृहनिर्माण संस्था मर्यादित.	सही - १९७७-०४-१८ न.भु.अ. मुलुंड
०४/०६/१९७९	मा.अ.कलेक्टर यांच्या कडील क्र. C/DESK/VII/LNDIA ws ५७४ dt. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र.HSG ५०६८/ CR ५९०/HC(A)/७९ दि. ९.७.७९ अन्वये र.रु. ३१४५००७/- म.सरकार कडुन घेतल्याने गहाणाचा बोजा.	SI	(E) गहाणदार - महाराष्ट्र सरकार.	सही - १९७९-०८-०६ न.भु.अ. मुलुंड

तपासणी करणारा -

प्रमुख लिपीक
अधिक्षक भूमापन अधिकारी
मुंबई

खरी नक्कल -

अर्ज क्रमांक 30८८
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न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

M.C.MEMBER M.C.MEMBER

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT
REG. NO. BOM/HSG/ 1629 of 1968

Chairman

पान न --

मबई - २८		
११०८४	९४३	५२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

महाराष्ट्र शासन

Page No. 126 to 277

मालमत्ता पत्रक

PU-ID: 80815820104

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

80815820104

गाव/पेठ : मुलुंड (पुर्व) | तालुका/न.भू.का. : नगर भूमापन अधिकारी,मुलुंड | जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
९२८			१७५१.००	सी	न.भू.क्र.९१८ प्रमाणे.

सुविधाधिकार :

हक्काचा मूळ धारक :

वर्ष : १९६४

पट्टेदार :

इतर भार : —

इतर शेरे : —

मबई -२८

९९०८४ | ९११ | ११२

२०२६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(पा) किंवा भोगवटा	साक्षांकन
18/02/1977	उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी.एल.एन.डी.सी. ४०१४ दि. २४.१.७७ प्रमाणे रुपारित बिनशेती सान्याची नोंद घेतली सारा र.रु. ७७५७.६० दि. १.६.६९ ते ३१.७.७६ पासून.			सही- 18/02/1977 न.भू.अ. मुलुंड
28/03/1977	न.भू.क्र.९१८ प्रमाणे.			सही- 28/03/1977 न.भू.अ. मुलुंड
04/08/1979	मा.अॅडिशनल कलेक्टर यांच्या कडील क्र. C/DESK/V1/LNDIA ws ५१४ dt. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र.HSG ५०६८/ CR ५९०/HC(A)/IA दि. ९.७.७९ अन्वये र.रु. ३१४५००७/- म.सरकार फेडून मिळाल्याने भोगवट्याचा बोजा.			सही- 06/08/1979 न.भू.अ. मुलुंड
15/12/2015	मा. उपजिल्हाधिकारी तथा सह जिल्हा निबंधक आणि संचालक भूमि अभिलेख (म.रा) पुणे यांचेकडील परिपत्रक क्र.ना.पू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १५/१२/२०१५ व इकडील आदेश क्र.न.भू./मुलुंड (पु) /फे.फा.नं.९४०/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद असलेले उर्वरीत क्षेत्र एक हजार सातशे एकावन्न पुर्णांक शून्य दशांश चौ.मी.दाखल केले.			फेरफार क्र. ९४० प्रमाणे सही- 15/12/15 न. भू. अ. मुलुंड

हि मिळकत पत्रिका (दिनांक **01/11/2019 12:11:00 AM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **27/04/2026 01:04:24 PM**

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SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M.C. MEMBER

M.C. MEMBER

मबई -२८		
99087	१४५	७२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

मुद्रांक शुल्क

मालमत्ता पत्रक

Page No. 127 to 272

विभाग/मौजे -- मुलुंड (पुर्व) तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणीचा तपशील आणि त्याचा फेर तपासणी करण्यायाचा नियत वेळ)
९३०	९३०				
---			७६६.७	क	न.भू.क्र. ११८ प्रमाणे.

सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष १९६४ ---

पट्टेदार ---

इतर भार ---

इ मेरे ---

मुंबई - २८
9907 | 98E | 192
२०२६

क्रांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाडेकरू (भा)	साक्षाकंन
१८/०२/१९७७	उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी./ एल.एन.डी. सी. /४०१४ दि. २४.१.७७ प्रमाणे सुधारीत बि. शे. सारा नोंद घेतली सारा. र. रु. ७७१७.६० दि. १.६.६९ ते ३१.७.७६ न.भू.क.९१८ प्रमाणे.	---	(H) सचिन सदाशिव गृहनिर्माण संस्था मर्यादित.	सही - १९७७-०२-१८ न.भू.अ. मुलुंड
२४/०४/१९७७	मा.अॅ.कलेक्टर यांच्या कडील क्र. C/DESK/VI/LNDIA ws ५७४ dt. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र.HSG ५०६८/ CR ५९०१HC(A)/७९ दि. ९.७.७९ अन्वये र.रु. ३१४५००७/- म.सरकार कडुन घेतल्याने गहाणाचा बोजा.	SI	(E) गहाणदार - महाराष्ट्र सरकार.	सही - १९७७-०४-१८ न.भू.अ. मुलुंड सही - १९७९-०८-०६ न.भू.अ. मुलुंड

तपासणी करणारा -

खरी नक्कल - न.भू.अ. मुलुड
मुंबई उपनगर जिल्हा

M.C.MEMBER M.C.MEMBER Chairman

पान न.-- ( )

मबई -२८		
99068	१४७	४२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मबई २८
MUMBAI

मालमत्ता पत्रक

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विभाग/मौजे -- मुलुंड (पूर्व) तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
९३१अ	९३१अ				
---		[२३८९.०] २९१३.२ क्षेत्रदुरुस्तीने -९२२.५ नभूक्र.९३१ब ची स्वतंत्र मिळकत पत्रिका ------ उघडलेने क्षेत्र कमी. १९९०.७ - १०५.० नभूक्र.९३१क ची स्वतंत्र मिळकत पत्रिका उघडलेने क्षेत्र ---------- कमी. १८८५.७	क	न.भु.क्र.९१८ प्रमाणे.	

मबई -२८
९९०८४ | ९१८ | ४७९
२०२६

सुधिकार ---

दक्काचा मुळ धारक ---
वर्ष १९६४

पट्टेदार ---

इतर भार ---

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
१८/०२/१९७७	SIF उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी.एल.एन.डी.सी. ४०१४ दि. २४.१.७७ प्रमाणे सुधारित बिनशेती साऱ्याची नोंद घेतली सारा र.रु. ७७३७.६० दि. १.८.६९ ते ३१.७.७६ पासून.			सही - १९७७-०२-१८ न.भु.अ. मुलुंड
२८/०३/१९७७	न.भू.क्र.९१८ प्रमाणे.	---	(H) सचिन सहकारी गृहनिर्माण संस्था मर्यादित.	सही - १९७७-०४-१८ न.भु.अ. मुलुंड
०४/०६/१९७९	S.I. मा.अॅ.कलेक्टर यांच्या कडील क्र. C/DESK/VI/LND1A ws ५७४ dt. ३१.७.७९ प्रमाणे सरकारी परिपत्रक क्र.HSG ५०६८/ CR ५९०१HC(A)/७९ दि. ९.७.७९ अन्वये र.रु. ३१४५००७/- म.सरकार कडुन घेतल्याने गहाणाचा बोजा.	---	(E) गहाणदार - महाराष्ट्र सरकार.	सही - १९७९-०८-०६ न.भु.अ. मुलुंड

M.C.MEMBER M.C.MEMBER Chairman

पान न.--

(13) Page No. 129 to 248

Annex – B

मालमत्ता पत्रक

विभाग/मौजे -- मुलुंड (पुर्व) तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार (शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
९३१अ	९३१अ			

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
९९०८	१४९४२			
०१/१०/१९८४	न.भू.अ.क्र.१ यांचे कडील आदेश क्र.न.भू. अ.क्र.९३१/८४ मुलुंड दि.२१.९.८४ अन्वये क्षेत्र ५७९.६ चौ.मी.	र.ख.ख.क्र. एस.४५५६/ २०.२.७४ अन्वये.	(H) विकास मंडळ मुलुंड	सही - १९८४-१०-०१ न.भू.अ. मुलुंड
२६/०६/१९९०	मा. अधिक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा मुंबई यांचे कडील दुरुस्ती आदेश क्र. आर. ई. व्ही. ४४/ सि.टी.एस.२ / ४अ/ एस. आर.१९५८/८९ मुंबई दि.२२.५.९० अन्वये न.भू.क्र.९३१ चे मिळकत पत्रिकेवर दाखल असलेल्या २३८९.०० चौ.मी.ऐवजी २९१३.२ चौ.मी. क्षेत्र दाखल करणेत आले.			सही - १९९०-०६-२६ न.भू.अ. मुलुंड
१२/०७/१९९०	न.भू.क्र.१ खंडी यांचे आदेश खत क्र. न.भू.एस.९३१ पैकी ४५५६/७४/९० मुलुंड दि.१२.७.९०,२० २.७४	---	"H" विकास मंडळ मुलुंड क्षेत्र ९२२.५ चौ.मी.	सही - १९९४-१२-०१ न.भू.अ. मुलुंड
०१/१२/१९९४	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील पोटविभागणी आदेश क्र. सी./कार्या ७/पोटविभागणी/एस.आर.१४९२ दि. २८.७.९३ व दुरुस्ती आदेश क्र.सी. कार्या ७ /पो.वि. / एस.आर. /१४९२ दि. २१.३.९४ व मा. जि.नी.भू.अ.तथा न.भू.अ.क्र.१ मुं.उ.न.जि.यांचेकडील आदेश क्र.न.भू.अ. १/मुलुंड (पु) न.भू.क्र.९३१/९४ दि.२२.१२.९४ अन्वये न.भू.क्र. ९३१ क्षेत्र २९१३.२ चौ.मी.क्षेत्रातुन न.भु.क्र.९३१ब व ९३१क चे एकुण क्षेत्र १०२७.५ चौ.मी.वजा करुन न.भु.क्र. ९३१ यास सुधारीत न.भु.क्र.९३१अ देऊन क्षेत्र १८८५.७ चौ. मी. कायम केले. न. भू. क्र. ९३१ब व ९३१क च्या स्वतंत्र मिळकत पत्रिका उघडल्या.			सही - १९९४-१२-२२ न.भू.अ. मुलुंड

तपासणी करणार -

खरी नक्कल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

मुख्य लिपिक
नगर भूमापन अधिकारी
मुलुंड

1000 - 24,000 3000/-

Page No. 130 to 277

Annexure 'C'

Sr. No.	Buildg No	Wing	Flat no	Name	Existing Area
1	1		1	Pradeep Jagannath Nilwarna	588
2	1		2	Sachin Bhalchandra Baji	592
3	1		3	Pradeep Vinayak Bhise	592
4	1		4	Smt Indira Madhukar Kocharekar	588
5	1		5	Anil Ramrao Basarkod	588
6	1		6	Dhananjay R Satam	592
7	1		7	Sachin D Thakur	592
8	1		8	Vikas Vasantrao Nimbalkar	588
9	1		9	Sunil Suryakant Davane	588
10	1		10	Shubhangi Alok Gorule & Vrushali Mandar Pradhan	592
11	1		11	Sharad Nilkanth Sule	592
12	1		12	Prashant Chandrakant Katdare Manali Prashant Katdare	588
13	2	A	1	Krishnadasan Narayan Thandon	556
14	2	A	2	Suresh Gopal Behere	592
15	2	A	3	C V Godse	592
16	2	A	4	Vikas Kashinath Nalawade & Surekha Vikas Nalawade	556
17	2	A	5	Vithal Sakharam Bagalkar	588
18	2	A	6	MadhukarGovind Gokhale	592
19	2	A	7	Anisha Avinash Gharat	592
20	2	A	8	Smt Sunita Madhusudan Datar	588
21	2	A	9	Shubhangi Gajanan Dhuri	588
22	2	A	10	Dhiraj Krishnanand Bhatkal	592
23	2	A	11	Vivek Vasant Gaonkar & Manish Vivek Gaonkar	592
24	2	A	12	Vinod Anant Kerkar	588
25	2	A	13	Mrs Sandhya S Deshpande	588
27	2	A	14	Rahul Vidyadhar Samant	592
28	2	A	15	Kamal Baliram Ingale	592
29	2	A	16	Prakash Ramchandra Karnik	588

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT
REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M. C. MEMBER

M. C. MEMBER

मुंबई - २८		
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31	2	B	18	Bhasker Keshav Dalvi	592
32	2	B	19	Sachin Bhaurao Khadgi & Rita Sachin Khadgi	592
33	2	B	20	Lata Namdeorao Arde	556
34	2	B	21	Anjali Anil Shidhore	588
35	2	B	22	Suresh Vaman Tavade	592
36	2	B	23	Hemlata Suresh Tavade & Suresh Vaman Tavade	592
37	2	B	24	Santosh N vaidya Shalaka S Karnik	588
38	2	B	25	Rajaram Dattatray Apte	588
39	2	B	26	Ashok Khanderao Baviskar	592
40	2	B	27	Shri Badrinarayanan Gopal & Mrs Deepa Badrinarayanan	592
41	2	B	28	Smt Pratibha Sudesh Vaidya	588
42	2	B	29	Digambar Babli Nabar & Sushma Digambar Nabar as per agreement Digambar Babli	588
43	2	B	30	Ms Lata Manickam Mudaliyar	592
44	2	B	31	Smt Pramila Shankar Holkar	592
45	2	B	32	Namrata Umesh Kadam Umesh Pundalik Kadam	588
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47	3	A	2	Sandeep Sharad Korde	592
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49	3	A	4	Mohan Dinanath Purohit & Sarojini M Purohit & Shubhankar M Purohit & Sarvesh M Purohit	556
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60	3	A	15	Narendranath Suresh	592
61	3	A	16	Yogesh Mukund Hajirnis	588
62	3	B	17	Shivaji Balwant Gawade & Pushpa Shivaji Gawade	556
63	3	B	18	Manshi Mahesh Sakpal (Mansi as per PAN) Mahesh Narayan Sakpal Narayan Baburao Sakpal	592
64	3	B	19	Siddharth Datharaj Birje	592
65	3	B	20	Surekha V Patil	556
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67	3	B	22	Vinod Aravindakshan	592
68	3	B	23	S H Gaonkar	592
69	3	B	24	Pushpa Shivaji Gawade & Shivaji Balwant Gawade & Swapnil Shivaji Gawade	588
70	3	B	25	Prathibha Parshuram Gharpure	588
71	3	B	26	Sachin Prabhakar Wadekar	592
72	3	B	27	Pardeshi Raghunath Ramchandra	592
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74	3	B	29	Chandrakant Narayan Joglehar	588
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79	4	A	2	Shridhar Govind Gokhale	592
80	4	A	3	Giriraj Subhash Sawant & Vaishnavi Giriraj Sawant	592
81	4	A	4	Ankur Hemant Kulkarni	556
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83	4	A	6	Shaila Vilas Phadnis	592
84	4	A	7	Mugdha M More	592
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110	5	A	1	Rahul Shrikant Patil	556
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113	5	A	4	John Varghese	556
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129	5	B	20	Anupkumar P Joshi As per GAZZET - Anup Padmakar Joshi	556
130	5	B	21	Shilpa Vijay Deodhar Smita Subhash Modak	588
131	5	B	22	Priya K Chainani & Kumar Kimatrai Chainani	592
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133	5	B	24	Smt Mugdha Vijay Mathure	588
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138	5	B	29	Jatin Ramesh Suryawanshi & Surekha Ramesh Suryawanshi	588
139	5	B	30	Chandrakant Shantaram Lad & Nilish Chandrakant Lad	592
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190	10		1	Vivek P Sawai & Mrs Anjali T Joshi	725
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195	10		6	Jagdish Shreeram Desai & Shreyas Jagdish Desai	756
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197	10		8	Mandar Madhav Vidwans & Manjiri Mandar Vidwans	725
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नोंदणी प्रमाण पत्र-

(क्रमांक- बी.ओ.एम. - एच.एस.जी. - [illegible] सन १९६[illegible])

जिल्हा उपनिबंधक, सहकारी संस्था, मुंबई यांचेकडून जाहीर

करण्यात येते की,

[illegible]

[illegible] महाराष्ट्र सहकारी संस्था अधिनियम क्रमांक २४वे सन १९६० चे कलम १(१) अन्वये आणि

[illegible] अधिनियमाचा कलम २(१) अन्वये गृह निर्माण संस्था हीचा प्रमाणे

उपविधीनुसार (ब) भाडेकरू सहभागिदारी गृह निर्माण संस्था

वर्गीकृत करण्यात आली.

मुंबई.

दिनांक- २३ मार्च १९६८

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उपनिबंधक, सहकारी संस्था

बिल्डर उपनिबंधक संस्था	नंबर.
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MC MEMBER

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 29

दस्त क्रमांक : 14700/2025

नोंदणी :

Regn:63m

गाव: मुलुंड तालुका: कुर्ला जिल्हा: मुंबई उपनगर जिल्हा

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(1)विलेखाचा प्रकार	मानीव अभिहस्तांतरण
(2)मोबदला	0.00
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सचिन सहकारी गृहनिर्माण संस्था मर्यादित,सर्वे नं. 117 हिस्सा नं. 6,सिटीएस नं. 922,मिठागर रोड,मुलुंड पूर्व,मुंबई 400 081,जमीन व बांधकाम सह सिटीएस नं. 922,प्लॉट क्षेत्र 1201.00 चौ.मीटर,एडीजे नं. 1100901/260/2025/K/3282 दि. 09/06/2025 सर्टिफिकेट नं. CER-KUR-ADJ-IGR241-260-2025,दि. 10/06/2025 मोबदला निरंक,यावर भरलेले मुद्रांक शुल्क रु 1,67,400/- व दंड रु निरंक इतके भरण्यात आलेले आहे. सोसायटीचे 32 सदनिका आणि 32 सदस्य(महाराष्ट्र मालकी हक्क सदनिका बाबत अधिनियम 1963 व जिल्हा उपनिबंधक सहकारी संस्था 2,पूर्व उपनगर मुंबई यांचे सक्षम प्राधिकारी श्री.नितीन दहिभाते यांचे आदेश क्र. जा.क्र. जा.क्र.मुंबई/जिउनि-2/बी-6/हौसिंग/डिम्ड कन्व्हेयन्स/1482/2020 दि. 04/08/2020,अन्वये हा दस्त एक पक्षीय डीड ऑफ कन्व्हेन्स देण्यासाठी व तो नोंदणीकृत असलेचा हक्क असल्याबाबत्चे प्रमाणपत्र देण्यात आलेले आहे. PUI: TX0102580130000 ((Survey Number : ११७ हिस्सा नं. ६ C.T.S. Number : १२२ ;))
(5) क्षेत्रफळ	1) 1201.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. श्रीधर भाऊराव चेंबूरकर व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन , ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A 2): नाव:-श्री. नारायण गणपत म्हात्रे व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन , ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A 3): नाव:-श्री. रमेश गणपत म्हात्रे व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन , ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A 4): नाव:-श्री. भाऊराव हरिश्चंद्र चेंबूरकर यांचे वारसदार श्रीमती कुमुदिनी कमलाकर गडकरी व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन , ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-AABTS8188A 5): नाव:-कै. श्रीधर भाऊराव चेंबुरकर यांचे वारसदार, श्रीमती नलिनी श्रीधर चेंबूरकर, श्री. अश्विन श्रीधर चेंबूरकर, श्री. गौतम श्रीधर चेंबूरकर व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन, ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A 6): नाव:-कै. प्रमोद भाऊराव चेंबूरकर याचे वारसदार, श्री. योगेन श्रीधर चेंबूरकर, श्री. दीपेन प्रमोद चेंबूरकर व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन, ब्लॉक नं: सी.बी.डी. बेलापूर, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A 7): नाव:-कै. अरुण भाऊराव चेंबुरकर यांचे वारसदार श्री. रोहित अरुण चेंबुरकर, श्रीमती दिपाली पराग एकबोटे व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन , ब्लॉक नं: सी.बी.डी. बेलापूर, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A

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8): नाव:-श्रीमती सुहासिनी श्रीकांत भाडारे व त्याचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास मुद वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन , ब्लॉक नं: सी.वी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-AABTS8188A

9): नाव:-श्री. अतुल भाऊराव चेंबूरकर व त्याचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास मुद वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन , ब्लॉक नं: सी.वी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A

10): नाव:-श्री. विणय दत्तकुमार म्हात्रे व त्याचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास मुद वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A

11): नाव:-श्री. प्रकाश भाऊराव चेंबूरकर, यांचे वारसदार श्रीमती सध्या प्रकाश चेंबुरकर, श्रीमती राधा जयश गोडाबे, श्रीमती. मुग्धा गौरव चेंबूरकर दोने व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास मुद वय:-60; पत्ता:-प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन , ब्लॉक नं: सी.वी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AABTS8188A

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता.

1): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सचिव मिलिंद केसरीनाथ राऊळ वय:-, पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: सर्वे नं: ११७ हिस्सा नं: ६,सिटीएस नं: ९२२, रोड नं: मिठागर रोड, मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A

(9) दस्तऐवज करून दिल्याचा दिनांक 05/08/2025

(10) दस्त नोंदणी केल्याचा दिनांक 05/08/2025

(11) अनुक्रमांक,खंड व पृष्ठ 14700/2025

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 127400

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 05/08/2025) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ NO/1100901/260/2025/K	1100901	167400	SD		
2		DHC		0825052705208	2600	RF	0825052705208D	05/08/2025
3		eChallan		MH006643833202526P	30000	RF	0003810296202526	05/08/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

मबई -२८

१९०८४	१७०४१२	
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28 सह दुय्यम निबंधक मुंबई-२८ MUMBAI सत्यमेव जयते

सह दुय्यम निबंधक

संगणक प्रत
मी वाचली
मी रूजवात घेतली.

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 सह दुय्यम निबंधक मुंबई-२९ MUMBAI सत्यमेव जयते

खरी प्रत

सह-दुय्यम निबंधक, मुंबई क्र.-२९

श्री. [illegible]
यांना त्यांच ती. ०५/०८/२०२५
अर्जानुसार नक्कल दिली.
दिनांक :- ०५/०८/२०२५
पावती क्रमांक :- २२९२१/२०२५

सह दुय्यम निबंधक, मुंबई क्र.-२९

मबई - २८		
११०८४	१७१	४१२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा मुद्रांक
MUMBAI

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CHALLAN
MTR Form Number-6

GRN MH006643833202528P	BARCODE	Date 05/08/2025-12:13:30	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)	AABTS8188A
Office Name MBI-29_JT SUB REGISTRAR MUMBAI 29		Full Name	SACHIN CO-OPERATIVE HOUSING SOCIETY LTD
Location MUMBAI			
Year 2025-2026 One Time		Flat/Block No.	C.T.S. No 922, Mirajgar Road
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	Village Mulund (East)
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	SecondPartyName=Shri Shridhar Bhaurao Chemburkar and Ors
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	10000502025084502145 / 7438350868033
Cheque/DD No.		Bank Date / RBI Date	05/08/2025-12:14:18 / 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 7678075051

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.

Page 1/1 Print Date 05-08-2025 12:16:19

M.C. MEMBER M.C. MEMBER Chairman

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Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	0825052705208	**Payment Date :**	05/08/2025

Received from **SACHIN CHS LTD**, Mobile number **7678075051**, an amount of Rs.**2600/-**, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.

Payment Details

Bank Name :	WIBMOPG	**Receipt Date :**	05/08/2025
Bank CIN :	10029762025080505040	**REF No. :**	5355063172339

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

मबई २८
9907 | 243 | 272
2025

मबई -२९
2600 | २४५
२०२५

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28 सह दुय्यम निबंधक मुंबई-२८ MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 सह दुय्यम निबंधक मुंबई-२९ MUMBAI

मुद्रांक

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District Deputy Registrar, Co-operative Societies (2), East Suburban, Mumbai
The Competent Authority
Under Section 5A of the Maharashtra Ownership Flats Act, 1963
Room No.201, 2nd Floor, Konkan Bhavan, CBD-Belapur, Navi Mumbai

No.Mum/DDR-2/Sachin CHSL/ 1451/2025, Dated :- 17/06/2025

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To,
The Sub Registrar of Assurance,
Kurla 1, 2, 3, 4, 5, Mumbai.

Subject :- **Registration of Deed of Conveyance between**
Sachin Co-operative Housing Society Ltd.
And
Shri. Shridhar Bhaurao Chemburkar & others

Deemed Conveyance Application No. DC1005981/2019.

I have to state that this authority has passed an order/Certificate of Deed of Deemed Conveyance dated 04/08/2020 and copy has been sent to you also.

I am now forwarding to you herewith Original Deed of Conveyance executed signed by me on behalf of the Respondent as vendors in the above Deemed Conveyance application and order issued thereon granting Deed of Conveyance in favour of the Society for the purpose of Registration of the said Deed of Conveyance Deed.

In this connection I have to further state that by virtue of Section 88 of the Registration Act, 1908. It is provided that Government Officers and Sachin Public Functionaries need not appear in person in any proceeding connected with the registration of Instrument executed by them their Official Capacity and in such cases they may make a statement in writing and forward it to the office for information.

In view of the above provision, the District Deputy Registrar and Competent Authority under the Maharashtra Ownership of Flat Act, being a Government Officer and the instrument is required To be registered in the Official Capacity is exempted from appearing before the Officer of Sub-Registrar of Assurance for admitting the due execution thereof.

You are thereof required to get the Deed of Conveyance Registered in accordance with the Registration Act.

(NITIN DATHIBHATE)
Competent Authority
&
District Deputy Registrar,
Co-operative Societies (2), East Suburban, Mumbai.

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

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महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळ मजला, नविन प्रशासकीय इमारत,आर.सी.मार्ग, चेंबूर ,मुंबई - ४०० ०७१

दूरध्वनी क्रमांक - 022-25285611 email-cos.kurla @igrmaharashtra.gov.in

जा.क्र.मु.जि.कार्या/आदेश/२०२४/ दिनांक:- 09/06/25

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

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2025

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निर्णय

कार्यालय अभिलेखीय प्रकरण क्रमांक ADJ/1100901/260/2025/K अन्वये पक्षकार M/s. Sachin Co-Operative Housing Society Limited यांनी दिनांक 07/04/2025 रोजी CONVEYANCE DEED (DEEMED / UNILATERAL) चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील नमूद

Date Of Execution	UN-EXECUTED
Type of Document	CONVEYANCE DEED (DEEMED / UNILATERAL)
Competent Authority	D.D.R CO-OPERATIVE SOCIETIES
The Owners	Shri Shridhar Bhaurao Chemburkar & 10 Others
The Purchaser Society	M/s. Sachin Co-Operative Housing Society Limited
Property	All that piece or parcel of the said Non Agriculture land, which is in its possession of society purchaser area adm. 1201.00 sq.mtrs out of CTS No. 922, of Village Mulund East at Mithagar Road, Village Mulund East, Mumbai - 400 081.
Area	1201.00 sq mtrs

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

सह दुय्यम निबंधक, मुंबई-२१

सदर्हील दस्तावरुन दुय्यम निबंधक वेणी-1 यांनी खालीलप्रमाणे अहवाल सादर केला आहे.

अभिनिर्णयाकरिता सादर केलेला वरील दस्त हा DEED OF CONVEYANCE (DEEMED / UNILATERAL) असल्याचे दिसून येत आहे. दस्तातील मिळकत ही वरीलपैकी Vendors च्या मालकीची असल्याचे दिसून येते. दस्तातील मिळकत संमिश्र स्वरुपाची असल्याचे दिसून येत आहे. विकासक यांनी त्यामधील सदनिका वेगवेगळ्या लोकांना विकलेल्या आहेत. त्यानंतर सर्व सदनिका धारकांनी सोसायटी स्थापन केलेली आहे. सर्व सदनिका विक्री झाल्यानंतर सोसायटीच्या नावे मालमतेचे हस्तांतरण करुन देणे आवश्यक असते. परंतु त्यांनी सदर न केल्यामुळे सोसायटीने जिल्हा उपनिबंधक, सहकारी संस्था यांचेकडे अपिल दाखल केलेले होते. जिल्हा उपनिबंधक यांनी योग्य ती कार्यवाही करुन त्यांचे आदेश जा.क्र.मुंबई/जिउनि-2/बी-6/हौसिंग/डिम्ड कन्व्हेयन्स/1482/2020 दिनांक 04/08/2020 अन्वये माननीय अधिहस्तांतरणाचा आदेश केलेला आहे. त्यानुसार सदरचा दस्त अभिनिर्णयास्तव सादर केलेला आहे.

सदरील दस्तासोबतच्या सभासदाच्या यादीचे अवलोकन केले असता सदरील मालमतेवरील इमारतीमध्ये 32 सदनिका आहेत व 13 दस्त हे नोंदणीकृत/अभिनिर्णित केलेले आहेत. पैकी 19 सदनिकेचे दस्त हे मु शु भरलेले नसल्याने त्यावर मुद्रांक शुल्काची आकारणी करणे आवश्यक आहे. आणि त्यांचे एकूण क्षेत्रफळ 1963.47 चौ. मी. बिल्टअप असल्याचे यादी वरुन दिसून येत आहे.

मुद्रांक जि. मुंबई-२६ वेस.

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...Potentiality सदर्भात मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र
...पुणे यांचे परिपत्रक क्रमांक जा.क्र.15/सोसा-विकासदस्त/टिडीआरक्षमता/563 दिनाक 09/11/2012 नुसार

मुद्दा क्र.१ :- ज्या प्रकरणामध्ये बांधकाम मजुरी नकाशानुसार घटई क्षेत्र निर्देशाक शिल्लक नसेल अशा प्रकरणात बाजारमूल्य दर पत्रकातील सूचना क्रमाक 3 विचारात घेण्याची आवश्यकता नाही.

मुद्दा क्र.२ :- ज्या प्रकरणामध्ये मजूर नकाशानुसार काही बांधकाम अपूर्ण असेल अशा प्रकरणात शिल्लक घटई क्षेत्र निर्देशाकाचे प्रचलित दराने मूल्यांकन करण्यात यावे व त्यास वरील मुद्दा क्र. तक्त्यातील सूचना क्रमाक ३ नुसार वाढ देण्यात येईल.

मुद्दाक्र.३ :- ज्या प्रकरणात मजूर नकाशाप्रमाणे बांधकाम पूर्ण झाले असूनही घटई क्षेत्र निर्देशाक शिल्लक आहे अशी परिस्थिती असेल त्या प्रकरणात उपरोक्त अ.क्र.२ प्रमाणे कार्यवाही करावी.

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ONE
1201.00 चौ.मी.
Nil
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उपरोक्त सर्व बाबी विचारात घेऊन मूल्यांकन खालीलप्रमाणे.

Area of the Plot — 1201.00 चौ.मी.
F.S.I. Permissible — 1886.63 चौ.मी.
Permissible Floor Area — Nil
Add T.D.R.
Permissible Built Up Area
Built up Area including excess Balcony Area
Balance Buildup Area

	Flat No.	Area Sq.ft. B/U	Date Of Execution	Market Value	Art	Stamp Duty	Penalty	Remarks
1	Flat No.3	710	02/11/1976	Consideration 24,192/- i.e.24,500/-	25(d)	1,470/-		Voter List 1978
2	Flat No.4	667	01/05/1976	Consideration 24,192/- i.e 24,500/-	25(d)	1,470/-		Light Bill 1977
3	Flat No.5	705	25/08/1974	705 x 700 x 0.55 = 2,71,425/- i.e 2,71,500/-	25(d)	16,290/-		Loan Letter 1984
4	Flat No.6	710	01/05/1976	710 x 700 x 0.60 = 2,98,200/- i.e 2,98,500/-	25(d)	17,910/-		Light Bill 1985
5	Flat No.8	705	01/05/1976	705 x 700 x 0.60 = 2,96,100/- i.e 2,96,500/-	25(d)	17,790/-		[illegible] Voter List 1985
6	Flat No.11	710	01/05/1976	710 x 700 x 0.40 = 1,98,800/- i.e 1,99,000/-	25(d)	11,940/-		[illegible] 1981
7	Flat No.12	705	01/05/1976	705 x 700 x 0.40 = 1,97,400/- i.e 1,97,500/-	25(d)	11,850/-		Light Bill 1981
8	Flat No.14	710	01/05/1976	Consideration 24,192/- i.e.24,500/-	25(d)	1,470/-		Voter List 1978
9	Flat No.15	710	01/05/1976	Consideration 24,192/- i.e 24,500/-	25(d)	1,470/-		Cottage Tax 1978
10	Flat No.17	667	01/05/1976	Consideration 24,192/- i.e 24,500/-	25(d)	1,470/-		BMC Letter 1979

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
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11	Flat No.18	710	01/05/1978	710 x 700 x 0.45 = 2,23,650/- i.e 2,24,000/-	25(d)	13,440/-		Loan letter 1982
12	Flat No.19	710	01/05/1978	710 x 700 x 0.55 = 2,73,350/- i.e 2,73,500/-	25(d)	16,410/-		Loan letter 1984
13	Flat No.21	705	01/05/1978	705 x 700 x 0.50 = 2,48,750/- i.e 2,47,000/-	25(d)	14,820/-		Loan letter 1983
14	Flat No.24	705	01/05/1978	Consideration - 24,192/- i.e 24,500/-	25(d)	1,470/-		Gazette 1977
15	Flat No.26	710	01/05/1978	Consideration 24,192/- i.e.24,500/-	25(d)	1,470/-		Loan letter 1980
	No.27		01/05/1978	Consideration - 24,192/- i.e 24,500/-	25(d)	1,470/-		Certificate of Health Department1977
17	Flat No.28	705	01/05/1978	Consideration - 24,192/- i.e 24,500/-	25(d)	1,470/-		Loan letter 1979
	No.30		01/05/1978	710 x 700 x 0.55 = 2,73,350/- i.e 2,73,500/-	25(d)	16,410/-		LIC Letter1984
19	Flat No.31	710	01/05/1978	710 x 700 x 0.50 = 2,48,500/- i.e. 2,48,500/-	25(d)	14,910/-		Loan letter 1983
					एकूण	1,65,000/-		

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मबई - २९
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अशा प्रकारे वरील 19 दस्तांचे मूल्याकनावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद क्र. (b)/ 19 दस्तांबाबत उपरोक्त अधिनियमाचे कलम 4 व 29 नुसार प्रत्येकी रु.100/- प्रमाणे रु. 1900/- इतके, तसेच मालकी अधिहस्तांतरणाचे दस्तास कलम 29 नुसार रु. 500/- असे एकुण मु. शु. रु. 1,67,400/- देय आहे.

सदर दुय्यम निबंधक श्रेणी-1 यांचे अहवालानुसार अर्जदार यांस दि. 06/06/2025 रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरिम आदेशाच्या अनुषंगाने M/s. Society For Co-Operative Housing Society Limited यांनी दि. 06/06/2025 रोजीचे पत्रान्वये सदर मुद्रांक शुल्कापोटी अभय अर्ज सादर केला आहे. सदर अर्जाचे अवलोकन केले असता सदर अर्जदार यांनी सदर दस्तांवर मुद्रांक शुल्काचा भरणा नसल्याचे कळविले आहे.

सदर प्रकरणी श्री.दयालसिंग ठाकूर, मुद्रांक जिल्हाधिकारी, कुर्ला मला प्रदान अधिकारी, यांनी सुनावणी दिनांक रोजी आयोजित केली आहे.

अंतिम आदेश

सदर प्रकरणी सुनावणीकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद क्र. [25(b), 25(d)] 4/29 नुसार **मुद्रांक शुल्क रु.1,67,400/-** देय असल्याबाबत [illegible].आदेश/3191 दिनांक - 05/06/2025 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी दिनांक 06/06/2025 रोजीच्या चलनाद्वारे भरणा केला असल्याने दिनांक 05/06/2025 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणत्याही व्यवहार बेकायदेशीर असल्यास तो व्यवहार बेकायदेशीर होणार

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नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबत [illegible] पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, मुंबई हे जबाबदार राहणार नाहीत.

- एकुण पाने 1 ते आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.
- सदरील आदेशातील बाजारमुल्याबाबत म. मु. अ 1958 च्या कलम 32-ब नुसार अपील करावयाचे असल्यास आदेशाच्या दिनाका पासुन 60 दिवसाच्या आत मा.अपर मुद्रांक नियंत्रक मुंबई, प्रधान मुद्रांक कार्यालय, नगर भवन, फोर्ट, मुंबई- 400001 यांचे समक्ष करता येईल.

सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53 अ चे अधिन राहुन देण्यात येत आहे याची नोंद घ्यावी.

(दयानसिंग ठाकूर)
मुद्रांक जिल्हाधिकारी कुर्ला.

पति	M/s. Sachin Co-Operative Housing Society Limited
पत्ता	Mulund - East, Mumbai - 400 081.
प्रत	सह दुय्यम निबंधक मुंबई क्र. 1 ते 31

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मुद्रांक जिल्हाधिकारी कुर्ला

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THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 सह दुय्यम निबंधक मुंबई-२९ सत्यमेव जयते MUMBAI

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ सत्यमेव जयते MUMBAI

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CHALLAN
MTR Form Number-6

GRN MH003327027202526P	BARCODE	Date 06/06/2025-12:48:53	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duly on Doc Voluntarily brought for adjudictn SoS	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
	MPS KURLA	Full Name	SACHIN CHS LTD
	MUMBAI	Flat/Block No.	CTS NO 922
	Year 2025 One Time	Premises/Building	
Account Head Details	Amount in Rs.	Road/Street	MITHAGARROAD
0030050501 Amount of Ba	167400.00	Area/Locality	MULUND EAST, MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	
		ADJN1009	
	1,67,400.00	Amount in Words	One Lakh Sixty Seven Thousand Four Hundred Rupees Only

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2024

DEFACED ₹ 167400.00 DEFACED

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	10000502025060602753 9967372750417
Cheque/DD No.		Bank Date	RBI Date	06/06/2025-12:50:08 Not Verified with RBI
		Bank-Branch		SBIEPAY PAYMENT GATEWAY
		Scroll No. , Date		Not Verified with RBI

Department Inspection Note: Sub Registrar will verify the document to be registered in Sub Registrar office only. Not valid for unregistered document. दस्त नोंदणी करावयाच्या दस्तासाठी लागू राहते. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI
MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 MUMBAI

मुद्रांक शि... मात्र... वेसर...

Challan Defaced Details

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0002025851202526	10/06/2025-12:41:41	IGR241	167400.00
		Total Defacement Amount		1,67,400.00

Print Date 10-06-2025 12:44:57

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१४७००	८	डिसें
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२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-29 MUMBAI

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Office of the Collector of Stamp, Kurla
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

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Received Adjudication Fee RS. 1085/- Vide e-Challan GRN No. MH003282522025268 Dated 04-04-2025

Collector of Stamps
Kurla

Case No. Adj/IGR241/260/2025

Certificate Number: CER-KUR-ADJ-IGR241-260-2025

Received from **SACHIN CHS LTD** Residing at **922 SACHIN MULUND EAST MUMBAI MITHAGAR ROAD 400081.** Stamp duty of **Rs. 167400/- (Rs. One Lakh Sixty Seven Thousand Four Hundred only).** Vide e-Challan GRN No **MH003327027202526P** Dated :- 06-6-2025 The defacement number is **0002025651202526.**

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 167400/- (Rs. One Lakh Sixty Seven Thousand Four Hundred only)** with which this instrument is chargeable under Article 25- 25 (b) - Conveyance of Schedule I of the said Act, has been paid.

This Instrument is Chargeable Under Article 25(b), 4[b]

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

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.

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मुद्रांक जिल्हाधिकारी
Kurla

Place: Kurla

Collector of Stamps
Kurla

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-29 सह दुय्यम निबंधक मुंबई-२९ MUMBAI

मुद्रांक जिल्हाधिकारी कुर्ला

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G.R.N. No - MH003327027202526P

Deface No - 00020252651202526

Certificate u/s. 32 (1)of the Maharashtra Stamp Act, 1958
Office of the
Collector of stamps, Kurla
ADJ No. 1100901/260/2025/K
Date 10/06/2025
received from shri Sachin Shitol
Residing at
Stamp duty of Rs.(1,67,400/-)One Lakh Sixty Seven Thousand Four Hundred only
Vide challan No 9777 Dated 06/06/25
Certified under Section 32 (1) (b) of the Maharashtra Stamp Act,1958 that the full duty Of Rs.(1,67,400/-)One Lakh Sixty Seven Thousand Four Hundred only
With Which this instrument is chargeable
Has been paid vide Article No. 25(b)
Of Schedule
This Certificate is subject to the provisions Of section 53-A of Maharashtra Stamp Act, 1958
Place Kurla
Date 10/06/2025
Collector of Stamps Kurla

मुद्रांक जिल्हाधिकारी कुर्ला

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CONVEYANCE DEED (DEEMED /UNILATERAL)

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THIS CONVEYANCE DEED (DEEMED /UNILATERAL) is executed & granted at Mumbai on this 5th day of August the Christian year TWO THOUSAND TWENTY-FIVE BETWEEN.

By Shri. Nitin Dahibhate Deputy Registrar, Co-operative Societies Mumbai and the Competent Authority, as per the powers conferred upon him U/s 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management, and transfer) Act, 1963

On Account of the then Defaulting Owners/Promoters, as per the Title as per Revenue Records (1) Shri Shridhar Bhaurao Chemburkar, having an address at C-2, Kanwal Nagar, Near Akbaraliz, Chembur, Mumbai-400 071, (2) Mr.Narayan Ganpat Mhatre, (3) Mr.Ramesh Ganpat Mhatre, having an address at Near Palakhi Building, Nanepada, Mulund (E), Mumbai-400 081 (4) Mr.Bhaurao Harishchandra Chemburkar through his legal heirs Smt.Kumudini Kamalakar Gadkari, having an address at Ganesh Unit, Plot

THE SEAL OF THE JOINT SUB-REGISTRAR MULUND-2 MUMBAI

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No. 1, Survey No. 76/6, Erandavane, Pune -411 004. (5) Late Shridhar Bhaurao Chemburkar, through his legal heirs (a) Smt.Nalini Shridhar. having an address at 11, Vrundavan Bungalow, Deonar Farm Road, Deonar, Mumbai-400 088 (b) Shri.Ashwin Shridhar Chemburkar, having an address at 22 Dunston Lane, Manmouth Junction, NJ 08852, USA. (c) Smt.Gautam Shridhar Chemburkar, having an address at B-60, Shanti Ashiyana, Deonar Farm Road, Deonar, Mumbai-400 088, (6) Late Pramod Bhaurao Chemburkar, Through his legal heirs, (a) Shri.Yogen Shridhar Chemburkar, Address at C/o Yogen Pramod Chemburkar, 15, Plowshare Court, Mansfild, M.A 02048, USA, IH (b) Shri. Dipen Pramod Chemburkar, Address at 872, Massachusetts, Ave, Apt 406, Cambridge, MA 02139, USA, (7) Late. Bhaurao Chemburkar through his legal heirs (a) Shri Rohit Ashok Chemburkar. having an address at Bungalow No.16, Green Garden Apartment, Sardar Tukaram Patil Marg, Deonar, Mumbai-400 088 (b) Smt.Deepali Parag Ekbote, having an address at 53, Simei Rise, Savannah # 02-47, Singapore-548 790, (8) Smt.Suhasini Shrikant Bhandare, having an address at Bungalow U-1, Runwal Park, behind Akbaraliz, Sion Trombay Road, Chembur, Mumbai-400 071 (9) Shri Atul Bhaurao Chemburkar, having an address at Bungalow U - 5 Runwal Park, behind Akbaraliz, Sion Trombay Road, Chembur, Mumbai-400 071. (10) Mrs. Veena Dattakumar Mhatre, having an address at [illegible] Centriyam, Near Vijay Nagar Symphani Hall, Koldongri Sahar Road, Andheri (E), Mumbai-400 069 (11) Late. Prakash Bhaurao Chemburkar, through his legal heir, (a) Smt.Sandhya Prakash Chemburkar, having an address at 3rd Floor, Swami Jayramdas Society, Hemangini Marg, Chembur, Mumbai-400 071 (b) Smt.Radha Jayesh Godambe, having an address at 1830, Heather Street, Boling Brooke, Llinoi-60490, Chicago, U.S.A, (c) Smt.Mugdha Gaurav Chemburkar Datey, having an address at Almedo Joaquim, Euganio Youganio, De Lima, 1360, Apt. 42, Jordim Paulista, Sao Poula-01403112, Brazil, bearing Plot No.922, C.T.S. No. 922 of Village Mulund East, Mumbai-400 081 hereinafter collectively referred to as the vendors (which expression shall unless the context or meaning be otherwise repugnant mean and include their legal heirs, legal representatives, executors, administrators, and assigns) of the First Part

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AND

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In favor of M/s. Sachin Co-op Housing Society Limited a Society registered under the provisions of Maharashtra Co-operative Societies Act 1960 under No. BOM/HSG/1629 of 1968 on 23rd March 1968 having its registered office at Plot No. 922, C.T.S. No. 922 Mithagar Road, Village Mulund (East), Mumbai 400 081 hereinafter referred to as the 'Purchaser' Society (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Second Part.

WHEREAS, pursuant to the Agreement dated 20th October 1970 and dated 4th January 1971, executed between Bhaurao Harishchandra Chembulkar, Partner of the Hindu Undivided Family (hereinafter referred to as the "Vendor") and SACHIN SAHAKARI GRUHANIRMAN SANSTHA MARYADIT, a Co-operative Housing Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961) and bearing Registration No. BOM/HSG/1629/Year 1968 dated 23rd March 1968 (hereinafter referred to as the "Purchaser"), the Purchaser has acquired from the Vendor a parcel of land bearing Survey No. 117, Hissa No. 1 admeasuring 1400 square yards. Corresponding to C.T.S. No. 922, which to the area of approximately 1201.00 square meters. The Purchaser Society has resolved to redevelop the said plot and, in furtherance thereof, has engaged a Contractor for the development of the property.

AND WHEREAS, due to inadvertence, Plot No. 922, measuring an area of 1201 square meters, has not been recorded in the revenue records or the property card. As a result, the Purchaser Society has encountered legal complications in having the said plot duly recorded with the revenue authority and in the property card.

AND WHEREAS, the Sachin C.H.S. Ltd., has constructed various buildings on the aforesaid plot of land and subsequently handed over the same to the Purchaser Society. The Purchaser Society, in turn, has duly allotted the

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constructed flats to various individuals who are bona fide members of the Society.

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AND WHEREAS the said Plot, thereon shall hereinafter collectively referred to as the "Property";

AND WHEREAS the Land Owners are the absolute Owners and are seized and possessed of or otherwise well and sufficiently entitled to the piece or parcel of land or ground situated at Mithagar Road, Village Mulund (East), Mumbai 400 081, within Greater Bombay more particularly described in the Schedule hereunder written.

AND WHEREAS the Sachin C.H.S. Ltd., planned to construct on the said building no. 5 consisting of Two wings namely Wing 'A' comprising Ground +3 upper residential floors having 16 flats and Wing 'B' comprising Ground +3 upper residential floors having 16 flats, the building wing A and B consists of 32 flats AND WHEREAS the building plans for the construction of such building have been sanctioned by the Municipal Corporation of Greater Mumbai and the Commencement Certificate No. CE/473/BPES/AS, dated 24th September 2004 in respect of such building has been granted by the Municipal Corporation of Greater Mumbai to the Promoters/Contractor, for commencing the construction of the said Building.

AND WHEREAS the said building being constructed by Contractor on the said plot of land is named "Sachin Co-Operative Housing Society Ltd.".

AND WHEREAS the services of S.R. Karnik Architect, registered with the Council of Architects and Structural Designers have been engaged for the preparation of the plans, designs, and drawings and to supervise the construction of a building on the said plot.

AND WHEREAS the Contractor constructed building no. 5 consisting of Two wings namely Wing 'A' comprising Ground +3 upper residential floors having 16 flats and Wing 'B' comprising Ground +3 upper residential floors

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having 16 flats, the building wing A and B consists of 32 flats on the said Plot.

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AND WHEREAS the M/s. Sachin Co-Operative Housing Society Ltd., have the right to sell and allot the flats, tenements, premises, open/stilt car parking spaces, terraces, and any other premises in the said Building and to enter into agreements with the purchasers of such premises, tenements, etc. and to receive the consideration in respect thereof,

AND WHEREAS at the request of the Purchaser, the Society has given inspection of all the documents relating to the said Property including the sanctioned plans, designs, and specifications prepared by the architects and such other documents as are specified in the Maharashtra Ownership Flats (Regulation of the Promotion and Construction Sale Management and Transfer) Act 1963 (hereinafter referred to as the "Act") and in the rules made thereunder and that the Purchaser has perused the same and has entered into this agreement knowing fully well and understanding the contents and the implications thereof,

AND WHEREAS the Purchasers have satisfied themselves about the title of the Promoters to the said Property and will not make any further investigation of title and no requisition or objection shall be raised on any matter relating thereto and the Purchasers hereby accept the title to the same;

AND WHEREAS copies of (1) The Property Register Cards (2) The plan and specifications of the building premises agreed to be purchased by the Purchaser (3) The Commencement Certificate No. . CE/473/BPES/A/T, dated 24th September 2004 are annexed hereto;

AND WHEREAS the Sachin C.H.S. Ltd.Constructed and completed on Plot bearing, Survey No. 117, Hissa No.5, C.T.S. No. 922 the plot area admeasuring 1201.00 Sq. Mtrs of Village Mulund East (on a portion of the entire property more particularly described in the schedule written hereunder) and marked on the plan annexure hereto a building No. 5 which consists of Ground + 1st to 3rd Upper residential Floors, having 32

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residential Flats, on which the Purchaser's Building known as Sachin Co-Operative housing Society Ltd., was constructed and which is presently assessed to municipal taxes under Ward no 'T' (hereinafter jointly and collectively referred to as the '**Building**').

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AND WHEREAS, the Municipal Corporation of Greater Mumbai (MCGM) has issued property tax bills in respect of the Sachin Co-Operative Housing Society Ltd., specifically for Building No. 5, bearing Property Tax Bill No. TX0102580130000. Additionally, the MCGM has provided a water connection under No. TXC7660001 and granted electricity connections vide C.A. Nos. 000090149334 and 000090149181 to the said Building No. 5, which is part of the Sachin Co-Operative Housing Society Ltd.

AND WHEREAS the various Allotments were arrived at and executed by and between the Owner i.e Sachin C.H..S. Ltd., of the one part and each of the respective flat purchasers in **Building No. 5**, of the other part, the Owner agreed to sell on an ownership basis to such purchasers the various flats tenements premises, etc in the **Sachin C.H..S. Ltd**, for the consideration and upon the terms and conditions therein mentioned, Each of the Allotment/Agreement in Common form made between the Owner i.e. (Sachin C.H.S. Ltd.) and the aforesaid purchasers of flats tenements premises in the **Sachin C.H..S. Ltd**, has been duly stamped under the provisions of the Maharashtra Stamp Act 1958. The details of the stamp duty paid on the allotment letter / agreements and the registration thereof are set out in **Annexure A (List of Present Members)** hereunder written;

AND WHEREAS the purchasers of the various flats tenements premises in Building No. 5 (being members of **Sachin C.H.S. Ltd.**) paid to the Owner i.e. (Sachin C.H.S. Ltd.) the consideration in respect of the various flats.

AND WHEREAS the Architect Kedar Pathare for Naren Kuwadekar Project Consultants has issued a certificate dated 6th March 2025, a copy whereof is annexed hereto as an annexure describing and defining measurement of the

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area containing an actual land area of the entire plot admeasuring 1201.00 Sq.mts bearing Survey No. 117, Hissa No.5 C.T.S. No. 922 of Mulund East.

AND WHEREAS

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1. Sachin Cooperative Housing Society Ltd. bearing Survey No 117, Hissa No.5, C.T.S.No.922 of Village Mulund East, admeasuring 1201.00 Sq.mts having an address at Mithagar Road, Village Mulund (East), Mumbai 400 081, in the Registration District of Mumbai Suburban thereon [hereinafter referred to as **"the Said Property"**] to the Society or the Purchasers as per the Provisions of Maharashtra Ownership Flat Rules, 9 [Regulation of the Promotion of Construction, Sale, Management and Transfer] Act. 1963., within the Period of Four Months, from the date of formation of the Said Society, the Builders/Sellers/Promoters were bound to convey the Said Property in favour of Society.
2. The Details of the present occupants/members of each Flat, Stamp Duty and Registration fees, etc. details of each Flat are furnished in the Separate list.
3. The Said Promoters i.e. (Sachin C.H.S. Ltd.) under the Provisions of Section11[1] of M.O.F.A. had Agreed to Convey to the Society, the Said Land mentioned in the Second Schedule and agreed to Execute and Deliver all Relevant Documents thereof, in accordance with Allotment Letters / Ownership Agreements Executed with the Society within four months from the formation of Society, which period has expired.
4. The Purchasers approached several times to the Promoters i.e. (Sachin C.H.S. Ltd.) and requested them to convey the Said Property to the Society but said Promotors did not consider their request.
5. However the fact remained that the Conveyance Deed was not executed in favour of Society, with regards to the said Property.
6. The Executants Society by its Resolution dated 10/09/2025 has Authorized its office-bearers **Chairman Vishvesh Chavan Secretary Mr. Milind Raul, Treasurer Mr. Ulhas Tambe (any one of them)** to get the Conveyance or Deemed Conveyance of the Said Property from the landowners and the Owners/Builder, of the Said Land in Favour of the purchaser Society. The Resolution of Said Society is annexed hereto as

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Annexure-EE

AND WHEREAS the said Purchaser Society has requested the Vendors to Execute the Conveyance in Favour of the Purchaser Society, directly in respect of Property, Particularly Described in the Schedule hereunder underwritten. The Vendors failed and neglected to convey the Property in the name of Society.

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AND WHEREAS, the Purchaser Society submitted an application for Unilateral Deemed Conveyance and a Certificate for Registration in respect of the said property to the District Deputy Registrar, Co-operative Societies-2, East Suburban Mumbai, under Application No. DC1005981/2019, dated 25th April 2019, pursuant to the provisions of the Maharashtra Ownership of Flats Act, 1963. A notice was issued to the opponents/vendors, following which multiple hearing dates were scheduled. The Vendors/Developers/Promoters appeared before the District Deputy Registrar, Co-operative Societies-2, East Suburban Mumbai, Kokan Bhavan, In compliance with the legal requirements, notices were also published in the newspaper "Pudhari" (Marathi daily) on 18th June 2019. A hearing was subsequently scheduled. The landowners and developers, respondents, appeared and submitted their objections. After providing reasonable opportunities to both the Applicant and the Respondents, the District Deputy Registrar-2 closed the matter for orders, as the Respondents appeared and filed objections. Consequently, the service of notice and the application have been deemed to be duly completed in accordance with the law.

AND WHEREAS the Competent Authority is satisfied with the merits and Submission of the Applicant Society and issued an Order Cum Certificate bearing No. Mumbai/DDR-2/B6/Housing/Deemed Conveyance/1482/2020 District Deputy Registrar Co-op Societies 2, East Suburban Mumbai, dated 04/08/2020. Certifying that, the Society is entitled to Unilateral Conveyance of the said land & the said building & execute the deed of unilateral conveyance and have it registered as provided under the Registration Act,

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1908. Hereto annexed and marked Exhibit No. I is the copy of said order cum certificate.

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NOW THIS INDENTURE FURTHER WITNESSETH AS UNDER:

That in pursuance of the sale of several Flats, Sale Agreements, Allotment Letters and in consideration of various amounts paid by the several flats holders of the building known as **"M/S SACHIN CO-OPERATIVE HOUSING SOCIETY LTD."** which Building No. 5 wing A and B consisting of Ground floor + 1st to 3rd upper floors having 32 flats for residential, Office having 32 numbers of flats to the CONFIRMING PARTY /PROMOTER/ BUILDER/ CONTRACTOR / LANDOWNERS as aforesaid, the COMPETENT AUTHORITY, AS A STATUTORY OBLIGATION OF THE VENDORS and CONFIRMING PARTY to **"M/S SACHIN CO-OPERATIVE HOUSING SOCIETY LTD."** doth hereby grant transfer assure and convey forever unto the SAID SOCIETY all that piece or parcel of the said land which is in its possession of plot, bearing Survey No. .117, Hissa No.5, C.T.S. No. 922 plot area admeasuring 1201.00 Sq.mts of Village Kurla (East, Mithagar Road, Mumbai 400 081 Tal. Kurla in the registration District of Mumbai Suburban as described under the schedule along with/and the said buildings standing thereon known as **"M/S SACHIN CO-OPERATIVE HOUSING SOCIETY LTD."** and hereinafter for brevity's sake collectively referred to as THE SAID PROPERTY together with all and singular houses, outhouses, edifices, buildings, courts, yards, areas, compound, sewers, drains, ditches, fences, shrubs, ways, passages, wells, paths, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights members and appurtenance whatsoever to THE SAID

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PROPERTY belonging or in anywise apartment thereto or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto and all the estate right, title interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law an in equity of THE PROMOTERS / OWNERS into out of or upon the said property or any part thereof TO HAVE AND TO HOLD the said property or any part thereof and all and singular the other premises hereby granted, released and assured or intended so to be with their and every of their rights, members and appurtenances up to and to the use and benefit of the purchasers forever subject to the payment of all rents, taxes, assessments, rates and dues chargeable upon the same or which may hereafter become payable to the Government of Maharashtra or the Mumbai Municipal Corporation of Grater Mumbai or any other local or public body of authority in respect thereof and COMPETENT AUTHORITY ON ACCOUNT OF VENDORS, CONFIRMING PARTY / PROMOTERS/THE OWNERS BUILDER ASSIGNEES, doth hereby covenant with the SOCIETY that notwithstanding any act, deed, matter or thing whatsoever by VENDORS CONFIRMING PARTY / PROMOTERS/THE OWNERS or any person lawfully equitably claiming by from, through under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary.

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AND FURTHER, the present application is being made without prejudice to the rights of the society to adopt appropriate proceedings to challenge the legality and validity of the order of Deemed Conveyance Passed by the Ld. District Deputy Registrar on Land.

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AND FURTHER that on the registration of the said of Unilateral Deemed Conveyance the right, title, and interest of the said Vendors/ confirming party/Promoter/Owner/Assignee/Builders/Contractor and their legal heirs, successors, and assigns in the said property shall be conveyed and transferred from their legal heirs to the said Society as per the provisions of unilateral Deemed Conveyance contained in Section 11 of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

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AND WHEREAS the Government of Maharashtra has Published Development Control Promotional Regulation 2034 for the City of Greater Mumbai and said DCPR 2034 is started to be implemented by MCGM as per the said DCPR 2034 the area/FSI of Internal Access Road (Layout Road) and 15% (ROS) Recreation Open Space to be allowed by the plot Owners to the registered Co-operative Society or Societies or Limited Company will be the owners of the plot after Registration of Deed of Conveyance/ Deed of Assignment as per MOFA Act)

AND WHEREAS the Order No. TBP 4397/2411/CR-239/07/UD-11 dt. 23.11.2007 issued by the Urban Development Department states that while issuing the permission for the construction of a new building on the adjacent plot or amalgamated plot, the TDR is to be permitted to be used only in proportion to the open vacant plot. Developers shall not be allowed to use the TDR potential associated with the land on which the Co-Operative housing society has existed, even if the Conveyance Deed is not executed in favor of such housing societies.

AND FURTHER, it is submitted that whatever FSI, TDR, or any advantages, benefits, and/or any future rights benefits and advantages in whatever names benefits arise out of the said conveyance in respect of the said property from the State Government of Maharashtra, MCGM, local bodies, and any other competent authorities shall be hereafter advantages, benefit and/or any future rights benefits and advantages in whatever names deemed to be belonging to the society only from its registration under the MCS Act 1960.

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is hereby further agreed by and between the parties hereto as follows:

a) The Purchaser society alone shall be entitled to consume the balance FSI as per the existing Floor space and TDR and FSI arising out of roads and creek development in respect of the said property including the right to receive TDR utilize or transfer the benefit thereof. The society shall use/construct such additional FSI and TDR on the remaining portion of the said property other than the said building sites or in addition arise or obtain an increased FSI as per the Government policy at that time society. as well as Developer/Builder, shall pay stamp duty and any other Government charges as per government rules and regulations and tariff at the time of Re-development of the society.

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b) The parties of all have settled their respective accounts in respect of the payments made by the flat purchasers to the party of land owners and Confirming Parties.

c) The Purchaser society henceforth alone shall be entitled to consume the future FSI as per the Floor space, including all the rights and claims advantages and benefits of the nature whatsoever and whatsoever names but not limited to TDR and FSI arising out of the said Plot;

d) The Purchaser society henceforth alone shall be entitled to consume and also in proportionate the available in future FSI as per the Floor space, including all the rights and claims advantages and benefits of the nature whatsoever and whatsoever names but not limited to TDR and FSI arising out of the Larger Property in proportion to the said Plot as may be available in law to the Purchaser Society.

e) THE OWNER doth hereby covenant with the SOCIETY that notwithstanding any act, deed, matter, or thing whatsoever by THE OWNER or any person lawfully or equitably claiming by them, through under or in trust for them made, done, committed, or omitted or knowingly suffered to the contrary.

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AND FURTHER THAT PURCHASER SOCIETY that on the registration of this Deed of Conveyance the right, title, and interest of the and their legal heirs in the said property shall be conveyed and transferred and for all purposes, the same shall be deemed to have been conveyed and transferred from them to the Purchaser Society as per the provisions of Conveyance contained in Section 11 of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

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IN WITNESS WHEREOF THE parties hereto have hereunto and subscribed their respective hands the day first hereinabove written.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece or parcel of the said non-agriculture land, which is in possession of society purchaser area admeasuring 1201.00 Sq.mts out of C.T.S. No. 922, of village Mulund East at Mithagar Road, Village Mulund (East), Mumbai 400 081, in the Registration District and Sub-District of Mumbai City and within the Limits of MCGM, T Ward together with the building Known as **"M/S SACHIN CO-OPERATIVE HOUSING SOCIETY LTD"**, is a housing society registered under the Maharashtra Co-operative Societies Act,1960, being Registration No. **BOM/HSG/1629 of 1968 Dated: 20/03/1968** and its registered address at Sachin C.H.S. Ltd., Mithagar Road, Village Mulund (East), Mumbai 400 081 with the existing building no. 5 consisting of Two wings namely Wing 'A' comprising Ground +3 upper residential floors having 16 flats and Wing 'B' comprising Ground +3 upper residential floors having 16 flats, the building wing A and B consists of 32 flats.

THIS SAID LAND IS BOUNDED AS FOLLOW:

Towards North	-	C.T.S. No. 926 Building No. 10
Towards South	-	Nanepada Gavthan
Towards East	-	C.T.S. No. 924 Building No. 5
Towards West	-	C.T.S. No. 925

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SIGNED SEALED AND DELIVERED BY THE
Within named

SHRI NITIN DAHIBHATE

District Deputy Registrar

Co-operative Societies(2), East Suburban Mumbai &

Competent Authority U/s 5 A of Maharashtra

Ownership Flat (Regulation of the Promotion of

Construction, Sale, Management, and Transfer

Act, 1963 on Account of Promoter / Builder / Owner

As per Deemed Conveyance Order No.

OUTWARD. No. Mumbai/DDR-2/B6/Housing/Deemed Conveyance/1482/2020 DATED 04/08/2020.

District Deputy Registrar,
Co-op. Societies (2) (East Suburb), Mumbai

(1) Shri.Shridhar Bhaurao Chemburkar
(2) Mr.Narayan Ganpat Mhatre
(3) Mr.Ramesh Ganpat Mhatre
(4) Mr.Bhaurao Harishchandra Chemburkar
(5) Late Shridhar Bhaurao Chemburkar,
through his legal heirs
(a) Smt.Nalini Shridhar
(b) Shri.Ashwin Shridhar Chemburkar
(c) Smt.Gautam Shridhar Chemburkar
(6) Late Pramod Bhaurao Chemburkar,
Through his legal heirs,
(a) Shri.Yogen Shridhar Chemburkar
(b) Shri. Dipen Pramod Chemburkar
(7) Late Arun Bhaurao Chemburkar
Through his legal heirs
(a) Shri Rohit Arun Chemburkar
(b) Mrs.Deepali Parag Ekbote
(8) Smt.Suhasini Shrikant Bhandare
(9) Shri Atul Bhaurao Chemburkar
(10) Mrs. Veena Dattakumar Mhatre
(11) Late. Prakash Bhaurao Chemburkar
through his legal heir,
(a) Smt.Sandhya Prakash Chemburkar
(b) Smt.Radha Jayesh Godambe
(c) Smt.Mugdha Gaurav Chemburkar Datey

On account of their legal heirs

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
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SIGNED SEALED AND DELIVERED BY THE

Within named:

"Sachin Co-Operative Housing Society Ltd.".

Registration No.

BOM/HSG/1629 of 1968 Dated 23rd March 1968

Through its Office Bearers by Affixing

The Common Seal under the

The resolution Passed by the

Managing Committee on the 10th day of September

2023 and executed by

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For Sachin Co-operative Housing Society Limited

Signature Milind Raut

Secretary

Witness.

1) Mrs Shri. Vrushali Patil

2) Shri. Nitin Ramesh Sane

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THE SEAL OF THE JOINT SUB REGISTRAR, MUMBAI-29 ★ MUMBAI ★ सह दुय्यम निबंधक मुंबई-२९ सत्यमेव जयते

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 ★ MUMBAI ★ सह दुय्यम निबंधक, मुंबई-२८ सत्यमेव जयते

LIST OF MEMBERS OF [illegible] SAHAKARI GRUHANIRMAN SANSTHA MARYADIT

Registration No. BOM/HSG/1629 Of 1988

[illegible] ROAD MULUND (EAST), MUMBAI-400081

Sr. No.	BLDG NO	Flat No.	Present Member	Exe Date	Eq. mts	Built up Area	Registered/ Unregistered	Consideration Rs.	Market Value Rs.	Stamp Duty	REGISTRATION FEE	REMARK
1	5	1	Mr. Shrikant V Patil	30.[illegible].1980	[illegible]	660	AMN/23/OM/1116/COSK	40000.00	168500.00	[illegible]	[illegible]	
2	5	2	Mr. Bhalchandra R Joshi	20.03.1983	[illegible].20	615	AMN/22/03/8/94/1034	230000.00	0.00	[illegible].00	[illegible].00	
3	5	3	Mr. S.B Chaubal	[illegible].1976	66.00	710	Allotment Letter	24192.00	0.00	[illegible].00	[illegible].00	
4	5	4	Mr. Y Varghese	[illegible].1976	61.98	667	Allotment Letter	24192.00	0.00	[illegible].00	[illegible].00	
5	5	5	Mr. Ramlal H Kumawat	25-08-1974	65.55	705	Allotment Letter	24192.00	0.00	0.00	0.00	
6	5	6	Mr. Waman Eknath Nanajkar	01.05.1976	66.00	710	Allotment Letter	24192.00	0.00	0.00	0.00	
7	5	7	Mr. Vasudev G. Bapat	06-04-1994	48.14	518	BDRO/1882/1994	450000.00	540000.00	18100.00	0.00	
8	5	8	Mr. Madhav L Nimbalkar	01.05.1976	65.55	705	Allotment Letter	24192.00	0.00	0.00	0.00	
9	5	9	Mr. Manoj H. Naik	29-05-2024	61.34	660	KRL-4/11517/2024	0.00	6716852.88	70500.00	500.00	
10	5	10	Mrs. Karuna Parmeswaran	16-04-2021	61.34	660	KRL-2/7510/2021	0.00	8541595.00	200.00	200.00	
11	5	11	Mr. Sitaram V Govekar	01.05.1976	66.00	710	Allotment Letter	24192.00	0.00	0.00	0.00	
12	5	12	Mr. Chiman K Ahire	01.05.1976	65.55	705	Allotment Letter	24192.00	0.00	0.00	0.00	
13	5	13	Mrs. Jagruti N Arle	04.06.2002	57.20	615	KRL-2/3713/2002	940000.00	741572.00	35150.00	9400.00	
14	5	14	Mr. Kamalakar J Kandalgaonkar	01.05.1976	66.00	710	Allotment Letter	24192.00	0.00	0.00	0.00	
15	5	15	Mr. V J Dhuri	01.05.1976	66.00	710	Allotment Letter	24192.00	0.00	0.00	0.00	
16	5	16	Mr. Kuldip H. Ambre	13.04.2001	48.18	518	BDR-3/1849/2001	800000	8000.00	26750.00	0.00	
17	5	17	Mr. R R Sane	01.05.1976	61.98	667	Allotment Letter	24192.00	0.00	0.00	0.00	
18	5	18	Mr. P L Kate	01.05.1976	66.00	710	Allotment Letter	24192.00	0.00	0.00	0.00	
19	5	19	Mr. P R Raut	01.05.1976	66.00	710	Allotment Letter	24192.00	0.00	0.00	0.00	
20	5	20	Mr. Anup Padmakar Joshi	12.03.1992	44.16	475	AMN/NO.207/95	275000.00	0.00	3610.00	0.00	
21	5	21	Mrs. Vijaya V. Paranjape	01.05.1976	65.55	705	Allotment Letter	24192.00	0.00	0.00	0.00	
22	5	22	Mr. Kumar K Chalriani	02.05.1986	52.97	570	AS/3/29342/85	162000.00	0.00	4000.00	0.00	
23	5	23	Mr. Vinay V Poojari	25.05.2000	57.99	624	BDR-3/2004/2000	720000.00	0.00	27850.00	0.00	
24	5	24	Mrs. Mugdha V. Mathure	01.05.1976	65.55	705	Allotment Letter	24192.00	0.00	0.00	0.00	
25	5	25	Mrs. Pranjal P. Shete	16.05.2009	61.33	660	KRL-4/3236/2009	2500000.00	2494904.00	107500.00	25000.00	
26	5	26	Mrs. Shalini D. Lele	01.05.1976	66.00	710	Allotment Letter	24192.00	0.00	0.00	0.00	
27	5	27	Mr. M. G. Haldankar	01.05.1976	66.00	710	Allotment Letter	0.00	0.00	0.00	0.00	
28	5	28	Mr. Vasant L Deshpande	01.05.1976	65.55	705	Allotment Letter	24192.00	0.00	0.00	0.00	
29	5	29	Mr. Jalin R. Suryavanshi	27-05-2011	61.33	660	KRL-4/3694/2011	4300000.00	3885593.00	197600.00	30000.00	
30	5	30	Mrs. Shamal lad	[illegible].1976	66.00	710	Allotment Letter	[illegible].00	0.00	0.00	0.00	
31	5	31	Mr. R. R. Deshmukh	[illegible].1976	66.00	710	Allotment Letter	[illegible].00	0.00	0.00	0.00	
32	5	32	Mr. Hrishikesh D. Samant	05.03.2008	46.18	518	KRL-2/1389/2008	700000.00	626287.00	25080.00	8270.00	

1963.96

For. SAHAKARI GRUHANIRMAN SANSTHA MARYADIT

Mr. Milind Raul (Hon. Secretary)

REG. NO. BOM/HSG/ 1629 of 1988

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-28

मुद्रांक शुल्क

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

जिल्हा उपनिबंधक,सहकारी संस्था, (२) मुंबई तथा सक्षम प्राधिकारी {महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम १९६३ चे कलम ५ अ अन्वये } यांचे समोरील कामकाज

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जा.क्र.मुंबई/जिउनि-२/बी-६/हौसिंग/डिम्ड कन्व्हेयन्स/ ९४८८ /२०२०
जिल्हा उपनिबंधक, सहकारी संस्था (२), पूर्व उपनगरे, मुंबई
कार्यालय: कक्ष क्र. २०१, दुसरा मजला, कोकण भवन, नवी मुंबई-४७४
ई-मेल -ddr2coopmumbai@gmail.com
दुरध्वनी क्र.- ०२२ २७५७४९६५
दिनांक - ०४ /१२ /२०२०

महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम १९६३ चे कलम ११ (३) अन्वये मानीव अभिहस्तांतरण प्रमाणपत्र मिळणेसाठी अर्ज क्रमांक DC१००५९८९/२०१९

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२०२६

अध्यक्ष/सचिव,
सचिन सहकारी गृहनिर्माण संस्था मर्यादित,
[illegible] रोड, मुलुंड (पुर्व), मुंबई-४०० ०८१ ...अर्जदार

विरुध्द

१) श्री. श्रीधर भाऊराव चेंबूरकर,
५/सी, रुणवाल नगर, अकबर अली जवळ,
चेंबूर, मुंबई-४०० ०७१

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२) श्री. नारायण गणपत म्हात्रे,
पालखी बिल्डींग जवळ, नानेपाडा,मुलुंड (पु), मुंबई-४०२ ४३५

३) श्री. रमेश गणपत म्हात्रे,
पालखी बिल्डींग जवळ,नानेपाडा, मुलुंड (पु), मुंबई-४०० ०८१

४) श्री. भाऊराव हरिश्चंद्र चेंबूरकर यांचे वारसदार
ए) श्रीमती कुमुदिनी कमलाकर गडकरी,
गणेश युनिट, प्लॉट क्रमांक -१, सर्व्हे नं.१६/६
एरंडवणे, पुणे-४११ ००४,
बी) कै. श्रीधर भाऊराव चेंबुरकर यांचे वारसदार
i) श्रीमती नलिनी श्रीधर चेंबूरकर, ११, वृंदावन बंगला,
देवनार, मुंबई-४०० ०८८,
ii) Shri. Ashwin Shridhar Chemburkar,
[illegible] Dunston lane, Manmouth Junctiuon, NJ 08852,USA
iii) श्री. गौतम श्रीधर चेंबूरकर, बी ३०१, शबरी अशियांना,
[illegible]नार फार्म रोड, देवनार, मुंबई-४०० ०८८
सी) [illegible]मोद भाऊराव चेंबूरकर यांचे वारसदार
i) Shri. Yogen Shridhar Chemburkar,
ii) [illegible] of Yogen Pramod Chemburkar,
[illegible] Plowshare Court, Mansfild, MA 02048, USA
iii) Smt. Dipen Pramod Chemburkar
[illegible]02, Massachusetts Ave,
Apt 406, Cambridge, MA 02139, USA
डी) कै. अरुण भाऊराव चेंबुरकर यांचे वारसदार
i) श्री. रोहित अरुण चेंबुरकर, बंगला क्रमांक-१६,
ग्रीन गार्डन अपार्टमेंट,
वामन तुकाराम पाटील मार्ग,
देवनार, मुंबई-४०० ०८८
ii) Mrs. Dipali Parag Ekbote
53, Simei Rise Savannah Condopark #02-47,

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Singapore 548790

ई) श्रीमती सुहासिनी श्रीकांत भांडारे,
बंगला U-१, रुणवाल पार्क,
अकबरलीजच्या ताजूला, सायन ट्रॉम्बे रोड,
चेंबूर, मुंबई-४०० ०७१

एफ) श्री. अतुल भाऊराव चेंबूरकर, बंगला U-५,
रुणवाल पार्क, अकबरलीजच्या बाजूला,
सायन ट्रॉम्बे रोड, चेंबूर, मुंबई-४०० ०७१

जी) सौ. विद्या दत्तकुमार म्हात्रे, सी-२११, शिवम सेंट्रीयम,
विजय नगर सिम्फनी हॉल जवळ,
कोलडोंगरी-सहार रोड, अंधेरी पुर्व, मुंबई-४०० ०६९

एच) कै.प्रकाश भाऊराव चेंबूरकर, यांचे वारसदार

i) श्रीमती संध्या प्रकाश चेंबुरकर,
तिसरा मजला, स्वामी जयरामदास सोसायटी,
हेमू कलानी मार्ग,चेंबूर, मुंबई-४०० ०७१

ii) Mrs. Radha Jayesh Godambe
1830 Heather Street, Boling Brook,
Illinoi 60490, Chicago, U.S.A

iii) Smt. Mugdha Gourav Chemburkar Datey
Almedo Joaquim, Euganio, De Lima, 1360,
Apt.42, Jordim Paulista, Sao Poula 01403112
Brazil.

...प्रतिवादी

मुंबई -२१ | ४००० | ३१ | ६ | २०२५

मुंबई -२८ | ९९०८४ | २०१ | १२ | २०२५

प्रकरण -५, महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत (त्या धारण्यास प्रोत्साहन देणे, त्याची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम १९६३ चे कलम ५ अन्वये कलम ११ मधील तरतुदी.

१. महाराष्ट्र शासन गृहनिर्माण विभाग यांचेकडील अधिसूचना क्र. माहस.२००८/ प्र.क्र. [illegible] दुवपु-२/ दिनांक २७/९/२०१०

२. महाराष्ट्र शासन गृहनिर्माण विभाग यांचेकडील अधिसूचना क्र. एम. ओ.एफ २००८/ [illegible] और २८/ (पार्ट-२)/आरआर-२/ दि. २५/०२/२०११ व अधिसुचना क्र माहस/२००८ [illegible] मोग-२/ दुवपु-२ दि.२५/०२/२०११

४. सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड (पुर्व), [illegible] याचेकडिल दि. २५/०४/२०१९ रोजीचा ठराव

५. दि. १८/०६/२०१९ रोजीची पुढारी (मराठी) वर्तनानपत्रातील जाहिर नोटीस

उपरोक्त क्र. १ व ३ अन्वये पूर्वउपनगरे, मुंबई या जिल्ह्यासाठी [illegible] अधिनियम [illegible] अंमलबजावणी करण्यासाठी सक्षम अधिकारी म्हणून जिल्हा उपनिबंधक, सहकारी संस्था ([illegible] उपनगरे, मुंबई यांची नियुक्ती करण्यात आली असून सदर अर्जदार संस्था या [illegible] कार्यालयाच्या [illegible] कक्षेत आहे आणि,

अर्जदार संस्थेने प्रस्तुत अर्ज महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत (त्या धारण्यास प्रोत्साहन देणे, त्याची विक्री, व्यवस्थापन व हस्तांतरण याचे नियमन करण्याबाबत) अधिनियम [illegible] यापुढे उल्लेख मोफा १९६३) चे कलम ११ (३) व कलम ११ (४) अन्वये संस्थेच्या कब्जातील [illegible] त्यावरील संस्थेची इमारत यामधील प्रवर्तक तथा उपरोक्त प्रतिवादी याचे अधिकार, हक्क आणि हितसंबंध अर्जदार संस्थेच्या नावे हस्तांतरीत करण्यासाठी मानीव अभिहस्तांतरण प्रमाणपत्र मिळावे व त्याची नोंदणी अधिनियम १९०८ मधील तरतूदीनुसार नोंदणी करण्यासाठी दुय्यम निबंधक यांना आदेश देण्यात या करीता सदरचा अर्ज दाखल केला आहे,

अर्जदार संस्था सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील तरतुदीनुसार नोंदणीकृत संस्था असून तीचा पत्ता- मिठागर रोड, मुलुंड (पुर्व), मुंबई-४०० ०८१ असा आहे. (यापुढे या आदेशात त्यांचा उल्लेख अर्जदार संस्था असा करण्यात आलेला आहे.) या अर्जदार संस्थेने मानीय अभिहस्तांतरण प्रमाणपत्र मिळण्यासाठी दिनांक २५/०४/२०१९ रोजी या कार्यालयाकडे विहीत नमुना ७ मध्ये रक्कम रु. २०००/- च्या कोर्ट फी चा ऑनलाईन भरणा

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करुन आवश्यक त्या कागदपत्रांसह अर्ज दाखल केला आहे. सदर अर्जामध्ये अर्जदार संस्थेने पुढीलप्रमाणे संस्थेचे क्षेत्रफळ सिटीएस नं. ९२२ (क्षेत्रफळ १२०१ चौ.मी.), सिटीएस नं. ९२५ (क्षेत्रफळ १४३.२ चौ.मी.), व्हिलेज मुलुंड (पुर्व), ता. कुर्ला, जिल्हा मुंबई उपनगरे अशी मिळकत असल्याचे नमुद केले आहे.

अर्जदार संस्थेने महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम १९६३ कलम ५ अनुसार व मुंबई मुद्रांक अधिनियम १९५८ व नोंदणी अधिनियम १९०८ मधील तरतुदीनुसार मालकाबरोबरे करारनामा केला आहे. मालमत्तेचे अभिहस्तांतरण करुन देणे आवश्यक असूनही, मालकाने ते करुन दिले नाही. या कारणास्तव अर्जदार संस्थेने प्रस्तुतचा मानीव अभिहस्तांतरणाच्या प्रस्ताव दाखल केला असून त्यासोबत खालील कागदपत्रे सादर केली आहेत.

मबई -२८
९९०८४ | २०३ | ४७२
२०२६

मबई -२८
१०२५ | ३२ | ४५

१. मानीव अभिहस्तांतरणासाठी महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम १९६३ व १९६४ चे नियमांमधील नमुना ७ मधील अर्ज आणि २०००/- रु कोर्ट फी चा ऑनलाईन भरणा केलेबाबतची पावती सोबत जोडली आहे.
२. अर्जदार सहकारी गृहनिर्माण संस्था नोंदणी प्रमाणपत्राची प्रत सोबत जोडली आहे
३. विशेष सर्वसाधारण सभा दिनांक ०२/०९/२०१८ मधील ठराव सोबत जोडला आहे.
४. दि. ०४/०५/२०१९ रोजीच्या मिळकत पत्रिकेची प्रती सोबत जोडल्या आहेत.
५. भाऊराव हरीशचंद्र चेंबुरकर कर्ता H.U.F आणि सचिन सहकारी गृहनिर्माण संस्था यांचेमध्ये झालेल्या करारनाम्याची प्रत ची प्रत सोबत जोडली आहे.
६. सहकारी गृहनिर्माण संस्थेतील सदनिकाधारक आणि गाळेधारकांची [illegible] सोबत जोडली आहे.
७. नगर भुमापन अधिकारी क्र.१, मुंबई उपनगर जिल्हा, मुंबई यांचेकडील दि. २८/०५/२०१९ रोजीचा आदेश
८. सातबारा उताऱ्याच्या प्रती
९. नगरभुमापन अधिकारी, मुलुंड यांचेकडील दि. २८/०५/२०१९ रोजीच्या कमी [illegible] प्रत
१०. दि.२८/०८/१९६९ रोजीच्या आय. ओ. डी. दाखल्याची प्रत
११. बृहन्मुंबई महानगरपालिका यांनी दि. ०४/०२/२००५ रोजी मंजुर केलेल्या इमारत बांधकाम नकाशाची प्रत

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अर्जदार संस्थेचा सदरचा प्रस्ताव या कार्यालयास प्राप्त झाल्यानंतर त्याची छाननी [illegible] सदरच्या प्रस्तावाची धारिका अर्जदार संस्थेने या प्राधिकरणाकडे सादर केली. महाराष्ट्र [illegible] काच्या सदनिकाबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व [illegible] यांचे नियमन करण्याबाबत) अधिनियम १९६४ मधील नियम १३ नुसार सदर प्रस्तावाची छाननी करुन सदर अर्जास ऑनलाईन प्रणालीमध्ये **अर्ज क्रमांक DC१००५९८६/२०१९** मिळाला आहे. नंतर सदरील अर्जदार व प्रतिवादी यांना नमुना १० मध्ये सुनावणीची नोटीस देवून सदर प्रस्तावाबाबत सुनावण्या कार्यालयात दि. २७/०५/२०१९ रोजी घेण्यात आली आणि तदनंतर दि. ३०/०५/२०१९, [illegible]/०६/२०१९, २७/०६/२०१९, २२/०७/२०१९, ३१/०७/२०१९, १९/०८/२०१९, १३/०९/२०१९, २०/०९/२०१९, ०१/१०/२०१९, ०९/१०/२०१९ रोजी सुनावणी घेण्यात आली. प्रतिवादी यांना अर्जदार संस्थेच्या अर्जास अनुसरुन सुनावणीच्या नोटीसा अर्जदार संस्थेने उपलब्ध करुन दिलेल्या पत्त्यावर नोंदणीकृत डाकने पाठविलेल्या होत्या. तसेच प्रतिवादी यांना त्यांचे म्हणणे मांडण्यासाठी संधी म्हणून दिनांक १८/०६/२०१९ रोजी पुढारी (मराठी) या वर्तमानपत्रात जाहिर नोटीस देण्यात आली. सदर सुनावणीस अर्जदार संस्थेतर्फे श्री. सदानंद मानेकर-सक्रेटरी, श्री. आदेश मांगळे-चेअरमन, श्री. प्रदिप गिलबेना, श्री. शिवाजी गावडे- समिती सदस्य उपस्थित होते. प्रतिवादी क्र.१ आणि ४ यांचे तर्फे कै. श्रीधरराव चेंबुरकर यांची मुले श्री. अतुल चेंबुरकर आणि अशिष चेंबुरकर, कुमुदीनी कमलाकर गडकरी यांचे तर्फे श्री. प्रताप प्रभाकर गडकरी, श्री. श्रीधर भाऊराव चेंबुरकर यांची वारसदार नलिनी श्रीधर चेंबुरकर, योगेश व दिपक प्रमोद चेंबुरकर यांचे तर्फे कुलमुखत्यारपत्र धारक अशिष श्रीधर चेंबरकर, दिपाली पराग एकबोटे यांचे तर्फे कुलमुखत्यारपत्र धारक रोहित अरुण [illegible], श्री. श्रीधर भाऊराव चेंबुरकर यांची वारसदार श्रीमती सहासिनी श्रीकांत भंडारे, श्री. भाऊराव हरिशचंद्र चेंबुरकर यांचे वारसदार श्रीमती विना दत्तकुमार म्हात्रे, श्री. प्रकाश भाऊराव चेंबुरकर यांचे वारसदार श्रीमती संध्या प्रकाश चेंबुरकर उपस्थित होते. प्रतिवादी क्र.२ आणि ३ आणि त्यांचेतर्फे अॅड व्ही. एस. पराडकर सुनावणीस उपस्थित होते. दिनांक ०९/१०/२०१९ रोजीच्या सुनावणीवेळी सदर धारिका

आदेशासाठी बंद करण्यात आली. तदनंतर दि.१७/१०/२०१९ रोजीच्या पत्रान्वये प्रतिवादी क्र.२ व ३ नगर भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील क्र.न.मु.सं.३क/मुलुंड (पु)/क.शा.प.दु.१७९/वर्षे २०१/ नो.क्र.७२/२०१५/२१० दिनांक ३१/०१/२०१५ अन्वये कमी जास्त पत्रक दुरुस्ती केली दुरुस्ती आणि दुरुस्ती कमी जास्त पत्रक छायाप्रत दि. २०/०९/२०१९ रोजी व प्रमाणित प्रत दि.१७/१०/२०१९ रोजी दाखल केली.

मुंबई शहर अधीक्षक
(पु)/क.शा.प.दु.१७९/वर्षे २०१/
दुरुस्ती केली दुरुस्ती आणि
प्रत दि.१७/१०/२०१९ रोजी दाखल
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अर्जात नमूद केलेल्या मिळकतीचे अधिकार, हक्क व हितसंबंध यांचे संरक्षण होण्यासाठी अभिहस्तांतरीत होण्यासाठी मानीव अभिहस्तांतरण प्रमाणपत्र देण्यात येवून सदर मिळकतीचे अभिहस्तांतरण अर्जदाराच्या नावे व्हावे अशी मागणी अर्जदार संस्थेने केली आहे. सदर संस्था सिटीएस नं. ९२२ (क्षेत्रफळ १२०१ चौ.मी.), सिटीएस नं. ९२५ (क्षेत्रफळ ११४३.२ चौ.मी.), मुलुंड (पुर्व), ता. कुर्ला, जिल्हा मुंबई उपनगरे अशी मिळकत [illegible] क्षेत्रफळाचे मानीव अभिहस्तांतरण करुन मिळावे अशी विनंती केली. त्यास अनुसरुन प्रस्तुत प्रकरणी दि.०७/०२/२०२० रोजी आदेश पारित करुन ज्या मिळकतीचे मानीव अभिहस्तांतरण करुन मिळणेसाठी संस्थेने अर्ज दाखल केला आहे, त्या मागणी केलेल्या मिळकतीची खात्री पटवून देण्याचेही आदेश त्या कागदपत्रासह अर्ज सादर करण्याची मुभा अर्जदार संस्थेस देण्यात आली. त्यानुसार अर्जदार संस्थेने दि. ३०/०७/२०२० रोजी अर्ज दाखल केला की, सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड(पुर्व), मुंबई-४०० ००८१ च्या मुखंड क्रमांक ९२२ आणि ९२५ च्या मानीव अभिहस्तांतरण मिळणेबाबत दि.२५/०४/२०१९ रोजी संस्थेतर्फे अर्ज सादर केला होता सदर अर्जावर या कार्यालयाने दि.०७/०२/२०२० रोजी निर्णय देऊन सदर मानीव अभिहस्तांतरण अर्ज कागदपत्रांची पुर्तता करण्यासाठी निकाली काढण्यात आला. तथापी त्यानंतर अर्जदार संस्थेने सद्यस्थितीत सध्या दोन मुखंडापैकी मुखंड क्र.९२५ (क्षेत्रफळ ११४३.२ चौ.मी.) बाबतचे संस्थेचे सर्व कायदेशीर हक्क आबाधित राखुन फक्त मुखंड क्र.९२२ (क्षेत्रफळ १२०१ चौ.मी.) चे मानीव अभिहस्तांतरण सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड(पुर्व), मुंबई-४०० ००८१ यांच्या नावे होणेबाबत अर्ज कागदपत्रासह संस्थेने दाखल केला.

१. अर्जदार संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० व नियम १९६१ मधील तरतुदी [illegible] नोंदणीकृत संस्था असून नाव व नोंदणीक्रमाक पुढीलप्रमाणे आहे- सचिन सहकारी गृहनिर्माण संस्था मर्यादित मिठागर रोड, मुलुंड (पुर्व), मुंबई-४०० ०८१ नोंदणी क्रमांक बीओएम/एचएसजी/१६२९/सन १९६८ दिनांक २३/०३/१९६८

२. नगर भूमापन अधिकारी, मुलुंड, मुंबई उपनगर जिल्हा यांचेकडिल दि. ०४/०[illegible] मालमत्तापत्रकात पुढील प्रमाणे जागेची नोंद आहे-सिटीएस नं. ९२२ चे क्षेत्रफ[illegible] सिटीएस नं. ९२५ चे क्षेत्रफळ ११४३.२ चौ.मी.,

३. अर्जदार संस्थेने बृहन्मुंबई महानगरपालिका यांनी दि. २०/०६/२००५ रो[illegible] दाखल्याची प्रत सोबत जोडली आहे.

४. अर्जदार संस्थेने भाऊराव हरीशचंद्र चेबुरकर कर्ता H.U.F आणि सचिन सहकारी गृहनि[illegible] संस्था मर्यादित यांचेमध्ये दि.२७/०१/१९७१ रोजी झालेल्या करारनाम्याची प्रत सोबत जोडली आहे.

५. नगर भुमापन मुलुंड पुर्व ता.कुर्ला यांनी दि.१९/१०/२०१९ रोजी दिलेली दुरुस्ती कमी जास्त पत्रकाबाबतची पुरवणी (सर्वे नं. ११७ हि.नं.५,६) प्रत सोबत जोडली आहे

६. अर्जदार संस्थेने नगरभुमान अधिकारी यांचेकडील दि. २८/०५/२०१९ रोजीच्या कमी जास्त पत्रकाची प्रत सोबत जोडली आहे.

७. अर्जदार संस्थेने श्री. जयंत ए. चिपकर यांनी दि.३१/०५/२०१९ रोजी दिलेल्या सर्च रिपोर्टची प्रत सोबत जोडली आहे.

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अर्जदार संस्थेने सादर केलेले लेखी म्हणणे खालीलप्रमाणे आहे:-

अर्जदार संस्थेने दि. ३१/०६/२०१९ रोजीच्या पत्राप्रमाणे [illegible] न्यायालयात सन १९७० मध्ये नोंदणीकृत झालेल्या CTS No. १२२ साठी झालेल्या Deed of Agreement च अर्जदार संस्थेसाठी झालेल्या करारनाम्याची प्रत जोडली आहे. दि. २८/०५/२०१९ रोजीच्या कमी जास्त प्रत्राची साक्षांकित प्रत सोबत जोडली आहे. बृहन्मुंबई महानगरपालिका यांनी सिटीएस न.१२२ च्या मिळकतीसाठी मंजुर झालेल्या बांधकाम नकाशाची प्रत सोबत जोडली आहे. त्यामुळे CTS नं.१२२ च्या मिळतीखील क्षेत्र अर्जदार संस्थेस मिळावे अशी विनंती अर्जदार संस्थेने केली आहे.

मबई -२९
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अर्जदार संस्थेच्या इमारत सिटीएस नं. ९१८, ९१९, ९२०, ९२१, ९२२, ९२५, ९२६, ९२७ ९२८, ९३० आणि ९३१ या मिळकतीवर बांधलेल्या आहेत. सदर ११ सिटीएस नं. पैकी सिटीएस न. ९२८ आणि ९३१ सोडला इतर सर्व सिटीएस नं.च्या मालमत्ता पत्रकावर धारक म्हणून संस्थेचे नाव आहे. उर्वरी सिटीएस नं. ९२२ व ९२५ ची मिळकत अर्जदार संस्थेच्या नावे नसतानाही सदर सिटीएसचा एन ए टॅक्सचा भरणा सन १९७६ पासून अर्जदार संस्था करीत आहे, मालमत्ता कराचा भरणाही अर्जदार संस्था करित आहे तसेच सदर सिटीएस बृहन्मुंबई महानगरपालिका यांनी सन १९८८ मध्ये मंजुर केलेल्या नकाशाचा भाग आहेत,

सिटीएस नं. ९२५ बाबत अर्जदार संस्थेचे म्हणणे -

नगर भुमापन अधिकारी यांचेकडिल दि. २८/०५/२०१९ रोजीच्या [illegible] सर्व्हे नं. ११७, हिस्सा नं. ५ चा समावेश सिटीएस नं. ९२५ मधे झाल्याचे दिसुन येते व सदर मिळकतीच्या संबंधीत सातबाऱ्यावरती जमिनमालक श्री. श्रीधर भाऊराव चेंबुरकर यांचे नाव आहे. प्राधिकरणासमोरील सुनावणीदरम्यान अर्जदार संस्था व श्री. चेंबुरकर यांनी [illegible] आहे.

सिटीएस नं. ९२२ बाबत अर्जदार संस्थेचे म्हणणे -

नगर भुमापन अधिकारी यांचेकडिल दि. २८/०५/२०१९ रोजीच्या कमी जास्त प्रत्रकानुसार सर्व्हे नं. ११७, हिस्सा नं. ६ चा समावेश सिटीएस नं. ९२२ मधे झाल्याचे दिसुन येते व सदर मिळकतीच्या संबंधीत सातबाऱ्यावरती जमिनमालक श्री. नारायण गणपत म्हात्रे व श्री. रमेश गणपत [illegible] यांचे नाव आहे. सुनावणी दरम्यान मंजुर बांधकाम नकाशा व संपुर्ण मिळकतीचा सर्व्हे नकाशा [illegible] संस्थेने या प्राधिकरणाकडे सादर केला आहे. त्यावरुन सिटीएस नं. ९२२ हा अर्जदार [illegible] मालकीचा आहे, अर्जदार संस्थेची बिल्डींग नं. ५ च्या इमारतीचे सिटीएस नं. ९२२ या [illegible] बांधकाम केल्याचे मंजुर बांधकाम नकाशावरुन स्पष्ट होते. तसेच सर्च रिपोर्टनुसारही सदर [illegible] अर्जदार संस्थेच्या नावाची mutation entry असल्याचे प्रमाणीत होते. अर्जदार संस्थेस [illegible] मागणी केलेल्या मिळकतीचे मानीव अभिहस्तांतरण करुन देण्याबाबत विनंती अर्जदार संस्थेने केली आहे.

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प्रतिवादी क्र.१ यांनी दि. २७/०५/२०१९ रोजी लेखी म्हणणे सादर केले आहे ते खालीलप्रमाणे-

प्रतिवादी क्र.१ यांचे तर्फे श्री. अतुल भाऊराव चेंबुरकर यांनी लेखी म्हणणे या कार्यालयाकडे सादर केले आहे. प्रतिवादी क्र.१ हे श्री. अतुल भाऊराव चेंबुरकर यांचे दिवंगत मोठे बंधू आहेत. प्रतिवादी क्र.१ यांच्या मृत्युमुळे श्री. अतुल चेंबुरकर यांना आणि त्यांचे इतर तीन दिवंगत भाऊ यांना सदरची नोटीस मिळालेली नाही.

विषयांकित मुलुंड पुर्व मिठागर रोड यथील त्यांची जमीन अर्जदार संस्थेस विकली आहे पण त्याचे अग्रीमेंट प्रमाणे संपुर्ण रक्कम त्यावर ईमारत बांधुन त्यांत सर्व समासद रहायला गेले तरी संस्थेने त्यांना दिली नाही.

या दिरंगाबाई बाबत श्री. अतुल चेंबुरकर यांनी अर्जदार संस्थेस वेळोवेळी नोटीस पाठवली नंतर झालेल्या अक्षम्य दिरंगाई बददल अर्जदार संस्था व त्यांच्या वकिलासमोर एक महिन्यात रक्कम रुपये चाळीस लाख देवू असे मान्य केले. त्याहुनही उशीर झाल्यास देय रक्कमेवर पुढील प्रत्येक महिन्याला पुर्ण रक्कम देईपर्यंत एक लाख रुपये जादा देण्याचे कबुल केले पण [illegible] अर्जदार संस्थेने केली नाही.

नंतर अर्जदार संस्थेच्या पदाधिकाऱ्याबरोबर झालेल्या मिटींगमध्ये त्यांनी एवढी रक्कम देता येणार नाही असे सांगितले म्हणून पदाधिकाऱ्यांनी पर्यायी मार्ग सुचवला तो असा लवकरच आमची

संस्था सर्व इमारती जीर्ण झाल्यामुळे त्यांचा पर्नविकास करणार आहे व यासाठी चार वर्षाचा काळ लागेल तेव्हा पुर्ण झालेल्या नविन इमारतीत जमिनमालक - श्री. अतुल चेंबुरकर व इतर वारसदार यांना एक सदनिका जमिनीच्या उरलेल्या देय रकमेऐवजी विनामुल्य देण्यात येईल.

अर्जदार संस्थेनी केलेली सुचना जमिनमालक - श्री. अतुल चेंबुरकर व इतर वारसदार यांना तुर्तास मान्य आहे. पण नविन देण्यात येणारी सदनिका व त्यांचे क्षेत्रफळ आणि मजला जमिनमालकाच्या पसंतीची असेल या सदनिकेच्या हस्तांतरणासाठी लागणारी स्टॅम्प ड्युटी , रजिस्ट्रेशन फी व इतर सर्व खर्चास व व्यवहार अर्जदार संस्था करेल आणि ही संस्था जमिनमालकाची सदर सदनिका विनामुल्य हस्तांतरीत करेल.

सर्व पुर्वव्यवहार जमिनमालक या नात्याने कुठलीच दिरंगाई केली नसल्याचे त्यांनी नमुद केले. मालाडकी च्या नात्याने संस्थेच्या मध्यमवर्गीय सभासदांचे हितच पाहत असल्याचे त्यांनी नमुद केले. अर्जदार संस्था डिम्ड कन्व्हेन्सला पात्र नाही व संस्थेने कबुल केलेप्रमाणे विनामुल्य सदनिका चार वर्षाच्या आत आम्हाला हस्तांतरीत करावा असा निर्णय या प्राधिकरणाने द्यावा अशी विनंती केली आहे.

दि. २८/०५/२०१९ व दि. १०/०६/२०१९ रोजीच्या पत्रान्वये श्री. अतुल चेबुरकर यांनी सदर मिळकतीबाबतचे सर्व दावेदार यांचे नाव व पत्ते व मुळ मालकाशी नाते पत्रासोबत या कार्यालयाकडे सादर केले.

प्रतिवादी क्र.१ यांनी दि. २७/०६/२०१९ रोजी लेखी म्हणणे सादर केले आहे ते खालीलप्रमाणे

अर्जदार संस्था यांनी जमिनमालक-श्री. अतुल चेंबुरकर व इतर वारसदार यांच्या सोबत ठरलेल्या व्यवहाराची पुर्तता केल्याशिवाय डीम्ड कन्व्हेन्सचा हुकुम काढण्यास श्री. अतुल चेंबुरकर व इतर वारसदार यांची ठाम हरकत असल्याचे नमुद केले आहे. तसा हुकुम दिल्यास श्री. अतुल चेंबुरकर व इतर वारसदार हे नाईलाजाने न्यायालयात या प्राधिकरणाच्या व अर्जदार संस्थे याच्या विरोधात जाऊन न्याय मागतील असे नमुद केले आहे.

प्रतिवादी क्र. ६ यांनी दि. २६/०८/२०१९ रोजी लेखी म्हणणे या कार्यालयाकडे सादर केले आहे ते, खालीलप्रमाणे-

अर्जदार सोसायटी बरोबर जमिनमालक-श्री. अतुल चेंबुरकर व इतर वारसदार यांच्या बुलंड पुर्व येथील सर्वे क्र.११८ अ हि.क्र.८व सर्वे क्र.११७ हि.क्र.५ या मिळकतीचा १९७१ साली झालेल्या करारानाम्याप्रमाणे आजवर फक्त जमिनीचा सौदा ठरला आहे व त्या जमिनीचे कन्व्हेयन्स झालेली नाही.

सन १९७१ च्या करारावेळी सिटीसर्वे ऑफिसचे मिळकत पत्रक व त्याचा सिटी सर्वे क्रमांक देत नव्हते. जेव्हा अर्जदार संस्थेने या प्राधिकरणाकडे सुनावणी चालू असताना सदर मिळकत पत्रिका हाती दिल्यावरे जमिनमालक-श्री. अतुल चेंबुरकर व इतर वारसदार यांच्या लक्षात आले की, गटे बुक उताऱ्याप्रमाणे मिळकतीचे नंबर नसुन त्यात काही घालमेल झालेली आहे. त्यामुळे भुमीअभिलेख कार्यालयाच्या मिळकतपत्रिका अर्जदार संस्थेकडुन मिळाल्यावर मिळकतीमध्ये झालेल्या घालमेलाची चौकशी केल्यावर सदर आफिसने दुरुस्ती पत्रक दिले त्याची प्रत दिली आहे. त्यावरुन चेंबुरकरांच्या स.क्र.११८अ हि.स.क्र.८ या मिळकत पत्रिकेवर अर्जदार संस्थेचे नाव लागले आहे त साफ चुकिचे व अफरातफरीचे आहे कारण दोन मिळकतीपैकी एकाही मिळकतीचे कन्व्हेन्स झालेले नाही किंवा इन्डेक्स ॥ सुध्दा झालेला नसताना सदर मिळकतीच्या मिळकत पत्रिकेवर अर्जदार संस्थेचे नाव लावणे हा नियमबाहय व दंडनिय अपराध आहे. या प्रकरणी या प्राधिकरणाने चौकशी करण्याची विनंती प्रतिवादी क्र.१ यांचे तर्फे जमिनमालक-श्री. अतुल चेंबुरकर व इतर वारसदार यांनी केली आहे.

प्रतिवादी क्र.१ यांनी दि. १३/०९/२०१९ रोजी लेखी म्हणणे सादर केले आहे ते खालीलप्रमाणे

अर्जदार संस्थेच्या दि. ३०/०७/२०१९ रोजी सर्वसाधारण सभेत बहुमताने ठराव पास करुन आम्हाला सदर सदनिका विनामुल्य देण्याचे मान्य केले आहे व या ठरावाची प्रत श्री. अतुल चेंबुरकर व इतर वारसदार व या प्राधिकरणाला दिली आहे. त्यानंतर श्री. अतुल चेंबुरकर व इतर वारसदार यांच्यातील अंतर्गत चर्चेनुसार अर्जदार संस्थेने कबुल केलेल्या सदनिकेसाठी आमच्याशी लेखी करार करुन तो

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रजिस्टर करुन आम्हास सत्य प्रतिलीपी देणेबाबत श्री. अतुल बेंबुरकर व [illegible] यांनी दि. २५/०८/२०१९ रोजीच्या पत्राने कळविले आहे.

मुंबई-२८ | ९४००५ | २०१९

प्रतिवादी क्र.२ व ३ यांनी दि. १०/०६/२०१९ रोजी लेखी म्हणणे सादर केले आहे ते खालीलप्रमाणे-

कमी जास्त पत्रकाप्रमाणे सर्व्हे नं. ११७ हिस्सा [illegible] सर्व्हे नं. ९२२ हया जागेवर अर्जदार संस्थेची एक इमारत बांधण्यात आली आहे आणि ती जागा प्रतिवादी २ व ३ यांची आहे असे, अर्जदार संस्थेचे म्हणणे आहे. सर्व्हे नं. ११७ हिस्सा क्र.६ चा सि. टी. एस क्र.९२५ असल्याबाबत सुध्दा प्रतिवादी क्र. २ व ३ यांनी सादर केला आहे. श्री. गणपत बामा म्हात्रे हे जागेचे मालक असल्याचे office of the additional Collector and Competent Authority (U.L.C), Greater Bombay यांचेकडिल दि. २६/११/१९८५ रोजीच्या पत्रावरुन सिध्द होते असे नमुद करुन [illegible] सोबत जोडुन या प्राधिकरणास सादर केली आहे.

मुंबई-२८ | ९९०८४ | २०१७ | ४९२ | २०२६

संस्थेचा दि.१०/०८/२००३ च्या वार्षीक सर्वसाधारण सभेत सिटीएस क्र.९२५ ला रस्ता देण्याची मंजुरी दिली आहे त्याची प्रत या प्राधिकरणास सादर केली आहे. बदर-७/१२३१५/सन २००१ रोजी नोंदणी केलेल्या (राईट ऑफ वे) मध्ये आपल्या सोसाटीने १२ मीटर रुंदी १५६ मी लांबी [illegible] ९१८ ते ९२२, ९२६, ९२७, ९२८ आणि ९३०, ९३१अ मधुन (सर्व्हे क्र.११७ हिस्सा क्र.६ सिटीएस क्र.९२५ या जागेकरिता) कायम स्वरुपी येण्याजाणेकरीता रस्ता दिला आहे. त्याने तो (७/१२) सातबारा श्री. गणपत बामा म्हात्रे यांच्या नावाचा असुन त्याची प्रत सादर केली आहे.

कमी जास्त पत्रकात दुरुस्ती करणेकामी सन २०१३ पासून कार्यवाही सुरु होती. कायम मोजणीची दि. २८/०८/२०१३ चे पत्रान्वये लगतचे खातेदार म्हणून [illegible] देण्यात आली होती. त्यानुसार मा. जिल्हाअधिक्षक भुमिअभिलेख, मुंबई उपनगर (जिल्हा [illegible] क्र.न.भु.सं.३/मुलुंड (पु)/क.जा.प. दुरुस्ती/कायि ३७/नों.क्र.७२/२०१५/२१० [illegible] कमी जास्त पत्रक दुरुस्ती कामी पुरवणी गावचे अभिलेखात सामिल केल्याचे [illegible] सादर केले आहे.

नगर भुमापन अधिकारी यांच्या कार्यालयाचे पत्र क्र.न.भू.क्र.[illegible] (पुर्व)/न.भू.क्र.९२२,९२५/क.जा.प. दुरुस्ती/२०१५/२७३ मुलुंड, दि.१२/०३/२०१५ चे [illegible] आहे.

सन २०१५ रोजी क.जा.प. दुरुस्ती झाली असताना सुध्दा या कार्यालयाने सन २०१९ रोजी प्रतिवादी क्र.२ व ३ यांना विनाकारण नोटीस बजवून त्यांना मनस्पात दिला असून त्यांचे विरुध्द कोणतेही आदेश अथवा कारवाई केल्यास ती त्यांना बंधनकारक राहणार नाही व त्यांचे हक्क कायमस्वरुपी असेल अबाधीत राहितील. त्याला कोणतीही इजा पोहचणार नाही. तरी त्यांची नावे [illegible] मधुन त्वरीत वगळण्याची विनंती केली आहे.

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प्रतिवादी क्र.२ व ३ यांनी दि. ०८/०७/२०१९ रोजी लेखी म्हणणे सादर केले आहे ते खालीलप्रमाणे-

सदरहू प्रकरणी दि.१८ जुन २०१९ रोजीच्या दैनिक पुढारी हया अंकात प्रसिध्द केलेल्या Deemed Conveyance Public Notice च्या सुनावणी दरम्यान सक्षम अधिकारी संस्था दस्ताऐवज (मुळ जागेचे खरेदीपत्रापासून ते रहिवास दाखला मिळाला तोपर्यंतच्या सर्व (नकाशा मंजुरी, सी.सी. इत्यादी) कागदपत्रे असतील त्यांच्या सविकेची मागणी या प्राधिकरणाने केली आहे. व ती कागदपत्रे अर्जदार संस्थेने सुनावणी दरम्यान दिली आहेत.

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प्रतिवादी क्र.२ व ३ यांनी दि. २२/०७/२०१९ रोजी लेखी म्हणणे सादर केले आहे ते खालीलप्रमाणे-

अर्जदार संस्थेने त्यांचेकडिल दि. ०३/०६/२०१९ च्या पत्रान्वये सर्व्हे क्र.११७ हिस्सा क्र.६ सिटीएस क्र.९२२, हया जागेवर त्यांची एक इमारत बांधण्यात आली आहे., त्यांचे अद्यावत दस्ताऐवज म्हणून अ) सर्च नोट एण्ड रिपोर्ट १९६६ ते २०१९, २) प्रॉपर्टी कार्ड सि.टी.एस क्र.९२२ क.जा.प.प्रत, सातबारा, हक्काचा प्रकार एवढेच पेपर प्रतिवादी क्र.२ व ३ यांना देण्यात आले आहेत तसेच दि. १०/०६/२०१९ रोजी सुनावणी दरम्यान अर्जदार संस्थेकडे उपलब्ध असलेली कागदपत्रे प्रतिवादी यांना दिली.

अद्यावत दस्ताऐवज म्हणून अ) सर्च नोट एण्ड रिपोर्ट १९६६ ते २०१९ मधील Ref. Search of the land bearing Survey no. ११७ Hissa no.६ total area admg. ११ १/२ गुंठा श्री. नारायण गणपत म्हात्रे आणि सिटीएस नं. ९२२ त्याच सर्च रिपोर्ट मधे As per K. J.

मबई-३.१
१४७००
२०२५

प्रमाणे सर्वे नं. ११७, हिस्सा नं. ६ क्षेत्र (एकर/गुंठा) प्रमाणे ११.५० गुंठा म्हणजे ११७३.२० चौ.मिटर मिळकत श्री. नारायण गणपत म्हात्रे व श्री. रमेश गणपत म्हात्रे हे आहेत तसेच सर्वे नं. ११७, क्षेत्र (एकर/गुंठा) प्रमाणे १२.०८ गुंठा म्हणजेच १२०१ चौ.मी. असेल तर त्यांचा सातबारा उतारा असल्याचा दावा त्यांनी प्रतिवादी क्र.२ व ३ यांना दिली नाही.कारण एकाच सातबारावर दोन क्षेत्र धरता येत नाही.

त्यानुसार कमी जास्त पत्रकात दुरुस्ती करणेकामी मो.र.नं.८०९/२०१३ अन्वये सर्व संबंधीतांना अगाऊ सूचनेच्या नोटीसीने कळवून सिमांकणाप्रमाणे ई.टी.एस. मशीनच्या सहाय्याने मोजणीकाम पुर्ण करुन कमी जास्त पत्रक दुरुस्ती करणेकामी सर्वे नं. गटबुक नकाशाप्रमाणे हददी मोजणी नकाशावर बसवून त्यानंतर निश्चित होणाऱ्या हिस्सा नं. प्रमाणे कमी जास्त पत्रकी दुरुस्ती करण्यात आली असून नगर भुमापन मुलुंड पुर्व ता.कुर्ला येथील दुरुस्ती कमी जास्त पत्रकाच्या पुरवणी (सर्वे नं. ११७, हिस्सा नं. ५ व ६) नुसार मा. जिल्हा अधिक्षक भूमी अभिलेख, सर्वे कार्यालय जिल्हा यांचे कडिल क्र. न. भु. स. ३/ मुलुंड (पु)/क.जा.प. दुरुस्ती/कालि ३७/नं.क. /२०१५/२० दि. ३१/०१/२०१५ अन्वये कमी जास्त पत्रक दुरुस्ती कामी पुरवणी गोषवारा सोबत जोडलेले सादर केले आहे.

मबई २८
१९१०८ | २०८ | ४१२

सर्वे नं. ११७, हिस्सा नं. ५, न.भु.क्र. ९२२, क्षेत्र (एकर/गुंठा) प्रमाणे १२.०८ गुंठा म्हणजेच १२०१ चौ.मी.चे धारक सातबारा प्रमाणे श्री. श्रीधर माऊराव घेंबुरकर आणि सर्वे नं. ११७, हिस्सा नं. ६, न.भु.क्र. ९२५, क्षेत्र (एकर/गुंठा) प्रमाणे ११.५० गुंठा म्हणजेच ११७३.२० चौ.मी.चे धारक सातबारा प्रमाणे श्री. नारायण गणपत म्हात्रे व श्री. रमेश गणपत म्हात्रे असलेबाबत दर्शविलेले आहे. त्या प्रत सादर केली आहे.

श्री. गणपत मामा म्हात्रे हे जागेचे मालक असल्याचे office of the additional Collector and Competent Authority (U.L.C), Greater Bombay यांचेकडिल दि. २६/११/१९८५ रोजीच्या पत्रावरुन सिध्द होते असे नमुद करुन सदर पत्राची प्रत सोबत जोडुन या प्रतिज्ञापत्रासोबत सादर केली आहे.

सन २०१५ रोजी क.जा.प. दुरुस्ती झाली असताना सुध्दा या कार्यालयाने सन २०१९ रोजी प्रतिवादी क्र.२ व ३ यांना विनाकारण नोटीस बजावून त्यांना मनस्ताप दिला असून त्यांचे विरुध्द कोणतेही आदेश अथवा कारवाई केल्यास ती त्यांना बंधनकारक राहणार नाही व त्यांचे हक्क कायमस्वरुपी अबाधित राहितील, त्याला कोणतीही इजा पोहचणार नाही. तरी सदर कार्यवाही मजुर करीत बगळण्याची विनंती केली आहे.

दि. ०९/१०/२०१९ रोजीच्या पत्रासोबत प्रतिवादी क्र.३ यांनी मुलुंड [illegible] पत्रकोकणाचे नगर भूमापन अधिकारी मुलुंड यांचे कार्यालयात दि. १८/०९/२०१९ [illegible] अर्ज सादर केले होते. त्या अनुषगाने नगर भुमापन अधिकारी मुलुंड [illegible] दि.१५/१०/२०१९ रोजीच्या पत्रासोबत दुरुस्ती कमी जास्त पत्रकाच्या पुरवणी [illegible] आणि नमुना ब ची सुधारीत साक्षांकित छायाप्रत सोबत जोडली होती ती या प्रतिज्ञापत्रासोबत [illegible] केली आहे.

प्रतिवादी क्र.२ व ३ यांनी दि. ०९/१०/२०१९ रोजी लेखी म्हणणे सादर केले आहे [illegible] खालीलप्रमाणे :-

प्रतिवादी क्र.२ व ३ हे सिटीएस नं. ९२५ सर्वे नं. ११७ हिस्सा [illegible] या मिळकतीचे मालक असून सदर मिळकतीबाबत अर्जदार संस्था व त्यांचेमध्ये विक्रीबाबत अथवा इतर [illegible] करारनामे झालेला नाही. सदर विक्री करार झालेबाबत कोणतेही कागदपत्र संस्थेने या प्रतिज्ञापत्रासोबत दाखल केलेले नाहीत.

अर्जदार संस्थेचा प्रतिवादी क्र.२ व ३ यांची मालमत्ता कोणतेही कायदेशीर अधिकार नसताना बळकावण्याचा प्रयत्न आहे.

प्रतिवादी क्र.२ व ३ आणि समर्थ डेव्हलपर्स याचे मध्ये दि. ३०/१२/२०१२ रोजी डेव्हलपमेंट अग्रीमेंट झाले असून मे. समर्थ डेव्हलपर्स यांना प्रतिवादी क्र.२ व ३ यांनी सिटीएस नं. [illegible] या मिळकतीवर इमारतीचे बांधकाम करण्याची परवानगी दिली आहे. सदर करारनाम्याची प्रत सोबत जोडली आहे.

सर्वे नं. ११७/६ ची मिळकती प्रतिवादी क्र.२ व ३ यांच्या वडीलांची असुन वडीलांच्या मृत्यूनंतर प्रतिवादी क्र.२ व ३ आणि त्यांच्या ३ बहिणी या सदर मिळकतीचे वारसदार आहेत.

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मुंबई महानगरपालिकेकडील लोकेशन प्लॉन नुसार सिटीएस नं. २२९ च्या सिमेवरील अर्जदार संस्थेची इमारत असल्याचे स्पष्ट होते. त्याप्रमाणे नोंद घेण्यात यावी अशी विनंती प्रतिवादी क्र.२ व ३ यांनी केली आहे.

सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड(पूर्व), मुंबई-४०० ०८१ च्या मुखंड क्रमांक ९२२ आणि ९२५ च्या मानीव अभिहस्तांतरण मिळणेबाबत दि.२५/०४/२०१९ रोजी संस्थेतर्फे अर्ज सादर केला होता सदर अर्जावर या कार्यालयाने दि.०७/०२/२०२० रोजी निर्णय देऊन मागणी पुष्ठयर्थ कागदपत्रांची पुर्तता करण्यासाठी निकाली काढण्यात आला. तथापी त्यानंतर अर्जदार संस्थेने मागणी सुधारीत करुन सद्यस्थितीत सध्या दोन भुखंडापैकी भूखंड सिटीएस ९२५ (क्षेत्रफळ १९४३.२ चौ.मी.) बाबतचे संस्थेचे सर्व कायदेशीर हक्क आबाधित राखुन संस्थेला भुखंड क्र.९२२ (क्षेत्रफळ १२०१ चौ.मी.) चे मानीव अभिहस्तांतरण सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड(पुर्व), मुंबई-४०००८१ हयांच्या नावे करुन देण्यात यावे अशी मागणी दि.३०/०७/२०२० रोजी केली.

अर्जदार संस्थेचा प्रस्ताव खालीलप्रमाणे-

१. अर्जदार संस्थेने नियम १२ प्रमाणे नमुना ७ मध्ये निश्चित करुन दिलेल्या अर्जासह रु २०००/- चा कोर्ट फी स्टॅम्प ऑनलाईन भरणा केलेची पावती सोबत जोडली आहे. सत्यापित केलेला आहे.

२. अर्जदार संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० व नियम १९६१ नुसार तसेच मुंबई नोंदणीकृत संस्था असून नाव व नोंदणीक्रमांक पुढीलप्रमाणे आहे- सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड (पुर्व), मुंबई-४०० ०८१ चे नोंदणी प्रमाणपत्र बीओएम/एचएसजी/१६२९/सन १९६८ दिनांक २३/०३/१९६८

३. अर्जदार संस्थेने संस्था नोंदणीकृत झालेली असल्याबाबतचा पुरावा म्हणून नोंदणी प्रमाणपत्राची प्रत दाखल केली आहे.

४. नोंदणीकृत सहकारी संस्थेच्या इमारतीचा व जागेचा तपशिल खालीलप्रमाणे असल्याचे नमूद केले आहे. सिटीएस नं. ९२२ (क्षेत्रफळ १२०१ चौ.मी.), सिटीएस नं. ९२५ (क्षेत्रफळ १९४३.२ चौ.मी.), मौजे मुलुंड (पुर्व), ता. कुर्ला, जिल्हा मुंबई उपनगरे अशी मिळकत संस्थेची आहे.

५. नगर भूमापन अधिकारी, मुलुंड, मुंबई उपनगर जिल्हा यांचेकडिल दि. ०४/०५/२०१९ रोजीच्या पत्रानुसार मोजणीअंती पुढील प्रमाणे जागेची नोंद आहे-सिटीएस नं. ९२२ चे क्षेत्रफळ १२०१ चौ.मी., सिटीएस नं. ९२५ चे क्षेत्रफळ १९४३.२ चौ.मी.,

६. अर्जदार संस्थेने दिनांक ०२/०९/२०१८ रोजीच्या विशेष सर्वसाधारण सभेमधील ठरावाची प्रत दाखल केली आहे.

७. अर्जदार संस्थेने अभिहस्तांतरण करुन देण्यासाठी सदनिका धारकांची यादी दाखल केली आहे.

८. अर्जदार संस्थेने भाऊराव हरीशचंद्र चेंबुरकर कर्ता H.U.F आणि सचिन सहकारी गृहनिर्माण संस्था मर्यादित यांचेमध्ये दि.२७/०१/१९७१ रोजी झालेल्या करारनाम्याची ची प्रत सोबत जोडली आहे.

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९. अर्जदार संस्थेने नगर भुमापन अधिकारी क्र.१, मुंबई उपनगर जिल्हा, मुंबई यांचेकडिल २८/०३/१२७७ रोजीचा आदेश सोबत जोडला आहे.

१०. अर्जदार संस्थेने दि.२८/०८/१९६९ रोजीच्या आय. ओ. डी. दाखल्याची प्रत प्रत सोबत दाखल केली आहे.

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११.अर्जदार संस्थेने नगरभूमापन अधिकारी यांचेकडील दि. २८/०७/२०१९ रोजीचा कार्यालयीन पत्रकाचा मूळ सोबत जोडली आहे.

अर्जदार संस्थेने दि.३०/०७/२०२० रोजी अर्जदार संस्थेने मागणी सुधारीत करुन दोन भुखडापैकी भूखड क्र.९२५ (क्षेत्रफळ ११४३.२ चौ.मी.) बाबतचे संस्थेचे सर्व कायदेशीर हक्क आबाधित राखुन सस्थेला भुखंड क्र.९२२ (क्षेत्रफळ १२०१ चौ.मी.) चे मानीव अभिहस्तांतरण सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड(पुर्व), मुबई-४०० ००८१ हयाच्या नावे करुन देण्यात यावे अशी मागणी सुधारीत केली.

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निरीक्षण व निष्कर्ष:-

अर्जदार संस्थेने दि. ३०/०७/२०२० रोजी दोन भुखंडापैकी भूखंड क्र.९२५ (क्षेत्रफळ ११४३.२ चौ.मी.) बाबतचे संस्थेचे सर्व कायदेशीर हक्क आबाधित राखुन भुखंड क्र.९२२ (क्षेत्रफळ १२०१ चौ.मी.) चे मानीव अभिहस्तांतरण सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड(पुर्व), मुंबई-४०० ००८१ यांच्या नावे करुन मिळावा अशी मागणी सुधारीत केली आहे.

अर्जदार सस्थेने मानीव अभिहस्तातरण अर्जासोबत जोडलेली -जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील क्र.न.भु.से.३क/मुलुंड (पु)/क.जा.प.दुरुस्ती/कादि.३७/ नों.क्र.७२/२०१५/२१० दिनांक ३१/०१/२०१५ अन्वये कमी जास्त पत्रक दुरुस्ती कामी पुरवणी आणि दुरुस्त कमी जास्त पत्रक यांची छायाप्रत दि. १६/१०/२०१९ रोजीच्या प्रतीवरुन सर्व्हे नं.११७ हिस्सा नं. ५, सिटीएस न. ९२२ (क्षेत्रफळ १२०१ चौ.मी.) असल्याचे दिसते. तसेच अर्जदार संस्थेने मा.ऊरविशचंद्र चेंबुरकर कर्ता H.U.F आणि सचिन सहकारी गृहनिर्माण संस्था मर्यादित यांचेमध्ये झालेल्या करारनामा आणि ऊर्जदार सस्थेच्या प्रस्तुत मानीव अभिहस्तांतरण अर्जाच्या अनुषंगाने दि.२२/०७/२०१९ रोजी श्री. अतुल भाऊराव चेंबुरकर यांनी केलेल्या मागणीनुसार अर्जदार संस्थेने दि.३०/०७/२०१९ रोजी झालेल्या अर्जदार संस्थेच्या विशेष सर्वसाधारण सभेमध्ये मंजुर झालेल्या ठरावान्वये "सर्व्हे क्र.११७/५ व सर्व्हे क्र.११८(अ)/८ हया भुखंडाचा रस्ता, सचिन सहकारी गृहनिर्माण संस्था मर्यादित सोबत दिनांक २७ जानेवारी १९७१ रोजी झालेल्या करारनाम्यातील काही रक्कम सस्थेतर्फे भूखडांच्या मालकांना अदा करण्याचे राहिल्याने सदरील शिल्लक रक्कमेएवजी सस्थेने त्यांच्या प्रस्तावित विनाविस्थापीत स्वयपुनर्विकासात एक One BHK, अंदाजित ५०० ते ६०० चौ.फुट रेरा कार्पेट क्षेत्रफळाची सदनिका बनाकर देणे, रजिस्ट्रेशन व मुद्रांक शुल्क भरुन श्री. अतुल चेंबुरकर सांगतील त्या व्यक्तीचे नावे रेरा कायदयाप्रमाणे निश्चीत कालावधीत हस्तातरीत करावी." असा निर्णय अर्जदार संस्थेने घेतला. त्यावरुन भुखड क्र.९२२ (१२०१ चौ.मी.) चे मानीव अभिहस्तांतरण संस्थेला करण्यास श्री. यांची हरकत नाही हे स्पष्ट होते. दि.३०/०७/२०२० रोजी अर्जदार संस्थेने मुळ भूखंड क्र.९२५ (क्षेत्रफळ ११४३.२ चौ.मी.) बाबतचे संस्थेचे सर्व कायदेशीर हक्क आबाधित राखुन भुखंड क्र.९२२ (क्षेत्रफळ १२०१ चौ.मी.) चे मानीव अभिहस्तांतरण सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड(पुर्व), मुबई-४०० ००८१ या संस्थेच्या नावे करुन देण्यात अशी मागणी सुधारीत केली असून अर्जदार संस्थेची सुधारीत मागणी व कागदपत्रे विचारात घेता असता अर्जदार संस्थेने केलेली सदर मागणी मंजुर करुन सद्यस्थितीत भुखंड क्र. चौ.मी.) व त्यावरील इमारतींचे मानीव अभिहस्तांतरण सदर संस्थेच्या नावे करुन देण्यास योग्य आहे अशी माझी खात्री झाल्याने मी खालीलप्रमाणे आदेश देत आहे दुय्यम निबधकास किंवा नोंदणी अधिनियम १९०८ खालील कोणत्याही इतर समुचित नोंदणी अधिकाऱ्यांस जमीन व इमारत यामधील प्रर्वतकाचे अधिकार, हक्क व हितसंबंध यांचे अर्जदाराच्या नावे मानीव अभिहस्तातरण होणून अभिहस्तांतरण करण्याच्या अभिहस्तातरण विलेखाचे एकपक्षीय निष्पादन करण्यासाठी हे प्रकरण योग्य आहे, अशी माझी खात्री झाल्यामुळे मी मानीव अभिहस्तांतरण अज क्र. DG१००५९८१/२०१९ मंजुर करुन खालील प्रमाणे आदेश व मानीव अभिहस्तांतरण प्रमाणपत्र देत आहे.

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आदेश

महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम १९६३ चे कलम ११(३) अन्वये मला प्राप्त झालेल्या अधिकारानुसार मी सक्षम प्राधिकारी तथा जिल्हा उपनिबंधक, सहकारी संस्था (२), पूर्व उपनगरे, मुंबई याव्दारे सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड (पुर्व), मुंबई-४०० ०८१, नोंदणी क्रमांक- बीओएम/एचएसजी/१६२९/सन १९६८ दिनांक २३/०३/१९६८ या संस्थेने दाखल केलेला ~~सहमतीचा~~ ~~एकतर्फी~~ मानीव अभिहस्तांतरण अर्ज क्रमांक DC१००५९८/११/२०१९ हा एकपक्षीय मानीव अभिहस्तांतरण देण्यासाठी व ते नोंदणीकृत असण्याचा हक्क असल्याबाबतचे प्रमाणपत्र देण्यासाठी योग्य असल्याचे ~~मला~~ दिसून आले, त्याप्रमाणे सोबत एकपक्षीय मानीव अभिहस्तांतरण प्रमाणपत्र जारी करीत आहे.

मबई-२८ | १७०० | ७ | ७५ | २०२५

त्याचप्रमाणे सोबतीत दुय्यम निबंधकास किंवा नोंदणी अधिनियम १९०८ खालील कोणतेही उचित नोंदणी अधिकाऱ्यास असे आदेश देतो की, सदर प्रकरणी मुळात जिल्हाधिकारी यांचेकडून अभिनिर्णय झाल्यानंतर सोबतच्या मानीव अभिहस्तांतरण प्रमाणपत्रात वर्णन केलेल्या मिळकतीमधील प्रवर्तकांचे अधिकार, हक्क व हितसंबंध अर्जदाराच्या नावे मानीव अभिहस्तांतरण म्हणून अभिहस्तांतरण करणाऱ्या एकपक्षीय मानीव अभिहस्तांतरण विलेखाची नोंदणी करण्यात यावी.

सदरचा आदेश आज दि.४/८/२०२० रोजी कार्यालयीन मोहोर व माझ्या स्वाक्षरीने दिला आहे.

(डॉ. प्रशांत सोनवणे)
सक्षम प्राधिकारी
महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत अधिनियम, १९६३
व
तथा जिल्हा उपनिबंधक, सहकारी संस्था (२), पूर्व उपनगरे, मुंबई

मानीव अभिहस्तांतरण नोंदणी प्रमाणपत्र

महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण याचे नियमन करण्याबाबत) अधिनियम १९६३ चे कलम ११(३) अन्वये मला प्राप्त झालेल्या आदेशानुसार मी सक्षम प्राधिकारी तथा जिल्हा उपनिबंधक, सहकारी संस्था (२), पूर्व उपनगरे, मुंबई याव्दारे **सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड (पुर्व), मुंबई-४००** ०८१ संस्थेने दाखल केलेल्या अर्जानुसार **सिटीएस नं. ९२२, व्हिलेज मुलुंड (पुर्व), ता. कुर्ला, जिल्हा मुंबई उपनगरे** या मिळकतीवरील **क्षेत्रफळ १२०१ चौ.मी.** या मिळकतीचे मानीव अभिहस्तांतरण अर्जदार संस्थेच्या नावे करणारे अभिहस्तांतरण मिळकतीचे मालक/विकासक यांचे संमंतीशिवाय एकतर्फी करार करुन तो नोंदणीकृत करण्यासाठी उक्त अधिनियमाचे कलम ११ अन्वये पात्र आहे असे प्रमाणीत करीत आहे.

सदर प्रमाणपत्र आज दि. ४/८/२०२० रोजी कार्यालयीन मोहोर व माझ्या स्वाक्षरीने दिले असे.

स्थळ :- गोकुळ भवन, नवी मुंबई
दिनांक :- ०४/८/२०२०

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(डॉ. प्रशांत सोनवणे)
सक्षम प्राधिकारी
महाराष्ट्र मालकी हक्काच्या सदनिकाबाबत अधिनियम, १९६३
व
तथा जिल्हा उपनिबंधक, सहकारी संस्था (२), पूर्व उपनगरे, मुंबई

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प्रत,

१) अध्यक्ष/सचिव, सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मिठागर रोड, मुलुंड (पूर्व), मुंबई-८१

२) श्री. श्रीधर भाऊराव चेंबूरकर,
५/सी, रुणवाल नगर, अकबर अली जवळ, चेंबूर, मुंबई-४०० ०७१

३) श्री. नारायण गणपत म्हात्रे,
पालखी बिल्डींग जवळ, नानेपाडा,मुलुंड (पु), मुंबई-४०० ०८१

४) श्री. रमेश नारायण म्हात्रे,
पालखी बिल्डींग जवळ,नानेपाडा, मुलुंड (पु), मुंबई-४०० ०८१

मबई
३(१०००) | ४३५
२०२५

५) कै. श्रीधर हरिश्चंद्र चेंबूरकर यांचे वारसदार

i) श्रीमती हेमदिनी कमलाकर गडकरी,गणेश युनिट, प्लॉट क्रमांक -१, सर्व्हे नं. ४६, एरंडवणे, पुणे-४११ ००४,

मबई -२८
९९०८४ | २१२ | ४१२
२०२६

ii) कै. श्रीधर भाऊराव चेंबुरकर यांचे वारसदार

i) श्रीमती नलिनी श्रीधर चेंबूरकर, ११, वृंदावन बंगला, देवनार फार्म रोड, देवनार, मुंबई-४०० ०८८.

ii) Shri. Ashwin Shridhar Chemburkar,
22, Dunston lane, Manmouth Junctiuon, NJ 08852,USA

iii) श्री. गौतम श्रीधर चेंबूरकर, बी ३०१, शबरी अशियाना, देवनार फार्म रोड, देवनार, मुंबई-४०० ०८८

सी) कै. प्रमोद भाऊराव चेंबूरकर यांचे वारसदार

i) Shri. Yogen Shridhar Chemburkar, C/o Yogen Pramod Chemburkar,
15, Plowshare Court, Mansfild, MA 02048, USA

ii)Shri. Dipen Pramod Chemburkar
872, Massachusetts Ave, Apt 406, Cambridge, MA 02139, USA

डी) कै. अरुण भाऊराव चेंबुरकर यांचे वारसदार

i) श्री. रोहित अरुण चेंबुरकर, बंगला क्रमांक-१६, ग्रीन गार्डन अपार्टमेंट, वामन तुकाराम पाटील मार्ग, देवनार, मुंबई-४०० ०८८

ii) Mrs. Dipali Parag Ekbote
3, Simei Rise Savannah Condopark #02-47, Singapore 548790

ई) श्रीमती सुहासिनी श्रीकांत भांडारे,
बंगला U-१, रुणवाल पार्क, अकबरलीजच्या ताजूला, सायन ट्रॉम्बे रोड, चेंबूर, मुंबई-४०० ०७१

एफ) श्री. अतुल भाऊराव चेंबूरकर, बंगला U-५,
रुणवाल पार्क, अकबरलीजच्या बाजूला,सायन ट्रॉम्बे रोड, चेंबूर, मुंबई-४०० ०७१

जी) सौ. वेणा दत्तकुमार म्हात्रे, सी-२११, शिवम सेंट्रीदम,
विजय नगर सिम्फनी हॉल जवळ, कोलडोंगरी-सहार रोड, अंधेरी पूर्व, मुंबई-४०० ०६९

एच) कै.प्रकाश भाऊराव चेंबूरकर, यांचे वारसदार

i)श्रीमती संध्या प्रकाश चेंबुरकर,
तिसरा मजला, स्वामी जयरामदास सोसायटी,
हेमू कलानी मार्ग,चेबूंर, मुंबई-४०० ०७१

ii) Mrs. Radha Jayesh Godambe
1830 Heather Street, Boling Brook, Illinoi 60490, Chicago, U.S.A

iii) Smt. Mugdha Gourav Chemburkar Datey
Almedo Joaquim Eugenio De Lima, 1360,
Apt.42; Jordim Paulista, Sao Paula 01403112, Brazil.

सक्षम प्राधिकारी
महाराष्ट्र भाडकी इर्क्काच्या सदनिकाबाबत अधिनियम, १९६३
व
तथा जिल्हा उपनिबंधक, सहकारी संस्था (२), पूर्व उपनगरे, मुंबई

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www.nkarchitect.com

NKPC/PMC/SCHS/06-REV-2

Date: 06th March 2025.

To,
Hon. Secretary/Chairman,
Sachin CHS Ltd.
Mithagar Road, Mulund East,
Mumbai - 400 081.

मबई -२१ | 9000 | 92 | 84 | 2024

मबई -२८ | 99008 | २93 | 2025

TO WHOM SO EVER IT MAY CONCERN

This is to certify that the property bearing C.T.S. No. 922 of Village Mulund East, Taluka / C.T.S.O.: City Survey Office, Mulund, Mumbai Suburban District Admeasuring 1201.00 Sq.mtrs situated off 30.00 Mtrs wide Mithagar Road, Mulund East, Mumbai- 400081, has been developed by Members of Sachin Sahakari Gruhanirman Sanstha Maryadit the owners, they have purchased the said land from Mr. Shridhar Bhaurao Chemburkar and Ors by constructing a building consisting of Two wings namely Wing 'A' comprising of Ground + 3 upper residential floors and Wing 'B' comprising of Ground + 3 upper residential floors with the members of building no. 5.

The layout for the plot, comprising 10 buildings, was approved under reference no. CE/60/BSI/LOT dated 14/08/2002. Additionally, the plans for Building No. 5 were approved under reference no. CE/1664/BSIII/AT, dated 29th June 1976.

The details of the property as per the approved plans vide ref.no. CE/4731/BPES/AT dated 4 February 2005 are as detailed hereunder.

SR.No.	Description	Area in Sq. mts.
1	Area of Property (Sub-Divided plot bearing C.T.S. No. 922)	1201.00
2	F.S.I. Permissible	ONE
3	Permissible Floor area	1201.00
4	Add T.D. R	NIL
5	Permissible Built-up Area	1201.00
6	Built-up area including excess balcony area (Sub-Divided plot bearing C.T.S. No. 922)	1886.63
7	Balance Built-up area (Sub-Divided plot bearing C.T.S. No. 922)	Nil

This is to further certify that the building under reference is occupied by the members of Sachin Co-op Housing Society Ltd., which is duly registered vide ref.no. BOM/HSG/1629 of 1968 Dated: 13/03/1968.

Thanking you.

Yours faithfully,

Mr. Kedar Pathare
For Naren Kuwadekar Project Consultants

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28 MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 MUMBAI

ADJ/11008[illegible]/260 /2025/K
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मबई -२१
1000 | 83 | 954
२०२५

मबई -२८
99084 | 277 | 093
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

Page No. 185 to 277

मबई -२९
१४००० | ४४ | ६५
२०२५

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र अधीन मालमत्ता (खाय, भाडयाने व अहर भुलावणा) नियम, १९६९ यातील नियम ७ नमुना "ब"]

PU-ID: 93765887418

93765887418

गाव/पेठ : गुलुंज (पूर्व)	तालुका/प.भू.का. : पनवेल भूमापन अधिकारी, गुलुंज	जिल्हा : मुंबई उपनगर

मालमत्ता क्रमांक	जिना नंबर	खोली नंबर	क्षेत्र चौ. मी.	मालमत्ताधिकार	आकारणीस दिलेल्या खालारणीचा किंवा भाडयाचा उपलब्ध खाणि इतर आकारणीची विवरण पेत्र
			५२७१.००	ची	म.भू.अ.९१८ प्रमाणे.

मबई -२८
९९०८४ | २१५ | ४९२
पट्टेदार : २०२६

वर्ष : १९६५

क्रमांक	व्यवहार	खोट क्रमांक	नवीन धारक(धो). पट्टेदार(ण) किंवा भार (ह)	साक्षांकन
	क. दि. जमि. मु. उ. अधिनी यांचे कार्यालय अ.ए.सी. एल.एन.डी.सी. ७०७ दि. २४.९.७८ प्रमाणे मुलुंज रेल्वे स्टे. खाडी नंबर बेलापूर, खाडी ९.७.७७७.७० दि.१.६.६९ ते ३१.७.७८, जमून. उ. दि. जमि. मु. उ. अधिनी यांचे कार्यालय अ.ए.सी. एल.एन.डी.सी. ७०७ दि. २४.९.७८ प्रमाणे मुलुंज रेल्वे स्टे. खाडी नंबर बेलापूर, खाडी ९.७.७७७.७० दि.१.६.६९ ते ३१.७.७८, जमून.			खाडी- १९४२/७७ म.भू.अ. मुलुंज
१९/१२/२०१५	मा.उपजिल्हाधिकारी आयुक्त संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.सं.भू.१/मि.८/आयडी नॉट/२०१५ पुणे दि.१६/७/२०१५ व इकडील आदेश क्र.प.भू.मुलुंज १/पुवि/पो.आदेश दिनांक १५/१२/२०१५ नुसार खरेदीदार श्रीमती किरण बाबुराव पवार यांनी एक मुलांक शून्य रुपांक पो.पी घालवल केले.			रोकडा रु. १५० प्रमाणे खाडी- १९/१२/२०१५ म.भू.अ. मुलुंज

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-28 MUMBAI

ADJ/1100901/ 260 / 2025/K
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२०२५		

मबई -२८		
१९०८४	२१६	४२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

Page No. 187 to 277

(5)

VALID UPTO 23 SEP 2005

MUNICIPAPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 4731 /BPES/AT 24 SEP 2004

COMMENCEMENT CERTIFICATE

M/s. Sadhu Co-op Hsg Soc Ltd

मबई -२१

९४८० | ४८ | ४५

मबई -२८

९९०८४ | २५७ | ४३

२०२६

With reference to your application No. 6542 dated 16.7.04 for Development Permission and grant of Commencement Certificate under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development work and/or for permission under section 346 of the Mumbai Municipal Corporation Act, 1888 in respect of building in Building No. — on plot No. — Divn/Village/Town Planning Scheme No. Mulund (1) Ward — situated at — Street

the Commencement Certificate/Building permit is granted on the following conditions :-

1. The land admeasuring — sq.mts. indicated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. The new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not affect any application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This [illegible] is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
   (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   (b) Any of the conditions subject to which the same is granted or any of the conditions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with

...2/-

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28 MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 MUMBAI

Gen-115/410

Page No. 188 to 277

(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title th... shall be deemed to have carried out the dev... section 43 or 45 of the Maharashtra Region... & Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri D. R. Kamble Asstt. Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto 23 SEP 2005

C.C. up to plinth

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

24.09.2004
Assistant Engineer Building Proposals
Eastern Suburbs (S & T Ward)
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR

मबई -२९ | ४७००/४६/पुर्ज | २०२४

CR 4731 REPEAT 17 DEC 2004

C.C. up to 2nd Floor.

27/12/04
Assistant Engineer Building Proposals
Eastern Suburbs (S & T Ward)
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CR 4731 REPEAT 18 FEB 2005

Full C.C. As Per Amended Plans dated 4.12.05

Assistant Engineer Building Proposals
Eastern Suburbs (S & T Ward)

मबई -२८ | 9908/२९८/07 | २०२४

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-29

महावितरण

Page No. 189 to 277

BILL OF SUPPLY FOR THE MONTH OF - जानेवारी-2026

BILL NO (GGN): 000002735833189

ग्राहक क्रमांक : 000090149181 योजना/इंधन :

M/S SACHIN SAHAKARI GRUH
NIRMAN SANSTHA MARYADITSTAIR CASE-A MULUND 400081

GSTIN:27AAECM2933K1ZD

देयक दिनांक	:	21-01-2025
देयक रक्कम रु	:	720.00
देय दिनांक	:	10-02-2025
या तारखे नंतर	:	730.00
भरल्यास		

Scan this QR Code with BHIM App for UPI Payment

मजकूर - २८
990८४ | २९९ | ४९२
२०२६

पुरवठा दिनांक	: 01-01-1967
मंजूर भार	: 0.50 KW
सुरक्षा ठेव रक्कम (रु)	: 1667.12
चालू रिडिंग दिनांक	: 16-01-2026
मागील रिडिंग दिनांक	: 16-12-2024

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	रुपा. युनिट	एकूण वापर
7212	7135	1.00	77	0	77

मजकूर - ४४
९९०८४ | ३९९ | ४९२
२०२५

THE SEAL OF THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक, मुंबई-३ MUMBAI

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10-02-2025	Rs. 720.00	ग्राहक क्रमांक :000090149181	पी. बी. :PB	दर : 90	या तारखे पर्यंत भरल्यास 30-01-2025 Rs. 720.00 या तारखे नंतर भरल्यास 10-02-2025 Rs. 730.00

		(मेटरची) क्र. 3564452			देयक तारीख 10-02-2025 Rs. 720.00
पेमेंट सूचना:	4705	ग्राहक क्रमांक :000090149181	पी. बी. PB	दर 90	या तारखे पर्यंत भरल्यास 30-01-2025 Rs. 720.00 या तारखे नंतर भरल्यास 10-02-2025 Rs. 730.00

4705000000149181100220250000007203010000901250000

ADJ/1100901/ 260 / 2025K
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तरण

बीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - जानेवारी-2025

43

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LT NO:(OGH): 000002735633165

ग्राहक क्रमांक : 000090149334 मोबाईल/ईमेल :

M/S SACHIN SAHAKARI GRUH
NIRMAN SANSTHA MARYADITSTAIR CASE-B MULUND 400081

एम/एस सचिन सहकारी गृह
निर्माण संस्था मर्यादित स्टेर केस-बी मुलुन्ड 400081

देयक दिनांक : 21-01-2025
देयक रक्कम रु : 1250.00

देय दिनांक : 10-02-2025
या तारखे नंतर : 1270.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment**

बिलींग युनिट : 4705/NEELAM NAGAR S/DN./MULUND
दर संकेत ** : 90LT I Res 1-Phase
फोल क्रमांक :
पी. सी./पद्धत+मार्ग-डीपी/सिटी.सी. : 3/35/9013/0168/3564452
मिटर क्रमांक : 06503585396
बिलींग ग्रुप : P8

पुरवठा दिनांक : 01-01-1967
मंजुर भार : 0.50 KW
सुरक्षा ठेव जमा (रु) : 1256.84
चालु रिडिंग दिनांक : 16-01-2025
मागील रिडिंग दिनांक : 16-12-2024

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	सम. युनिट	एकूण युनिट
2479	2352	1	127	0	127

Meter Status: Normal
मीटर स्थिती: ओ

डिसेंबर 2024	134
नोव्हेंबर-2024	126
ऑक्टोबर 2024	120
सप्टेंबर-2024	114
ऑगस्ट-2024	121
जुलै-2024	119
जून-2024	103
मे-2024	101
एप्रिल-2024	98
मार्च-2024	100
फेब्रुवारी-2024	178

बीज पुरवठा
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जानेवारी - 2025 127

आपली बेंचमार्क रायलटी

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विशेष संदेश

पहायितरणला वेळेतच्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली सभासदीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारली जाणार नाही.

सोय उपलब्धतेवर ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

स्वाक्षरित बिलींग युनिट : 4705 ग्राहक क्रमांक :000090149334 पी.सी. :P8 दर : 90

अंतिम तारीख 10-02-2025 Rs. 1250.00

या तारखे पर्यंत भरल्यास Rs. 1250.00
या तारखे नंतर भरल्यास Rs. 1270.00

बेंकेची स्वाक्षरित
बिलींग युनिट : 4705 ग्राहक क्रमांक :000090149334
47056000090149334100220250000012500020003001250010

दिनांक रु. 3564452
पी.सी. P8 दर 90

अंतिम तारीख
या तारखे पर्यंत भरल्यास Rs. 1250.00
या तारखे नंतर भरल्यास 10-02-2025 Rs. 1270.00

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

Page No. 151 to 277

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बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

महाराष्ट्र महानगरपालिका अधिनियम, 1888 यातील कलम 200 अन्वये वजावत्याद यासोबत मालमत्ता कराचे देयक.

Inward No:

देयक क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX01025801130000	2024-2025 01/04/2024 ते 31/03/2025	202410BIL23946284 202420BIL23946285	13/09/2024

मालकाचे नाव व पत्ता : M/S SACHIN SAHAKARI

d -

GRUHA NIRMAN SANSTHA,MARYADIT MITHAGAR RD,MULUND (E) MUMBAI 400081

देयक -
Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080.

ईमेल पत्ता- asst.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext.313

मालमत्ता क्रमांक, सी.ई.एस क्रमांक / प्लॉट क्रमांक, सोसायटी नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करवाजवीची पाच्चे ,

T WARD/MULUND/MITHAGAR RD,MULUND (E), BUILDING NO 5 SHRI BHAIYOORAO HARISCHANDRA CH EMDURKAR P.O SACHIN SAHA, KARU GRUHA NIRMAN SANSTHA MARY ADIT

मबई - २८ 01/04/1976

9904 | 227 | 172

२०२५

	मालमत्ता क्रमांक : -	User Category* :- R
	एकूण करपात्र मूल्य (अक्षरी) : ₹ Five Crore Sixty Two Lakh Seventeen Thousand Eight Hundred Forty Only	
	01/04/2024 ते 30/09/2024 (202410) Bill Amount (₹)	01/10/2024 ते 31/03/2025 (202420) Bill Amount (₹)
पाणी कर (Water Tax)	30916	30916
मलनिःसारण कर (Sewerage Tax)	0	0
शिक्षण कर (Edu.Cess)	19396	19396
म.न.पा. शिक्षण उपकर (Mun.Edu.Cess)	0	0
राज्य शिक्षण कर (State Edu.Cess)	12092	12092
रोजगार उपकर (EGC)	11244	11244
वृक्ष कर (Tree Cess)	9840	9840
मालमत्ता कर (Property Tax)	0	0
एकूण देय रक्कम (Total Amount)	562	562
अनधिकृत बांधकामाच्या रु.152 अन्वये देयची रक्कम (Liability u/s.152A on unauthorized construction)	14052	14052
जाहिरात कराचे समायोजन (Adv.Adj.Amt)	98102	98102
देयची निव्वळ रक्कम (Total Amt.)	0	0
	0	0
	(A) 98102	(B) 98102
(In Words Bill Amount)	₹ Ninety Eight Thousand One Hundred Two Only	₹ Ninety Eight Thousand One Hundred Two Only
परतावा रक्कम (Refund Amt.)	0	
अधिदान दिनांक (Pay Date)	12/12/2024	12/12/2024
Amount payable through NEFT: (Payment through NEFT will be collected against old bill first)	(C) दि.13/09/2024 या तारखेपर्यंतची रक्कम:	
NEFT - Beneficiary IFSC - Beneficiary A/C - Beneficiary Name - Bank - BMC Reference No.	(D) दि.13/09/2024 या तारखेनंतरची वाढती व्याजासह रक्कम	
To make payment through Cheque/DD/PO: Instrument should be drawn in favour of BMC मुंबई महानगरपालिका	(E) दि. 13/09/2024 या तारखेपर्यंतची अपेक्षित एकूण रक्कम (A+B+C+D)	311145

मालमत्ता कर आकारणी ही मुंबई महानगरपालिका अधिनियम, १८८८ यातील कलम २५४ (१क) चा अंमलबजावणीच्या आदेशान्वये जारी करण्यात येत आहे.

मालमत्ता कराच्या मागणीबाबत सविस्तर माहितीसाठी नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ पहावेत उपलब्ध असल्यास. सदर देयक हे संगणकीय करप्रणालीद्वारे तयार करण्यात आलेले असून मूल्यांकनाधिकारी सुधारित योग्य जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तेचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्यात येईल. मुंबई महानगरपालिका अधिनियम राज्य शासन वेळोवेळी अधिसूचित करील त्याप्रमाणे व त्यानुसार देयक आकारणी करण्यात येईल.

Scan to open BMC Website

महेश पाटील
करनिर्धारक व संकलक

ADJ/1100901/260 /2025/K
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THE SEAL OF THE JOINT SUB-REGISTER MUMBAI

मुद्रांक शि

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THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 ★MUMBAI★

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-29 ★MUMBAI★

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

(Regd. No. BOM/HSG/1629 of 1968)

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न.क्र. _____

SACHIN C.H.S. LTD IN THE SGM MEETING OF THE SOCIETY WICHWAS HELD ON 10TH SEPTEMBER 2023 AT 110-00A.M. IN THE SOCIETY

RESOLUTION

RESOLED THAT : The society shall obtain deemed conveyance from the D.D.R. Mumbai 2 with respect to its property, specifically comprising of C.T.S. No. 922 located in village Mulund East , Taluka kurla, Mumbai Suberban District. The property encompasses an area of 1201.00 square meters .it is further resolved that the Chairman Mr. Vishvesh Chavan , the Secretary Mr. Milind Raul , and the Treasure Mr. Ulhas Tembe (any one of them) are hereby authorized individually to execute and sign all necessary papers and documents , represent the society in court and before the D.D.R. Competent Authority , they are empowered to obtain a property card in the Society's name and undertaken all requisite actions in the best interests of the Society.

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Dated : 04/08/2025

Mr. Vishvesh Chavan (Chairman)

Mr. Milind Raul (Secretary)

Mr. Ulhas Tembe (Treasurer)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

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THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 MUMBAI

नोंदणी प्रमाण पत्र-

(क्रमांक- बी.ओ.एम.- एच.एस.बी.- [illegible] सन [illegible])

जिल्हा उपनिबंधक,सहकारी संस्था,मुंबई यांचेकडून जाहीर

करण्यात येते की, [illegible]

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम क्रमांक २४ चे कलम ९(१) अन्वये

नोंदणी करण्यात आली व सदरहू अधिनियमाच्या कलम ९(१) अन्वये आणि

महाराष्ट्र सहकारी संस्थांचे नियम क्रमांक १०(१) अन्वये गृह निर्माण संस्था

उपविधारी (अ) माढेकर सहमालिदारी गृह निर्माण संस्था हया प्रमाणे

वर्गिकृत करण्यात आली.

मुंबई.

दिनांक-

जिल्हा उपनिबंधक,सहकारी संस्था,

मुंबई.

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ MUMBAI

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OFFICE OF THE JOINT SUB REGISTRAR MUMBAI NO. 29

M.T.N.L. Building, 2nd Floor Grup No-7 Tagor Nagar, Hariyali Village, Vikhroli (E)Mumbai-400083

Outward no/srmumbai-29/deemed conveyance/257-268/ 2025 Date:19/06/2025

Summons U/s 11(5) of The Maharashtra Ownership of Flats (Regulation of the Promotion of the Construction, Sale Management & Transfer) Act, 1963

To,

1) Shri Shridhar Bhaurao Chemburkar
5/C,Runwal Nagar Near Akbaraliz,Chembur,Mumbai-400071.
2) Mr.Narayan Ganpat Mhatre
Near Palakhi Building,Nanepada,Mulund(E),Mumbai-400081.
3) Mr.Ramesh Ganpat Mhatre
Near Palakhi Building,Nanepada,Mulund(E),Mumbai-400081.
4) Mr.Bhaurao Harishchandra Chemburkar
Ganesh Niwas,Plot No.1,Survey No.16/6,Erandavan,Pune -411004.
5) Late Shridhar Bhaurao Chemurkar,through his legal heirs
a) Smt.Nalini Shridhar
11,Vrundavan Bungalow,Deonar Farm Road,Deonar,Mumbai-400088.
b) Shri.Ashwin Shridhar Chemurkar
22,Dunston Lane,Manmouth Junction,NJ 08852,USA 11
c) Smt.Gautam Shridhar Chemurkar
B-301,Shabri Ashiyana,Deonar Farm Road,Deonar,Mumbai-400088.
6) Late Pramod Bhaurao Chemurkar,through his legal heirs
a) Shri.Yogen Shridhar Chemurkar
15,Plowshare Court,Mansfild,M.A 02048,USA,IH
b) Shri. Dipen Pramod Chemurkar
872,Massachusetts,Ave,Apt 406,Cambridge,Ma02139,USA
7) Late Arun Bhaurao Chemurkar,through his legal heirs
a) Shri.Rohit Arun Chemburkar
Bungalow No.16,Green Garden Aparment,
Laman Tukaram Patil Marg,Deonar,mumbai-40088
b) Mrs.Deepali Parag Ekbote
Shimei Rise,Savannah Condopark #02-47,Singapore -548790.
c) Smt.Suhasini Shrikant Bhandare
Bungalow U-1,Runwal Park, behind Akbaraliz,sion Trombay Road,
Chembur Mumbai -400071.
d) Shri.Atul Bhaurao Chemurkar
Bungalow U-5,Runwal Park, behind Akbaraliz,sion Trombay Road,
Chembur Mumbai -400071.
10) Mrs.Veena Dattakumar
C-211,Shivam,Centriyam,Near Vijay Nagar Sykhshnai Hall,
Koldougari - sahar Road,Andheri(E),Mumbai-400069.
11) Late Prakash Bhaurao Chemurkar,through his legal heirs
a) Smt.Sandhya Prakash Chemburkar
3rd,Floor,Swami Jayramdas society,Hemu Kalani Marg,
Chembur,Mumbai - 400071.
b) Smt.Radha Jayesh Godambe
1830,Heather Street,Boling Brooke,Llinoi-60490.Chicago,USA
c) Smt.Mugdha Gaurav Chemburkar Datey
Almedo joaquim,Euganio Youganio,De Lima,1360 Apt.42,Jordim Paulista,sao poula-
01403112,Brazil

मबई -२९ ५३ २०२५

मबई -२९ ९९०८४ २५/९२ २०२५

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI

मुद्रांक जि.

Page No. 196 to 277

Take notice of the fact SACHIN CO-OPERATIVE HOUSING SOCIETY LTD. has submitted To Whom It May Concern this office an Order Cum Certificate issued by Competent Authority Bearing No.Mumbai/DDR-2/Housing/Deemed Conveyance/1451/2025 of dated 17/06/2025 Under Rule 13(5) (C) & Sec 11(3) & 11(4) of The Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 alongwith Unilateral Instrument of Conveyance bering Existing building SACHIN CO-OPERATIVE HOUSING SOCIETY LTD, C.T.S No- 922,Village Mulund(East),Mumbai-400081. for registration of the said instrument as "Deemed Conveyance" you as builders of plot bearing Existing C.T.S No- 922,Village Mulund(East),Mumbai-400081. If you have any objection or wishing to take any objection then submit stay order issued by proper court for not registering deed of conveyance in person or through authorized representative on or before 14 /08/2025 at 01:00 p.m.. time on above address before the undersigned together with documents in support of your objection.

3) Applicant society may present at the time of hearing to represent their stand.

4) If you fail to appear & submit such orders, as required by this summon, the instrument submitted for registration will be registered unilaterally as "Deemed Conveyance".

JOINT SUB- REGISTRAR, MUMBAI-29

□□□□ - SACHIN CO-OPERATIVE HOUSING SOCIETY LTD
C.T.S No- 922,Village Mulund(East),Mumbai-400081.

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मबई -२८
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THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 * MUMBAI *

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 * MUMBAI *

Sachin CHS Ltd
Deemed Conveyance Notice

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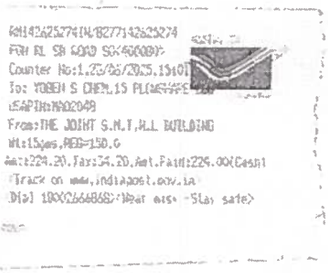
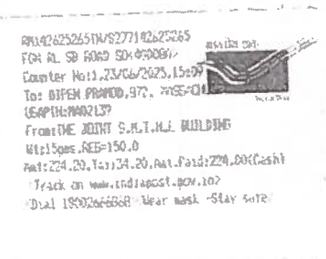
THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29
MUMBAI

Page No. 198 to 272





PERMANENT ACCOUNT NUMBER
AABTS8188A

NAME
SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT

DATE OF INCORPORATION/FORMATION
30-03-2000

Page No. 199 to 277

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AANPR4401R

BRIJNO KESARINATH RAUL

Father's Name
KESARINATH MURLIDHAR RAUL

Date of Birth
06/11/1968

Signature

DIRECTOR OF INCOME TAX (SYSTEMS)

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT

REG. NO. BOM/HSG/ 1479 of 1968

मुंबई -२८
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२०२६

भारत सरकार
Government of India

मिलिंद केसरीनाथ राऊळ
Milind Kesrinath Raul

जन्म तारीख / DOB : 06/11/1968

9493 2892 8768

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address: S/O Kesrinath Raul (M), Shreeniwas, V.B. Phadke Marg, Opp. Kelkar College, Mumbai, Mulund East, Maharashtra, 400081

9493 2892 8768

मुंबई -२९
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भारत सरकार
GOVERNMENT OF INDIA

नितीन रमेश साने
Nitin Ramesh Sane
जन्म वर्ष / Year of Birth : 1970
/ Male

2951 4871 3759

माझा आधार, माझी ओळख

माणसाचा अधिकार

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-29 MUMBAI

THE JOINT SUB-REGISTRAR MUMBAI-29

Nitin Ramesh Sane
(नितीन रमेश साने)
5/17, Sachin Society, Mithagar Road
Mulund East
Mumbai
Maharashtra - 400081

मुंबई -२९
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मुद्रांक

Vrushali Rahul Patil
जन्म तारीख / DOB : 09/01/1975
महिला / Female

5111 0229 5266

माझा आधार, माझी पहचान

Unique Identification Authority of India

Address: S/1, Sachin Society, Mithagar Road, Near Bank Of Maharashtra, Mumbai, PO Mulund East, Dist Mumbai, Maharashtra, 400081

5111 0229 5266

1947 | help@uidai.gov.in | www.uidai.gov.in

CHALLAN

MCR Form No. (Non-e)

GRN	MH006A3853226226F	BARCODE	Date 15/03/2025-12:30 Form ID
Department	Inspector General Of Registration		Payer Details
Type of Payment	Registration Fee Ordinary Collections KSR		TAX ID / TAN (If Any)
			PAN No.(If Applicable)
Office Name	MBI-28_JT SUB REGISTRAR MUMBAI 28		Full Name

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Location	MUMBAI		
Year	2025-2026 One Time		Flat/Block No.
Account Head Details		Amount in Rs.	Premises/Building
0030033501	Amount of Tax	30000.00	Road/Street
			Area/Locality
			Town/City/District
			PIN
			Remarks (If Any)
			Sector No. 28 Gr. Scheme No. 212 (Part)
			Amount in Words: Thirty Thousand Rupees Only
Total		30000.00	

₹ 30000.00

SEAL OF THE JOINT SUB REGISTRAR MUMBAI 28 MUMBAI

मुंबई -२८
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Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK
	Cheque-DD Details	Bank CIN	Ref. No.
Cheque/DD No.		Bank Date	RBI Date 05/08/2025-13:14:18
Name of Bank		Bank Branch	STATE BANK
Name of Branch		Scroll No.	Not Verified with Scroll

Department Copy

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Date and time of registration will be recorded on the receipt.

Sl. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	S 350-14700	30039 0286203528	05/08/2025-13:14:18	30000.00

जलनिःसारण खाते सेवली

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

Print Date & Time 15-03-2025 02:12:20

Page No. 201 to 277

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

Receipt of Document Handling Charges

PRN :	0825052705208	Payment Date :	05/08/2025

Received from **SACHIN CHS LTD**, Mobile number **7678075051**, an amount of Rs **2600/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI29-14700-2025** dated **05/08/2025** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.

DEFACED
2600
DEFACED

Payment Details

Bank Name :	WBMOPG	Receipt Date :	05/08/2025
Bank CIN :	10029762025080505040	REF No. :	5335063172339
Deface No :	0825052705208D	Deface Date. :	05/08/2025

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

मबई -२८
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मबई -२९
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२०२५

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29
MUMBAI

Page No. 202 to 272

8/5/25, 2:48 PM Summary 1 (Desktop\kram files) 1/1

390/14700
मंगळवार,05 ऑगस्ट 2025 2:48 म.नं.

दस्त नोंदणी भाग-1 | मवई29 | दस्त क्रमांक: 14700/2025

मवई -२९
१४७०० | ६१ | ६५
२०२५

दस्त क्रमांक: मवई29 /14700/2025

बाजार मुल्य: रु. 00/- मोबदला रु. 00/-

भरलेले मुद्रांक शुल्क: रु 1,67,400/-

सोडती ची माहीती अस्तित्वात नाहीत -

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु नि सह दु. नि. मवई29 याचे कार्यालयात

अ. क्र. 14700 वर दि.05-08-2025

वेळी 2 15 म नं. वा. हजर केला.

पावती:12974 पावती दिनांक: 05/08/2025

सादरकरणाराचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सचिव निखिल केसरीनाथ राऊळ

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2500.00

पृष्ठांची संख्या: 85

एकूण: 32600.00

सह दुय्यम निबंधक (वर्ग-२)
मुंबई -२९

सह दुय्यम निबंधक (वर्ग-२)
मुंबई -२९

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानलगत असलेल्या कोणत्याही सदक क्षेत्राच्या हद्दीत किंवा [illegible] केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 05 / 08 / 2025 02 : 15 : 23 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 05 / 08 / 2025 02 : 17 : 21 PM ची वेळ: (फी)

मबई -२८
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२०२५

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार व नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या दस्तावेजांची [illegible] दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी [illegible] दुय्यम निबंधक हे संपूर्णपणे जबाबदार [illegible] शासन / [illegible] शासन यांचा कोणताही [illegible]

लिहून देणारे

१)
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-29 MUMBAI

https://10.10.246.38/MarathiReports/HTMLreports/htmldastGoshwara1.aspx

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Summary-2

05/08/2025 2:47:21 PM

मबई29
दस्त क्रमांक:14700/2025

दस्त क्रमांक :मबई29/14700/2025

नमुना नंबर :-भारतीय अभिहस्तांकन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	हाताचा ठसा
1	नाव:श्री. शेखर भाऊराव चेंबूरकर व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट पत्ता:प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन, ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AABTS8188A	स्वाक्षरी :-	image.jpg	image.jpg
2	नाव:श्री. शेखर भाऊराव चेंबूरकर व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट पत्ता:प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन, ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AABTS8188A	स्वाक्षरी:-	image.jpg	image.jpg
3	नाव:श्री. शेखर भाऊराव चेंबूरकर व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट पत्ता:प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन, ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AABTS8188A	स्वाक्षरी:-	image.jpg	image.jpg
4	नाव:श्री. भाऊराव हरिश्चंद्र चेंबूरकर यांचे वारसदार श्रीमती कुमुदिनी कमलाकर गडकरी व त्यांचे कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट पत्ता:प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन, ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, पॅन नंबर:AABTS8188A	स्वाक्षरी:-	image.jpg	image.jpg
5	नाव:श्री. भाऊराव चेंबूरकर यांचे वारसदार, श्रीमती नलिनी [illegible] कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट पत्ता:प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन, ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AABTS8188A	स्वाक्षरी:-	image.jpg	image.jpg
6	नाव:श्री. [illegible] भाऊराव चेंबूरकर यांचे वारसदार, श्री. योगेन [illegible] कायदेशीर वारसदार तर्फे सहकारी संस्था २ पूर्व उपनगरे यांचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.नितीन दहिभाते यांना नोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबाकरिता हजर राहण्यास सुट पत्ता:प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन, ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AABTS8188A	स्वाक्षरी:-	image.jpg	image.jpg
7	नाव:श्री. अतुल भाऊराव चेंबूरकर [illegible] चेंबूरकर, श्रीमती दिपाली पराग [illegible] वारसदार तर्फे सहकारी संस्था २ [illegible] प्राधिकारी जिल्हा उपनिबंधक श्री.[illegible] अधिनियम १९०८ चे कलम ८८ [illegible] राहण्यास सुट पत्ता:प्लॉट नं: 201, माळा नं: 2, इमा[illegible] ब्लॉक नं: सी.बी.डी. बेलापूर, रोड नं: नवी [illegible] पॅन नंबर:AABTS8188A	स्वाक्षरी:-	image.jpg	image.jpg

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

पुरावा

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8 नाव:श्रीमती सुहासिनी श्रीकांत भांडारे व त्याचे कायदेशीर वारसदार सचे सहकारी संस्था २ पूर्व उपनगरे याचे सक्षम प्राधिकारी जिल्हा उपनिबंधक श्री.निलीन वहिभाते यांना मोंदणी अधिनियम १९०८ चे कलम ८८ खाली कबुलीजबाबकरिता हजर राहण्यास सुट

पत्ता:प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: कोकण भवन ब्लॉक नं: सी.बी.डी. बेलापूर , रोड नं: नवी मुंबई, महाराष्ट्र, THANE

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THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-29 ★ MUMBAI ★

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 ★ MUMBAI ★

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28

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THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-67

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Summary-2

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sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ NO/1100901/260/2025/K	1100901	167400	SD		
2		DHC		0825052705208	2690	RF	082[illegible]0	05/08/2025
3		eChallan		MH006643803202526P	30900	RF	00038102962[illegible]	05/08/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण पाने (अक्षरी) पाने आहेत.
पुस्तक क्र.-१/मबई -२९/३६०५/२०२५
क्रमाकांत जुळला.
दिनांक: ०५/०८/२०२५
(सुहास जाधव)
सह दुय्यम निबंधक (वर्ग-२)
मुंबई क्र.-२९

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर मार्ग, मुलुंड (पूर्व), मुंबई– ४०० ०८१

(नोंदणी क्र. बी ओ एम /एच एस जी / १६२९ सन १९६८)

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दि. १६/१२/२०२३

रविवार दिनांक १० डिसेंबर २०२३ रोजी झालेल्या विशेष सर्वसाधारण सभेचे इतिवृत्त.

दिनांक २३/११/२०२३ च्या नोटीसनुसार सचिन सहकारी गृहनिर्माण संस्थेची विशेष सर्व साधारण सभा रविवार दिनांक १०.१२.२०२३ रोजी सकाळी ठीक १०.३० वाजता संस्थेच्या श्री गणेश मंदिरात आयोजित केली होती. ठीक ११.०० वाजल्यावर मा. सचिवांनी अध्यक्ष श्री. विश्वेश चव्हाण यांच्या अध्यक्षतेखाली सभेचे कामकाज सुरू केले. सदर सभेस एकूण १७३ सभासद उपस्थित होते.

सचिव श्री. मिलिंद राऊळ यांनी सदरच्या सभेच्या विषयसूचीचे वाचन केले.

विषय क्र.१ :- संस्थेच्या इमारतीचा पुनर्विकास करण्याबाबत सभासदांच्या मागणीप्रमाणे प्राथमिक निर्णय घेणे.

या विषयानुसार पुनर्विकास बद्दल माहिती देण्यात आली तसेच पुनर्विकासासाठी लागणाऱ्या संमती पत्रकाबद्दल (Consent Letter) माहिती देण्यात आली.

त्यानंतर मा. सचिवांनी सर्व उपस्थित सभासदांना नम्रतापूर्वक आवाहन केले की, संमती पत्रावर संस्थेच्या अधिकृत सभासदांचे नाव नमूद करावयाचे आहे व जर काही कारणास्तव दुसरी व्यक्ती असल्यास त्या व्यक्तीने आपले नाव लिहून स्वाक्षरी करावयाची आहे व तसे सहयोगी सभासद असे नमूद करावयाचे आहे. काही सभासदांनी याबाबत सूचना केल्याचे निदर्शनास आल्यावर मा. सचिवांनी सर्व उपस्थित सभासदांना वर सांगीतल्याप्रमाणे संमती पत्रक (Consent Letter) भरण्याचे अनेक वेळा आवाहन केले. मा. सचिव पुढे म्हणाले की, व्यवस्थापकीय समितीचे सभासद आपल्याकडे संमती पत्र घेऊन येतील ते आपण वर नमूद केल्याप्रमाणे भरावयाचे आहे व कोणीही संमती पत्र स्वाक्षरी करून आम्हाला दिल्या शिवाय जावयाचे नाही. आपण विषय क्र. १ म्हणजे संस्थेच्या इमारतींच्या पुनर्विकासासाठी विनाशर्त व अपरिवर्तनीय संमती देणे चर्चेसाठी घेऊ या. त्यानंतर मा. सचिवांनी संमती पत्राच्या इंग्रजी व मराठी नमुन्याचे वाचन केले व विचारले की, कोणाला काही विचारावयाचे / बोलावयाचे आहे का ! त्यावर उपस्थित सभासदांनी शांतता पाळल्याने / काहीही विचारणा न केल्याने मा. सचिवांनी विचारले की, पुनर्विकासास मान्यता आहे का? यावर सर्व उपस्थितांनी हात उंचावून

M.C. MEMBER M.C. MEMBER Chairman

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मान्यता दिली. त्यानंतर मा. सचिवांनी विचारले की, ज्यांना पुनर्विकास नको आहे त्यांनी हात वर करावा, त्यावेळी कोणीही हात वर न केल्याने सचिवांनी घोषणा केली की, हा प्रस्ताव सर्वांना मान्य आहे. त्यानंतर त्यासंबंधीचा ठराव तयार करून तो सभेच्या समोर ठेवला गेला.

ठराव क्र. १: ठराव करण्यात येतो की, संस्थेच्या इमारतींचा पुनर्विकास करण्यास व त्या दृष्टीने योग्य ती कार्यवाही करण्यास ही सभा मान्यता देत आहे.

मुंबई
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सूचक- प्रभाकर लोके (८/१३) अनुमोदक- धनंजय पंडित (८/१५)

वरील ठरावास सर्व सभासदांनी मंजुरी दिली.

उपस्थित सर्व सभासदांनी संस्थेच्या इमारत पुनर्विकास करण्यासंबंधी संमती पत्रक / consent letter स्वाक्षरी करून देण्यात आले.

त्यावर मा. सचिव म्हणाले की, संस्थेचे २२० सभासद असल्याने नियमाप्रमाणे कमीत कमी १४० सभासद आज उपस्थित रहाणे गरजेचे होते पण आज येथे १७३ सभासद उपस्थित आहेत म्हणून त्यांनी उपस्थित सर्व सभासदांचे हृदयापासून आभार मानले व यानंतर अशा मोठ्या संख्येने उपस्थित राहून सहकार्य कराल अशी अपेक्षा व्यक्त केली.

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

विषय क्र. २ :- इमारतीच्या पुनर्विकास प्रकल्पासाठी १९ नोव्हेंबर २०१३ च्या विशेष सर्वसाधारण सभेमध्ये तीन प्रकल्प व्यवस्थापन सल्लागारांची नावे निश्चित करण्यात आली.

१) S. P. Consulting Eng. Pvt. Ltd.

२) Supreme Engicons Pvt. Ltd.

३) Naren Kuwadekar & Associates.

वरील तीन प्रकल्प व्यवस्थापन सल्लागारांमधून एक प्रकल्प व्यवस्थापन सल्लागाराची निवड करणे.

या विषयासंबंधी मा. सचिवांनी सभेस पुढीलप्रमाणे प्रतिपादन केले.

पुनर्विकास समिती व कार्यकारिणी समिती यांच्या संयुक्तपणे संस्थेच्या कार्यालयात तीन बैठका झाल्या आहेत. तीनही प्रकल्प सल्लागारांचे सादरीकरण झाले होते. परंतू Supreme Engicons Pvt. Ltd. यांचे सादरीकरण व्यवस्थित झाले नाही व यावर दोन्ही समितीची विस्तृत चर्चा करण्यात आली व चर्चेअंती दोनच प्रकल्प सल्लागारांकडून संस्थेबद्दल माहीती (Feasibility Report) मागविण्यात यावी, असे निश्चित केले व ते दोन प्रकल्प सल्लागार पुढीलप्रमाणे :-

१) S. P. Consulting Eng. Pvt. Ltd.

२) Naren Kuwadekar & Associates.

श्री. सुभाष सावंत (८/५): नियम ७९- अ प्रमाणे वास्तुविषारद व इंजिनियर यांची आवश्यकता व माहिती घेतली आहे का? असे विचारले.

संस्थेने फक्त वास्तुविषारद / इंजिनियर असणे आवश्यक आहे असे प्रकल्प सल्लागारसाठी वर्तमान पत्रात जाहिरात दिली होती अशी माहिती दिली. यांवर श्री. संजय गद्रे यांनी जाहिरात वाचून दाखविली त्यामध्ये अशाप्रकारे माहिती नमूद नाही असे सांगितले.

वरील प्रश्नास श्री. पराग भंडारे यांनी प्रकल्प सल्लागार स्वत: वास्तुविषारद / इंजिनियर PMC म्हणून काम करू शकतात असे सांगितले. परंतू वास्तुविषारद असणे जास्त फायदेशीर आहे असे सांगितले.

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श्री. सुनील दुलंगे (४/२८): स्वत: प्रकल्प सल्लागार वास्तुविषारद असेल्यास व नियुक्त केल्यास संस्थेला त्याचा फायदा होईल असे सांगितले.

श्री. सुनील बर्वे (४/२७): दोनच का? तिघांकडूनही माहिती (Feasibility Report) मागविण्यात यावी असे सांगितले, अजेंडा मध्ये एकच प्रकल्प सल्लागारची निवड करणे आहे.

यावर मा. सचिवांनी सांगितले की, अजून कुठलाही निर्णय झालेला नाही, आज निर्णय घ्यावयाचा आहे.

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श्री. विवेक गांवकर (२/११): शासन निर्णय क्र.च्या ८ व ९ अन्वये वास्तुविषारद / PMC असलेल्या प्रकल्प सल्लागारची निवड करण्यात यावी. असे नमूद केले.

श्री. आशिष नार्वेकर (७/७): वास्तुविषारदच हवा असा दुजोरा दिला.

श्री. जॉन वर्गीस (५/४): निवड करण्यासाठी काय निकष लावणार? असे विचारले.

श्री. जतीन सूर्यवंशी (०५/२९): दोन किंवा तीन प्रकल्प सल्लागार यांच्याकडून माहिती (Feasibility Report) घ्यावयाची कि नाही ते आधी सभेला विचारा ? व तिघांनाही संधी द्या.

मा. सचिवांनी पुन्हा सांगितले की पुनर्विकास व कार्यकारिणी समिती यांच्या संमतीने दोनच प्रकल्प सल्लागारांकडून माहिती (Feasibility Report) मागवावी असे ठरले परंतु आता आपण निर्णय घेवू शकतो. दोन्ही प्रकल्प सल्लागारांना एक सारखीच माहिती पुरवण्यात येईल.

श्री. सुनील दुलंगे (४/२८): Feasibility Report मिळाल्यानंतर निवडीसाठी कुठला निकष लावणार? तसेच वास्तुविषारद स्वत: प्रकल्प सल्लागारामध्ये असेल तर त्यानांच निवडावे. एन. कुवाडेकर & असोसिएट यांना निवडावे. कारण जर विकासकाने प्रकल्प सल्लागाराचा Feasibility Report माहिती मान्य केला नाही तर त्या Feasibility Report चा उपयोग नाही. प्रकल्प सल्लागार फक्त सल्ला देवू शकतो व कुठल्या नियमाप्रमाणे (D.C. Rule 1934)आपल्या संस्थेला फायदा होईल एवढेच सल्ला देतो. असे संस्थेने सांगितले.

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श्री. विवेक गांवकर (२/११): धोका व मूल्य(Risk & Cost) बद्दल श्री. पराग भंडारे यांनी माहिती द्यावी अशी विनंती केली. फक्त Presentation/ सादरीकरणावर कुठल्याही प्रकल्प सल्लागारची निवड होवू शकत नाही. सभेने दोन प्रकल्प सल्लागार यांच्याकडून माहिती घ्यावयाची कि नाही ते सभेने ठरवावे.

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श्री. शैलेश रूपवते (४/२०): तीनच्या ऐवजी चार प्रकल्प सल्लागारांना संधी द्या. मे. "गोडबोले व मुकादम" या प्रकल्प सल्लागारला सुद्धा संधी द्या.

श्री. जॉन वर्गीस (५/४): सगळ्या प्रकल्प सल्लागारांना Rating / मानांकन द्या. वास्तुविषारद असेल तर संस्थेला फायदा होईल.

श्रीमती वृषाली पाटील (५/२१): सुचविले की, S. P. Consulting Eng. Pvt. Ltd.प्रकल्प सल्लागार स्वत: वास्तुविषारद नाही. सभेमध्ये मतदान घ्यावे.

श्री. खडगी (२/१९): फक्त दोनच Feasibility Report घ्यावे.

श्री. पराग भंडारे : दोन्ही रिपोर्ट येऊ द्या. त्याची सभेपुढे माहिती देण्यात येईल, दोनच Feasibility Report मागविण्यात यावे असे निश्चित केले.

शेवटी अल्प चर्चे नंतर दोघांचा Feasibility Report मागवून, त्यांचा अभ्यास करून मग अंतीम निर्णय घ्यावा असे ठरले. या संबधीचा ठराव मतास टाकला. हा ठराव बहुमताने पारित करण्यात आला.

ठराव क्र. २ : ठराव करण्यात येतो की, संस्थेकडे प्रकल्प व्यवस्थापन सल्लागार पदासाठी अंतीम तीन सल्लागार पैकी फक्त दोनच सल्लागार म्हणजे मे. एस. पी. कंसल्टंट व मे. नरेन कुवाडेकर & असोसिएटस् यांना संस्थेचा प्रोजेक्ट फिजिबिलीटी रिपोर्ट(Feasibility Report) सादर करण्यास सांगावे व त्या रिपोर्टच्या आधारे अंतिमत: कोणता प्रस्ताव स्वीकारावा हे ठरविण्यात यावे व येत आहे.

सुचक :- प्रफुल्ल जोशी (९/४) अनुमोदक:- श्रीमती अरुंधती राऊत(५/१९)

उपस्थित १७९ सभासदांपैकी खालील सभासदांनी त्यास विरोध केला :-

श्री. भाटवडेकर, जतीन सुर्यवंशी, सुनील बर्वे, मोहन पुरोहित, संजय गद्रे, सुभाष सावंत, शर्मा, प्रसन्ना शंभू शेटये, अनुप जोशी, सुनील दुलंगे, सतीश बागलकर, विलास बुरसे, सवाई, गिरीराज सावंत, प्रज्ञा हारवाडेकर, वृषाली पाटील, संतोष कोंडूरकर, प्रभाकर लोके, शिवाजी गावडे आणि बिरजे.

विषय क्र. ३ : इमारतीच्या पुनर्विकास प्रकल्पासाठी कायदेशीर सल्लागाराची निवड करणे.

मा. सचिवांनी पुढील विषय म्हणजे पुनर्विकास कार्यक्रमासाठी एक **कायदेशीर सल्लागार** नियुक्त करणे हा घेतला. पुनर्विकास कार्यक्रम हाती घेतला की कायदेशीर सल्लागाराची आवश्यकता असतेच म्हणून या प्रस्तावास कोणाचाही विरोध नव्हता सल्लागाराला काय मोबदला द्यावा या विषयी अल्प चर्चे नंतर हा मोबदला रु.१० लक्ष इतका ठेवावा असे ठरले. संस्था हातात घेत असलेल्या पुनर्विकास कार्यक्रमासाठी कायदेशीर सल्लागार नियुक्त करावा व त्याचा मोबदला रु. १० लक्ष पर्यंत सीमित करावा असे ठरविण्यात आले.

संस्थेच्या पुनर्विकास प्रकल्पाचे संदर्भात कायदेशीर सल्लागारासाठी व्यवस्थापन समितीला प्राधिकृत करावे. व्यवस्थापन समिती / पुनर्विकास समिती मध्ये वं चर्चा करूनच निवड करण्यात येईल. कायदेशीर सल्लागार यांच्या निविदा अजून बघितल्या नाहीत. निविदा व्यवस्थापन समिती / पुनर्विकास समिती यांच्या समोरच उघडण्यात येईल. चर्चेअंती कायदेशीर सल्लागारासाठी मानधन कमाल १० लक्ष पर्यंत सर्व संमतीने व बहुमताने ठराव करण्यात आला.

ठराव क्र. ३ : संस्थेच्या पुनर्विकास प्रकल्पाचे संदर्भात कायदेशीर सल्ला देण्यासाठी व योग्य ती कार्यवाही करण्यासाठी कायदेशीर सल्लागार नियुक्त करण्यास ही सभा "व्यवस्थापन समितीस" प्राधिकृत करीत आहे. कायदेशीर सल्लागाराचा मोबदला रुपये दहा लक्ष पर्यंत मर्यादित करण्यात यावा, व येत आहे.

या ठरावास सर्व सभासदांनी मान्यता दिली.

सुचक:- श्री. सुनील दुलंगे (४/२८) अनुमोदक:- श्री. संजय भास्करे (७/१३)

मा. सचिवांनी नमूद केले की संस्थेचे सभासद आज बहुसंख्येने उपस्थित राहिल्याने त्यांनी समाधान व सभासदांच्या प्रती कृतज्ञता व्यक्त केली व यापुढे प्रत्येक वेळी अशी उपस्थिती नोंदवून पुनर्विकासाच्या कार्यक्रमास सहकार्य करावे असे आवाहन मा. सचिवांनी सर्व सभासदांना केले.

त्यानंतर मा. अध्यक्षांच्या अनुमतीने त्यांनी विशेष सर्व साधारण सभा समाप्त झाल्याचे जाहीर केले.

मा. सचिव

Milind

मिलिंद राऊळ.

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मुंबई - २८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

पडताळणी जिल्हा
वापीवट

पडताळणी जि
बोरी

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-: महाराष्ट्र शासन :-

उपनिबंधक, सहकारी संस्था, टी-विभाग, मुंबई यांचे कार्यालय

ए.सी.सी. कंपाऊंड, जे. एस. डी. मार्ग, मुलुंड (पश्चिम), मुंबई -४०० ०८०.

जा.क्र./मुंबई/उपनि/टी-विभाग/बी-१/ ९३४० /२०२५ दिनांक :- ९ /०६/२०२५

प्रति,
चेअरमन / सेक्रेटरी,
सचिन को-ऑप. हौ. सोसा. लि.,
मिठागर रोड, मुलुंड (पू.), मुंबई ४०००८१

मुंबई -२८
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विषय :- संस्थेच्या पुनर्विकासासाठी विकासक नेमण्यासाठी 79ए ची विशेष सर्वसाधारण सभा.

संदर्भ :- १) संस्थेचा दिनांक ०१/०४/२०२५ रोजीचा प्रस्ताव.
२) या कार्यालयाचे दिनांक २५/०४/२०२५ रोजीचे प्राधिकृत अधिकारी नियुक्तीचे पत्र.
३) संस्थेकडील दिनांक २९/०४/२०२५ रोजीचे पत्र.
४) संस्थेकडील दिनांक १५/०५/२०२५ रोजीचे पत्र.
५) संस्थेचे या कार्यालयास दिनांक १३/०६/२०२५ रोजीचे पत्र.
६) संस्थेने या कार्यालयास दिनांक १७/०६/२०२५ रोजी सादर केलेली दोन पत्रे.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

आपले लक्ष उपरोक्त संदर्भिय विषयाकडे वेधण्यांत येत आहे.

सचिन को-ऑप. हौ. सोसा. लि., मिठागर रोड, मुलुंड (पू.), मुंबई ४०००८१ या संस्थेने संस्थेच्या पुनर्विकासासाठी विकासक निवडीबाबत होणाऱ्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी प्राधिकृत अधिकारी यांची नियुक्ती करणेचा प्रस्ताव संदर्भ क्र. १ अन्वये या कार्यालयाकडे सादर केलेला होता. त्याअनुषंगाने या कार्यालयाने संदर्भ क्र. २ चे पत्रान्वये विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी प्राधिकृत अधिकारी यांची नियुक्ती केलेली होती.

संस्थेने संदर्भ क्र. ३ अन्वये विशेष सर्वसाधारण सभा दिनांक १८/०५/२०२५ रोजी सकाळी ठिक १०.३० वाजता आयोजीत केल्याचे या कार्यालयास कळविले होते. तथापि, संस्थेने संदर्भ क्र. ४ अन्वये या कार्यालयास पत्र सादर करून विकासकांचे सादरीकरणाच्या कारणामुळे दिनांक १८/०५/२०२५ रोजीची सभा संस्थेच्या स्तरावर पुढे ढकलत असल्याचे या कार्यालयास कळविले होते.

संस्थेने संदर्भ क्र. ५ चे पत्रान्वये या कार्यालयास असे कळविलेले आहे की, संस्थेने महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७९ (ए) अन्वये संस्थेच्या पुनर्विकासासाठी विकासक निवडीबाबतची विशेष सर्वसाधारण सभा दिनांक २२/०६/२०२५ रोजी सकाळी १०.३० वाजता संस्थच्या गणेश मंदिरात आयोजीत केली आहे. तसेच संस्थेच्या पुनर्विकासासाठी विकासकाची निवड मतपत्रिकेद्वारे गुप्त मतदानानुसार केली जाईल.

तसेच, संस्थेचे जे सभासद देशाबाहेर वास्तव्यास आहेत व जे सभासद अति ज्येष्ठ नागरीक आहेत, अंथरुणाला खिळून आहेत, तब्येतीच्या कारणास्तव शारिरीकदृष्ट्या सभेस उपस्थित राहू शकत नाहीत, त्या सभासदांना सभेस प्रत्यक्ष उपस्थित न राहता ऑनलाईनरित्या सभेस उपस्थित राहून मतदानाचा हक्क बजावण्याची परवानगी द्यावी, अशी विनंती संस्थेने संदर्भ क्र. ६ चे पत्रान्वये केली आहे.

SACHIN SAHAKARI GRUHA NIRMAN MARYADIT REG. NO. 1629 of 1968

M. C. MEMBER M. C. MEMBER

Chairman

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई २८ यांची मुद्रा
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तसेच विकासकाची निवड ही मतपत्रिकेद्वारे गुप्त मतदानानुसार करण्यात येणार असल्याने मतपत्रिकेमध्ये EVITA CONSTRUCTIONS PVT. LTD. (एव्हिटा कन्स्ट्रक्शन्स् प्रा. लि.) व SHREE VENKATESH BUILDCON PVT. LTD. (श्री वेंकटेश बिल्डकॉन प्रा. लि.) या दोन विकासकांची नावे इंग्रजी व मराठी भाषेमध्ये नमूद करण्याची विनंती संस्थेने संदर्भ क्र. ६ चे पत्रान्वये केली आहे.

संस्थेने या कार्यालयास केलेल्या विनंतीच्या अनुषंगाने संस्थेस कळविण्यात येते की, सहकारी गृहनिर्माण संस्थांच्या पुनर्विकासाबाबतचे शासन परिपत्रक दिनांक ०४/०७/२०१९ रोजीचे परिपत्रकांतील तरतुदीनुसार विशेष सर्वसाधारण सभेस एकूण सभासदसंख्येच्या २/३ इतकी उपस्थिती असणे आवश्यक आहे. तथापि, संस्थेने केलेल्या विनंतीनुसार, संस्थेचे जे सभासद देशाबाहेर वास्तव्यास आहेत व जे सभासद अति ज्येष्ठ नागरीक आहेत, अंथरुणाला खिळून आहेत, तब्येतीच्या कारणास्तव शारिरीकदृष्ट्या सभेस उपस्थित राहू शकत नाहीत, अशा सभासदांना ऑनलाईनरित्या सभेस उपस्थित राहण्यासाठी संस्थेने आवश्यक त्या अद्ययावत यंत्रणेची व्यवस्था सभेच्या ठिकाणी करावी. सदर सभासदांना ऑनलाईनरित्या सभेस उपस्थित राहण्यासाठी आवश्यक त्या सूचना तसेच link सभासदांना उपलब्ध करुन देण्यात यावी.

संस्थेच्या पुनर्विकासासाठी विकासक निवडीबाबत होणाऱ्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी या कार्यालयाने यापूर्वीच प्राधिकृत अधिकारी यांची नियुक्ती केलेली आहे. तरी संस्थेच्या पुनर्विकासाची प्रक्रिया राबविताना महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७९ (अ), नियम १३अ, संस्थेच्या मंजूर उपविधीतील तरतुदी, संस्थेच्या पुनर्विकासाबाबत मा. सहकार आयुक्त व निबंधक, सहकारी संस्था, महाराष्ट्र राज्य, पुणे व शासनाने वेळोवेळी निर्गमित केलेल्या परिपत्रकांतील तरतुदी तसेच सहकारी गृहनिर्माण संस्थांच्या पुनर्विकासाबाबतचे शासन परिपत्रक दिनांक ०३/०१/२००९ व दिनांक ०४/०७/२०१९ रोजीचे परिपत्रकांतील तरतुदींचे पालन होईल, याची दक्षता संस्था स्तरावर घेण्यांत यावी.

(प्रणेश गो. पुसे)
उपनिबंधक,
सहकारी संस्था, टी-विभाग, मुंबई

प्रत :- श्री. एस. पी. राणा, सहकारी अधिकारी श्रेणी-१ व श्री. डी. व्ही. लांबोळे, सहकारी अधिकारी श्रेणी-२, प्राधिकृत अधिकारी, सचिन को-ऑप. हौ. सोसा. लि., मिठागर रोड, मुलुंड (पू.), मुंबई ४०००८१.

२/- आपणांस कळविण्यांत येते की, सचिन को-ऑप. हौ. सोसा. लि., मिठागर रोड, मुलुंड (पू.), मुंबई ४०००८१ या संस्थेच्या पुनर्विकासासाठी विकासक निवडीबाबत होणाऱ्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी प्राधिकृत अधिकारी म्हणून यापूर्वीच आपली नियुक्ती करण्यांत आलेली आहे. संस्थेने दिनांक २२/०६/२०२५ रोजी स. १०.३० वाजता संस्थेच्या गणेश मंदिरात विशेष सर्वसाधारण सभेचे आयोजन केले असल्याचे दिनांक १३/०६/२०२५ रोजी या कार्यालयास कळविले आहे. तरी आपण सदर सभेस उपस्थित राहून आपला अहवाल या कार्यालयास सादर करावा.

उपनिबंधक,
सहकारी संस्था, टी-विभाग, मुंबई

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मूलांक दि
दोरी

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-: महाराष्ट्र शासन :-

उपनिबंधक, सहकारी संस्था, टी-विभाग, मुंबई यांचे कार्यालय

ए.सी.सी. कंपाऊंड, जे. एस. डी. मार्ग, मुलुंड (पश्चिम), मुंबई -४०० ०८०.

जा.क्र.मुंबई/उपनि/टीवि/बी-१/ ९४६६ /२०२५ दिनांक :२६/०६/२०२५

प्रति,
चेअरमन / सेक्रेटरी,
सचिन को-ऑप. हौ. सोसा. लि.,
मिठागर रोड, मुलुंड (पू.), मुंबई ४०००८१

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विषय:- संस्थेच्या पुनर्विकासाबाबत....

संदर्भ:- १) संस्थेचा या कार्यालयास दिनांक ०१/०४/२०२५ रोजी प्राप्त प्रस्ताव.
२) या कार्यालयाचे दिनांक २५/०४/२०२५ रोजीचे प्राधिकृत अधिकारी नियुक्ती पत्र.
३) प्राधिकृत अधिकारी यांनी दिनांक २३/०६/२०२५ रोजी या कार्यालयात सादर केलेला विशेष सर्वसाधारण सभेचा अहवाल.
४) संस्थेने दिनांक २५/०६/२०२५ रोजी या कार्यालयास सादर केलेले विशेष सर्वसाधारण सभेचे इतिवृत्त.

उपरोक्त विषयाच्या संदर्भ क्र. २ च्या पत्रान्वये आपल्या संस्थेच्या दिनांक २२/०६/२०२५ रोजी झालेल्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी या कार्यालयातील श्री. एस. पी. सूर्णा, सहकारी अधिकारी श्रेणी-१ व श्री. डी. व्ही. लांबोळे, सहकारी अधिकारी श्रेणी-२ यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आलेली होती.

आपल्या संस्थेच्या पुनर्विकासासाठी विकासक निवडीबाबत संस्थेने अवलंबलेली कार्यपद्धती तसेच संस्थेच्या दिनांक २२/०६/२०२५ रोजी झालेल्या विशेष सर्वसाधारण सभेमध्ये पारीत केलेला ठरावाबाबत संस्थेने सादर केलेले इतिवृत्त तसेच प्राधिकृत अधिकारी यांनी या कार्यालयास सादर केलेल्या अहवालाचे अवलोकन केले असता असे दिसून येत आहे की, संस्थेस प्राप्त झालेल्या निविदांपैकी संस्थेने संस्थेच्या स्तरावर अंतिम केलेल्या निविदांमधून दोन पैकी कोणत्याही एका विकासकाची निवड ही मतपत्रिकेद्वारे गुप्त मतदान प्रक्रियेद्वारे करण्याची विनंती संस्थेने केली होती. त्यानुसार मतदान प्रक्रिया राबविण्यांत आलेली आहे. संस्थेच्या एकूण २२० सभासदांपैकी १९२ सभासदांनी प्रत्यक्ष सभेस उपस्थित राहून मतदानाचा हक्क बजावला आहे. मतदान प्रक्रिया पूर्ण झाल्यानंतर संस्थेच्या व्यवस्थापक समिती सदस्यांसमक्ष मतमोजणी प्रक्रियेस सुरूवात केली. मतमोजणीअंती EVITA CONSTRUCTIONS PVT. LTD. (एव्हिटा कन्स्ट्रक्शन्स् प्रा. लि.) या विकासकास १५५ व SHREE VENKATESH BUILDCON PVT. LTD. (श्री वेंकटेश बिल्डकॉन प्रा. लि.) या विकासकास ३६ मते मिळाल्याचे दिसून आले. १ मतपत्रिका बाद करण्यांत आली.

शासन परीपत्रक दिनांक ०४ जुलै २०१९ नूसार एकूण पात्र सभासदांच्या ५१ टक्के इतक्या प्रमाणापेक्षा जास्त मते EVITA CONSTRUCTIONS PVT. LTD. (एव्हिटा कन्स्ट्रक्शन्स् प्रा. लि.) या विकासकास प्राप्त झाल्याने सचिन को-ऑप. हौसिंग सो. लि., मिठागर रोड, मुलुंड (पू.), मुंबई ४०००८१ या संस्थेच्या इमारतीच्या पुनर्विकासाकरीता EVITA CONSTRUCTIONS PVT. LTD. (एव्हिटा कन्स्ट्रक्शन्स् प्रा. लि.) या विकासकाची संस्थेच्या सभासदांनी गुप्त मतदानाद्वारे निवड केली आहे. तसेच ०६ सभासदांनी ऑनलाईन द्वारे आपली उपस्थिती नोंदविलेली आहे असे प्राधिकृत अधिकारी यांनी त्यांचे अहवालात नमूद केले आहे

M. C. MEMBER M.C. MEMBER Chairman

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संस्थेने सादर केलेले विशेष सर्वसाधारण सभेचे इतिवृत्त व प्राधिकृत अधिकारी यांचा अहवाल यावरून असे दिसून येते की, संस्थेच्या इमारतीचा पुनर्विकास करण्यासाठी संस्थेच्या सभासदांनी गुप्त मतदान पद्धतीने **EVITA CONSTRUCTIONS PVT. LTD., First Floor, Olympia Building, Hiranandani Gardens, Powai, Mumbai ४०००७६** यांची नियुक्ती बहुमताने केलेली आहे.

सबब संस्थेने / विकासकाने खालील अटी व शर्तींचे पालन ~~होईल, याची दक्षता घ्यावी.~~

१) संस्थेच्या पुनर्विकासाबाबतचे निर्णय हे सर्वसाधारण सभेमध्ये विहीत पद्धतीने घेण्यात यावेत.

२) पुनर्विकासाबाबत होणाऱ्या प्रगतीचा आढावा सभासदांना देण्यात यावा.

३) पुनर्विकासाचे संपूर्ण दप्तर स्वंतत्रपणे ठेवण्यात यावे.

४) शासन परिपत्रक दिनांक ०३/०१/२००९ चे परिपत्रकातील मुद्या क्र. ११ व १३ बाबत व शासन परिपत्रक दिनांक ०४/०७/२०१९ च्या अधीन राहून करारनामा करताना दक्षता घेण्यात यावी.

५) पुनर्विकासाबाबत भविष्यात कोणताही वाद निर्माण झाल्यास वा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यास संस्था व विकासक जबाबदार राहतील, याची नोंद घ्यावी.

DEPUTY REGISTRAR CO-OPERATIVE SOCIETIES T-WARD, MUMBAI

(गणेश गो. चुरी)
उपनिबंधक,
सहकारी संस्था, टी-विभाग, मुंबई

प्रत माहितीस्तव :-

१) EVITA CONSTRUCTIONS PVT. LTD., First Floor, Olympia Building, Hiranandani Gardens, Powai, Mumbai ४०००७६.

२/ आपणांस कळविण्यांत येते की, सचिन को-ऑप. हौ. सोसा. लि., मिठागर रोड, मुलुंड (पू.), मुंबई ४०००८१ या संस्थेच्या इमारतीच्या पुनर्विकासासाठी विकासक निवडीबाबत दिनांक २२/०६/२०२५ झालेल्या विशेष सर्वसाधारण सभेत संस्थेच्या सभासदांनी संस्थेच्या स्तरावर विकासक म्हणून आपली नियुक्ती केलेली आहे.

THE JOINT SUB-REGISTRAR OF THE REGISTRAR, MUMBAI

२) मा. कार्यकारी अभियंता, इमारत प्रस्ताव, पूर्व उपनगरे, मुंबई, राज लिगासी जयळ, पेपर मिल कंपाऊंड, एल.बी.एस.रोड, विक्रोळी (पश्चिम) मुंबई-४०००८३.

२/- आपणांस कळविण्यांत येते की, सचिन को-ऑप. हौ. सोसा. लि., मिठागर रोड, मुलुंड (पू.), मुंबई ४०००८१ या संस्थेच्या इमारतीच्या पुनर्विकासासाठी विकासक निवडीबाबत दिनांक २२/०६/२०२५ झालेल्या विशेष सर्वसाधारण सभेत संस्थेच्या सभासदांनी संस्थेच्या स्तरावर EVITA CONSTRUCTIONS PVT. LTD., First Floor, Olympia Building, Hiranandani Gardens, Powai, Mumbai ४०००७६ यांची विकासक म्हणून नियुक्ती केलेली आहे.

उपनिबंधक,
सहकारी संस्था, टी-विभाग, मुंबई

M.C. MEMBER M.C. MEMBER Chairman

Annx - H

मबई -२८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

Page No. 216 to 277 (Regd. No. BOM/HSG/1629 of 1968)

न.क्र. _____

LETTER OF INTENT

Date: 8th July 2025

To,

M/s Evita Construction Pvt. Ltd.

Olympia, Central Avenue, Hiranandani Gardens,

Powai.

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Dear Sir,

Sub: Proposed redevelopment of all the buildings in SACHIN SAHAKARI GRIHA NIRMAN SANSTHA Maryadit, Mithagar Road, Mumbai – 400081, in the Registration District and Sub District of Mumbai City and Mumbai Suburban District (Regd. No. BOM/HSG/1629).

Ref: Your tender submission dated 19th November 2024, Revised Offer Letter dated 25th April 2025 and 29th May 2025.

.....

1. We are pleased to inform you that subsequent to the receipt of your tender submission and final Offer Letters referenced above, a Special General Body Meeting (SGBM) of the Society was held on 22nd June 2025 in the presence of the Deputy Registrar, T

M.C. Member M.C. Member

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/HSG/ 1629 of 1968

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

Page No. 217 to 277

Ward, Co-operative Societies, Mumbai. The SBGM was attended by 192 members who were physically present and 6 members joined the SGBM online. Kindly be informed the members of our society present in the SGBM, by more than 2/3rd majority, have decided, accepted, approved and confirmed to appoint you **M/s EVITA CONSTRUCTIONS PVT LTD,** having its address at Olympia, Central Avenue, Hiranandani Gardens, Powai. (hereinafter referred to as **"the Developer"**) as the Developer to redevelop the said Property of the Society as per the due process of law and by demolishing the existing buildings standing thereon. The Developer shall carry out the proposed redevelopment of the said Property of the Society in consonance with the submitted Tender document dated 19th November 2024 read with the final Offer Letter dated 25th April 2025 and 29th May 2025 and further as finally may be modified and approved in the Development Agreement that shall be executed. Please find enclosed herewith certified true copy of resolution passed in the SGBM held on 22nd June 2025 in the presence of the authorized officer appointed by the Deputy Registrar, T Ward, Co-operative Societies, Mumbai, for your record purposes.

सह दुय्यम निबंधक, सूची क्र. २८ यांची पावती		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

Page No. 218 to 277

2. The Developer has further assured the Society that other detailed terms and conditions both technical and commercial, as mutually agreed between the Society and the Developer in due course of time, with regard to the proposed redevelopment of the said Property of the Society, shall be incorporated in the Development Agreement and the Power of Attorney as approved by both the parties.

भाग 5 - 22
99068 2486 893

3. You are hereby requested to furnish us with a draft of Redevelopment Agreement, Power of Attorney and Permanent Alternate Accommodation Agreement (PAAA) setting out in detail the technical and commercial terms and conditions for the proposed redevelopment of the said Property of the Society, in lines with your Final Offer Letter dated 25th April 2025 and 29th May 2025 for our mutual discussions, review, approval and execution by the parties. You are also hereby requested to initiate the required design work and also conduct soil testing if required in our said property. This is very essential so that based on the soil testing result we can have final discussion on the offer already provided and evaluate any scope of improvement in it. You are also requested to provide us the timelines for various

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

Page No. 219 to 277

major milestones from now upto signing of the Development Agreement.

4. The parties shall execute and register redevelopment agreement and power of attorney by and between within a period of three months from the date of this LOI on the terms and conditions mutually agreed you between the Developer and the Society.

990(8) 24(8) 93

5. This Letter of Intent is issued to enable you to proceed further in the matter and shall form integral part of the Redevelopment Agreement to be executed later on.

6. This Letter of Intent is not a concluded contract, between the Society and the Developer, with respect to the redevelopment of the said property, unless and until a development agreement is executed and registered between the Society and the Developer. Upon execution and registration of the Development Agreement read with the Tender document and further discussions on it and mutually agreed terms and conditions, shall supersede all or any previous arrangements, understandings, writings.

7. It is clarified that, we shall not be liable for any of the expenses or costs incurred by you for the aforesaid period of 3 months or even after that on the strength of this Letter of Intent, in respect

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

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of the proposed redevelopment of the said Property of the Society, for any reason whatsoever.

8. Please signify your acceptance to this Letter of Intent (LOI).

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Thanking you.

Yours faithfully,

For SACHIN SAHAKARI GRIHA NIRMAN SANSTHA MARAYADIT

(1) Chairman - Vishvesh Chavan ----------

(2) Secretary - Milind Raul ----------

(3) Treasurer - Ulhas Tembe ----------

(4) Committee Members - Santosh Tendle ----------

(5) Committee Members - Parag Bhandare. ----------

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 ★ MUMBAI ★

Annex I

बर्दे -२८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

(Regd. No. BOM/HSG/1629 of 1968)

Page No. 221 to 277

न.क्र. _____

Date: 15th March 2026

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९९०८४ | २९२ | ७२
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SANSTHA'S COMMERCIAL SPACE
'RESOLUTION'

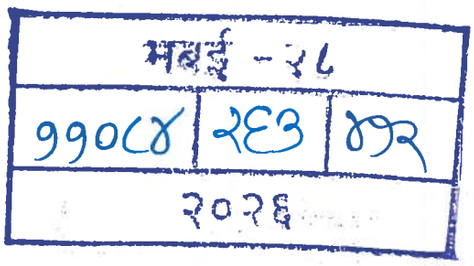
RESOLVED THAT the Members of the Society take note that the Commercial Premises forming part of the redevelopment project was originally proposed to be sold in the open market and the sale proceeds thereof were intended to be distributed amongst the Existing Members of the Society.

RESOLVED FURTHER THAT upon further deliberation and after assessing the prevailing market conditions, the Members of the Society have formed the view that the Society may not receive the expected or appropriate market value for the said Commercial Premises if the same is sold in the open market.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI
MUMBAI

RESOLVED FURTHER THAT in view thereof and upon unanimous consent of the Existing Members of the Society, it is hereby decided that the Society shallnot sell or otherwise dispose of the said Commercial Premises in the open market.

RESOLVED FURTHER THAT the Society takes note that under the proposed Development Agreement, M/s. Evita Constructions Pvt. Ltd.("Developer") has agreed to provide to the Society additional commercial area over and above the existing area of the said Commercial Premises together with other benefits, including Monthly Compensation, Hardship Compensation, Shifting and Reshifting Charges, Brokerage etc. monetary benefits payable to the Society under the Development Agreement.


मबई - २८
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मबई-२८ यांचा शिक्का
MUMBAI

मुद्रांक जिल्हा

Page No. 222 to 277

RESOLVED FURTHER THAT the existing area of the said Commercial Premises together with the additional area agreed to be provided by the Developer for the Commercial Premises shall be adjusted and distributed equally amongst the Existing Members of the Society.

मुंबई -२८
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RESOLVED FURTHER THAT the additional monetary benefits receivable by the Society including monthly compensation and hardship compensation against the Commercial Premises shall be quantified and treated as the Society's commercial entitlement in the redevelopment projectand the same shall be discussed and negotiated with the Developer.

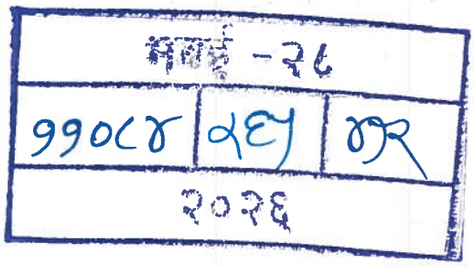
RESOLVED FURTHER THAT the additional monetary benefits receivable as stated herein above shall be distributed equally in the Hardship Compensation to be provided to the Members of the Society.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

RESOLVED FURTHER THAT the Managing Committee is hereby authorised to negotiate and finalise with the Developer the quantification and distribution of the aforesaid Commercial Entitlement, the specific modalities of which are yet to be decided and shall be mutually discussed and settled between the Society and the Developer.

RESOLVED FURTHER THAT the total consolidated commercial entitlement of the Society shall be distributed amongst the Existing Members of the Society in equal proportion, irrespective of the existing carpet area or entitlement of the individual members.

RESOLVED FURTHER THAT the Managing Committee of the Society be and is hereby authorised to finalise the manner of such distribution, execute necessary writings, maintain records and do all


बांद्रे -२८
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

Page No. 223 to 277

such acts, deeds and things as may be necessary for the purpose of implementing this resolution and giving effect to the intent thereof.

RESOLVED FURTHER THAT the Members of the Society hereby confirm that the decision recorded herein regarding non-sale of the Commercial Premises and distribution of the consolidated commercial entitlement amongst the Existing Members has been taken voluntarily and unanimously in the interest of the Society.

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RESOLVED FURTHER THAT upon implementation of this resolution and distribution of the aforesaid entitlements amongst the Existing Members, no Member of the Society shall raise any claim, dispute or demand against the Developer in respect of the said Commercial Premises, the additional area provided by the Developer, or any monetary benefits payable under the Development Agreement.

RESOLVED FURTHER THAT the decision contained in this resolution shall be binding upon all present and future members of the Society.

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ SACHIN
REG. NO. BOM/HSG/ 1629 of 1968

Proposer: Sunil Barve (4/27)

Seconder : Sudesh Vaidya (8/6)

Unanimously Approved

Hon. Chairman :

Managing Committee Member :

Managing Committee Member :

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

Annex - J

सबर्ब -२८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

ANNEXTURE "K"

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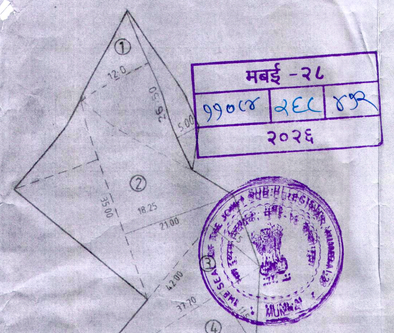


RECREATION GROUND -I DIAGRAM
(SCALE-1:500)

PLOT AREA CALCULATION

ADD	SQ.MTS.
1) (50+15.75) X 28.5 X 0.50 =	295.69
2) (17.5+13.4) X 6.00 X 0.50 =	92.70
3) (17.0+10.00) X 12.6 X 0.50 =	307.80
3A) 20.4 X 1.40 X 0.50 =	14.28
4) (17.0+10.00) X 12.6 X 0.50 =	170.10
5) (10.0+11.75) X 7.0 X 0.50 =	76.13
6) (11.75+1.0) X 18.5 X 0.50 =	[illegible]
7) 5.6 X 1.0 X 0.5 =	[illegible]
8) (45.5+58.45) X [illegible] =	[illegible]
9) 52.0 X 15.5 X [illegible] =	[illegible]
10) (23.7+15.25) X 33.0 X 0.50 =	[illegible]
11) (5.50+11.50) X 28.4 X 0.50 =	241.40
12) 49.0 X 2.70 X 0.5 =	66.15
13) 26.5 X 4.75 X 0.5 =	62.94
14) (27.5+55.7) X 85.0 X 0.5 =	[illegible]
15) 1.10 X 27.0 X 0.5 =	[illegible]
16) 70.0 X 12.0 X 0.5 =	[illegible]
17) (65.2+50.12) X 104.0 X 0.5 =	[illegible]
18) 2.50 X 42.5 X 0.50 =	[illegible]
19) 27.55 X 11.5 X 0.50 =	158.41
TOTAL PLOT AREA	

मबई -२८ | ९९०८४ | २८८ | ४९२ | २०२६

RECREATION GROUND-II
(SCALE-1:500)

RECREATION GROUND-III
(SCALE-1:500)

RECREATION AREA CALCULATION

R.G.-I
1) 0.5 X 26.50X (12.0 + 5) = 225.25 SQM.
2) 0.5 X 35.0 X (18.25 +21) = 686.88 SQM.
3) 0.5 X 42.0 X 11.5 = 241.5 SQM.
4) 0.5 X 37.7 X 11.5 = 216.78 SQM.
5) 0.5 X 35.2 X (5.9+ 6.7) = 221.76 SQM.
6) 0.5 X35 X(21.5X5.6) = 474.25 SQM.
7) 0.5 X 21X(6.4+5.75) = 127.58 SQM.
8) 0.5 X 4.0 X (14 + 19) = 66.0 SQM.
TOTAL = 2854.00

R.G.-II
9) 0.5 X 31.5 X 23.55 = 370.65SQM.
10) 0.5 X45.8X(8.5 +16.50) = 574.79 SQM.
11) 0.5 X 10.55 x 4.75 = 25.05 SQM.
12) 0.5 X 25.0 X(9.0 +8.0) = 212.50 SQM.
TOTAL = 1183.25SQM.

R.G.-III
13) 0.5 X27.0 X(18.0+7.0) = 337.50 SQM.
TOTAL R.G. = 2854.0+1183.25+337.50 = 4374.75SQM

मबई -२८ | ९९०८४ | २८३ | ४९२ | २०२६

मबई -२८ | ९९०८४ | २८८ | ४९२ | २०२६

PARKING STATEMENT

FLATS BETWEEN 35 SQ.MT.	FLATS MORE THAN 45 SQ.MT.	PARKING REQD / BLDG.	NO. OF BLDG.	TOTAL PARKING REQD.	PARKING PROVIDED
16	NILL	4	1	4	4
NILL	32	16	4	64	64
NILL	16	8	1	8	8
NILL	16	8	4	32	32
				112	112
ADDITIONAL PARKING 10 %				12	12
GRAND TOTAL				124	124

मबई -२८ | ९९०८४ | २८७ | ४९२ | २०२६

CARPET AREA STATEMENT

ROOM	R1 AREA	R2 AREA	R3 AREA
LIVING RM	2.97X4.11 12.21	3.12X6.60 18.72	4.79X4.27 17.89
KITCHEN	3.20X2.90 9.28	2.44X5.87 14.32	2.46X3.66 8.93
BED RM	3.68X2.98 11.00	—	3.05X3.05 9.30
BED RM	—	3.05X3.05 9.30	4.12X3.05 12.57
W.C.	0.90X1.20 1.08	0.90X1.20 1.08	0.90X1.20 1.08
BATH	2.15X1.06 2.28	2.00X1.20 2.40	2.00X1.20 2.40
PASSAGE	(2.74+0.95)0.9 2.76	3.20X0.90 2.88	(2.21+4.27)0.9 5.83
TOTAL	36.61	48.70	58.00

मबई -२८ | ९९०८४ | २०७ | ४९२ | २०२६

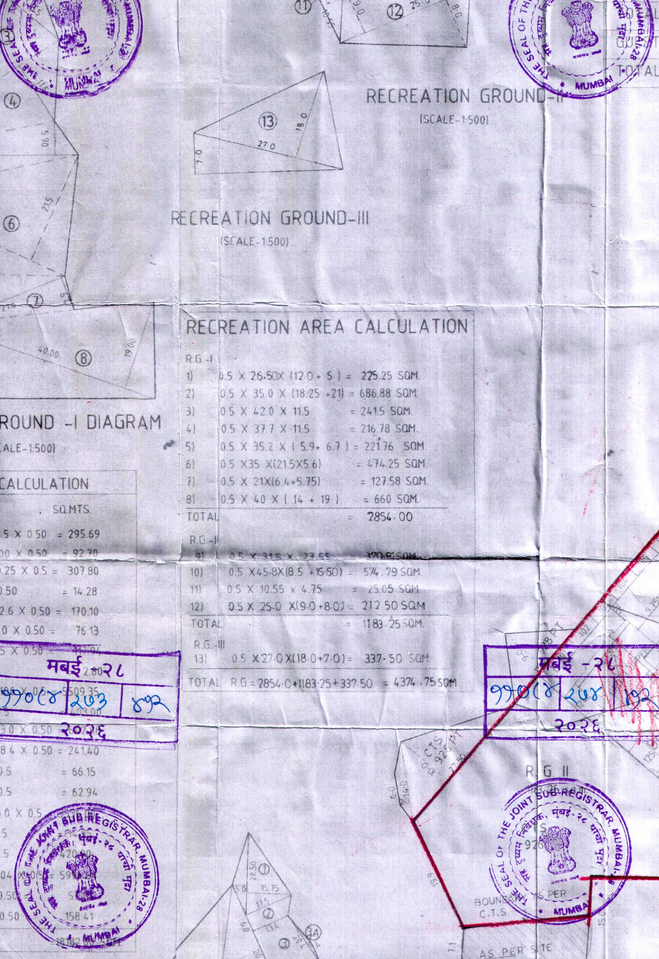
PLOT AREA PER CTS NO

CTS NO	AREA
918	5690 SQMT
922	1411.00 "
926	3297.80 "
927	1114.90 "
919	553.80 "
920	4600.00 "
921	718.90 "
928	1751.00 "
930	766.70 "
931A	1885.70 "
TOTAL	17415.70 SQMT

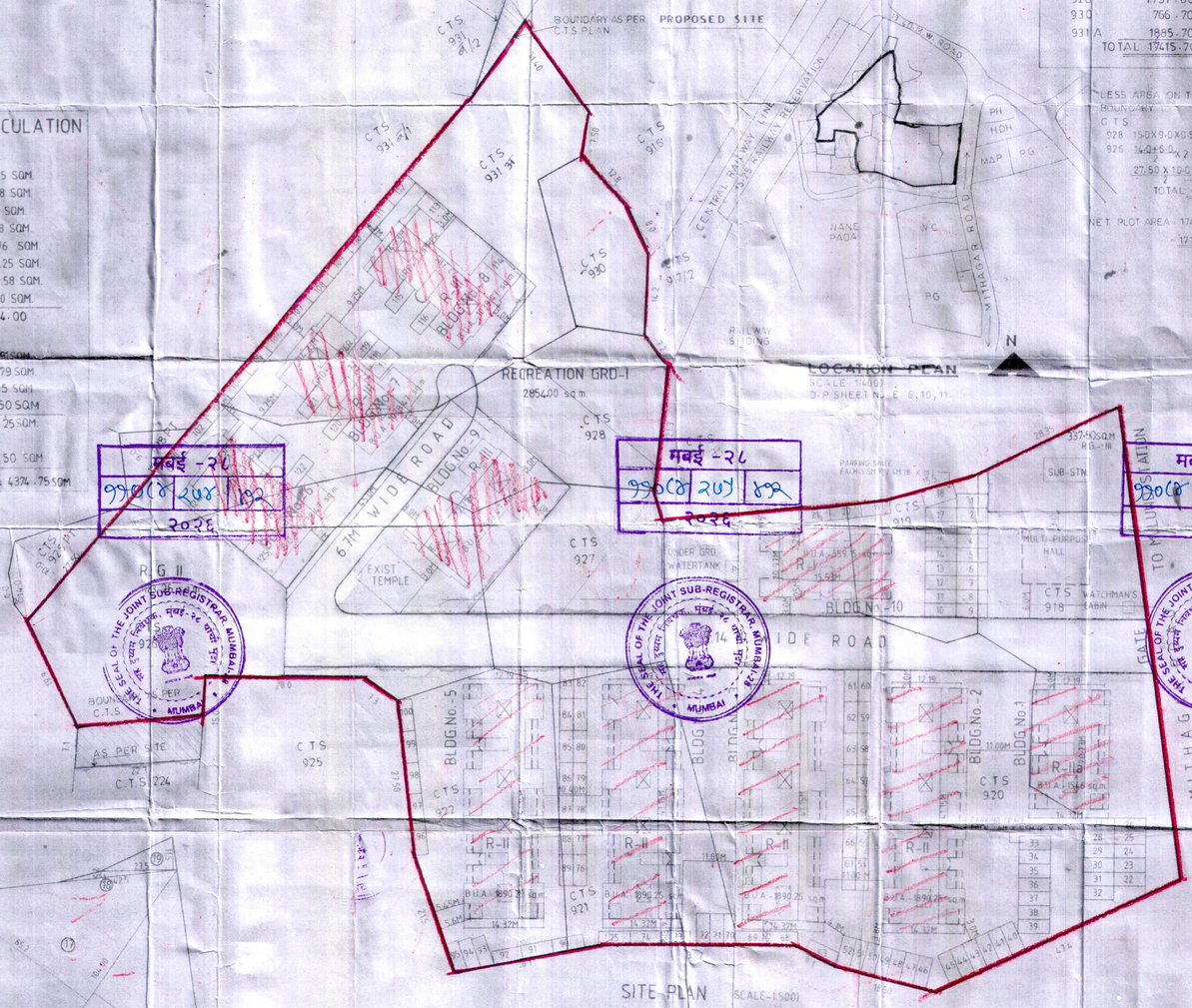
LESS AREA ON THE WEST BOUNDARY
C.T.S.
928 150X9.0X0.5+67.50SQMT
926 14.0+6.0 X 2 = 20.00
27.50 X 10.0 = 137.50
TOTAL = 225.00SQM

NET PLOT AREA = 17415.70 - 225.00 = 17190.70 SQMT

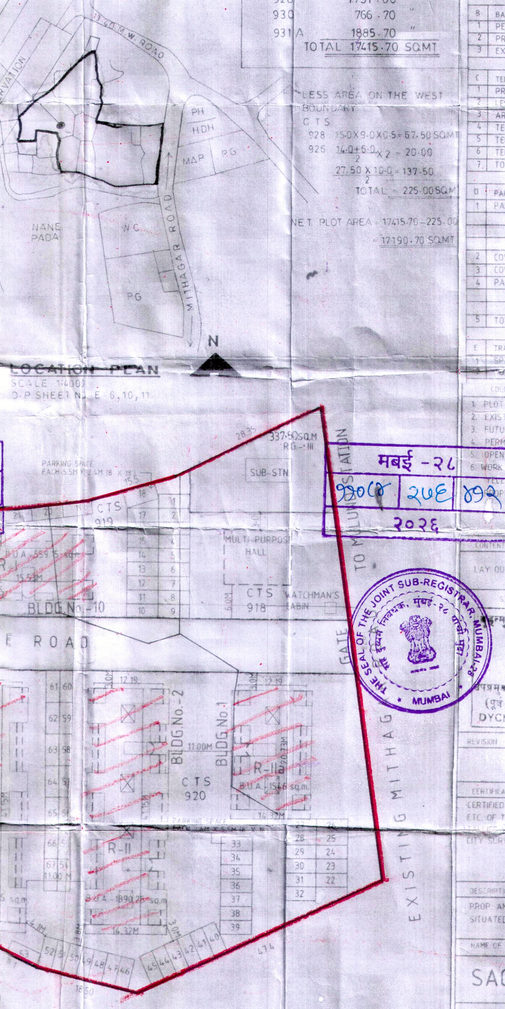
मबई -२८ | ९९०८४ | २०९ | ४९२ | २०२६



PLOT AREA DIAGRAM (SCALE-1:1000)



SITE PLAN (SCALE-1:500)



LOCATION PLAN
SCALE 1:4000
D.P. SHEET NO. E 6, 10, 11

मबई -२८ | ९९०८४ | २०६ | ४९२ | २०२६

PROFORMA 'A'

		SQ. FT.
A	AREA STATEMENT	
1	AREA OF PLOT AS PER P.R. CARD	17420.00
2	DEDUCTION FOR	
	a) ROAD SET BACK AREA	
	b) PROPOSED ROAD [INTERNAL]	1751.70
	c) ANY RESERVATION [AREA NOT IN POSSESSION]	225.00
	TOTAL (a+b+c)	1976.70
3	BALANCE AREA OF PLOT (1-2)	15443.30
4	DEDUCTION FOR R.G. IF DEDUCTION (CONSIDERING 2 (c))	00
5	NET AREA OF PLOT (3-4)	15443.30
6	ADDITION FOR F.S.I.	
	(a) 100%	15443.30
	(b) 100%	1971.70
7	TOTAL AREA (5+6)	17415.00
8	F.S.I. PERMISSIBLE	1.00
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
10	PERMISSIBLE FLOOR AREA (7+8+9) ABOVE	17415.00
11	EXISTING FLOOR AREA	1971.70
12	PROPOSED AREA	15443.30
13	EXCESS BAL. AREA TAKEN IN F.S.I. AS PER 'B' BELOW	
14	TOTAL BUILT UP AREA PROPOSED	17415.00
	F.S.I. CONSUMED 14/7	0.88
B	BALCONY AREA STATEMENT	
1	PERMISSIBLE BALCONY AREA PER FLOOR	
2	PROPOSED BALCONY AREA PER FLOOR	
3	EXCESS BALCONY AREA FOR ALL FLOORS	
C	TENEMENT STATEMENT	
	PROPOSED AREA (ITEM A-1,2 ABOVE)	
	LESS DEDUCTIONS OF NON RESIDENTIAL AREA	
3	AREA AVAILABLE FOR TENEMENTS (1-2)	
4	TENEMENTS PERMISSIBLE (density of tenements/hectar) 450/HECT	
5	TENEMENTS PROPOSED	80
6	TENEMENTS EXISTING	
7	TOTAL TENEMENTS ON THE PLOT	
D	PARKING STATEMENT	
1	PARKING REQUIRED BY RULES FOR	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUT SIDER (VISITORS)	
2	COVERED GARAGES PERMISSIBLE	
3	COVERED GARAGS PROPOSED	
4	PARKING PROVIDED FOR CAR	
	SCOOTER / MOTOR CYCLE	
	OUT SIDERS	
5	TOTAL PARKING PROVIDED	
E	TRANSPORT VEHICLE PARKING	
1	SPACE FOR TRANSPORT VEHICLES PARKING REQD BY REGULATION	
2	SPACE FOR TRANSPORT VEHICLES PARKING PROVIDED	

INDICATION OF PLANS

1. PLOT LINES THICK BLACK
2. EXISTING STREET GREEN
3. FUTURE STREET GREEN DOTTED
4. PERMISSIBLE BUILDING THICK DOTTED BLACK
5. OPEN SPACES NO COLOUR
6. WORK PROPOSED TO BE DEMOLISHED
7. [illegible]
8. DRAINAGE AND SEWERAGE WORK RED DOTTED
9. WATER SUPPLY WORK BLUE DOTTED THIN
10. DEVIATIONS RED HATCHED
11. RECREATION GROUND
12. ROAD AND SETBACKS BLUE
13. RESERVATION AS PER D.P.

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LAY OUT LOCATION PLAN, SITE PLAN, AREA CAL. & R.G. AREA CALCULATIONS

STAMPED DATE OF RECEIPT OF PLANS: 13 AUG 2002

मुंबई महानगर पालिका
अंधेरी विभाग
13 AUG 2002
(पूर्व उपनगरे) यांचे कार्यालय
DYCME /BPES/LO

Approved subject to terms and conditions mentioned in the office letter No. CHE/ /BP(WS)/ dated
1) This approval is for the position of access roads and location of recreation/amenities places only.
2) This approval is not for the Bldg. necessary open spaces around the same.
3) Special attention is invited to condition No. ..... and ..... of I.O.A. mentioned above.

SE (BP) EST/ES/E

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE IN AREA

CERTIFIED THAT THE PLOT U/R WAS SURVEYED BY ME ON 12TH FEB. 2002 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT AGREES WITH THE CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROP. AMENDED LAY OUT OF SACHIN CO.-OP. HSG. SOCIETY LTD. ON C.T.S. 918,70931 ETC. OF VILLAGE MULUND SITUATED AT MITHAGAR ROAD MULUND (W.), MUMBAI

NAME OF OWNER

SACHIN CO-OP HSG. SOCIETY LTD.

JOB NO.	DATE
DRAWING NO.	SCALE AS MENTION
MONTH / AMT.	DRAWN BY PALLAVI
	CHECKED BY

SIGN & NAME OF OWNER
Hon. Secretary
Sachin S. G. N. Sanstha

SIGN & NAME OF ARCHITECT
P.P.KARNIK
architect
NOS. MINAL BLDG. THAKUR COMPLEX, KANDIVALI (E), MUMBAI - 400 101.
PH. (OFF.) 8870984 (RES.) 8867885

SAHAKARI GRUHA NIRMAN SANSTHA REG. NO. BOM/HSG/ 1029 of 1968

Chairman M.C. Member M.C. Member

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

(Regd. No. BOM/HSG/1629 of 1968)

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SPECIAL GENERAL BODY MEETING HELD ON: 26th April, 2026 at 11.00 at Ganesh. Mandir, Sachin Society, Mithagar Road, Mulund (East), Mumbai – 400 081.

MEMBERS PRESENT:

As per the attendance register signed by the members present at the meeting, which is annexed hereto at **Annexure - copy of attendance register** and forms part of these minutes. The quorum as required under the Maharashtra Co-operative Societies Act, 1960 and the bye-laws of the Society was present.

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PREAMBLE

A) Sachin Sahakari Gruhanirman Sanstha Maryadit(hereinafter referred to as "the Society") is the owner/occupant of the pieces and parcels of land bearing CTS. No. 918 admeasuring 1,525.90 square meters, CTS No. 919 admeasuring 553.80 square meters, CTS No. 920 admeasuring 4,600 square meters, CTS No. 921 admeasuring 718.90 square meters, CTS No. 922 admeasuring 1,201.00 square meters, CTS No. 926 admeasuring 3,297.80 square meters, CTS No. 927 admeasuring 1,114.90 square meters, CTS No. 928 admeasuring 1,751.00 square meters, CTS No. 930 admeasuring 766.70 square meters and CTS No. 931A admeasuring 1,885.70 square meters collectively admeasuring approximately 17,415.70 square meters situated at Mithagar Road, , Mulund (East), Mumbai – 400 081 along with 10 Buildings

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standing thereon bearing Building Nos. 1 to 5 admeasuring 82,088 sq. ft., 7 to 10 admeasuring 47,392 sq. ft. & 12 admeasuring 7,389 sq. ft. plus Commercial premises admeasuring 2185 sq. ft. (hereinafter referred to as "the Said Property");

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B) the Said Property is old and dilapidated/due for redevelopment and the Society has decided to undertake the redevelopment of the Said Property in accordance with the prevailing Development Control and Promotion Regulations (DCPR) and applicable laws;

C) after due deliberation, the Society has decided to appoint M/s. Evita Construction Pvt. Ltd. (hereinafter referred to as "the Developer"), having its office at First Floor, Olympia Building, Central Avenue, Hiranandani Gardens, Powai, Mumbai as the Developer for the redevelopment of the Said Property;

D) a Development Agreement (hereinafter referred to as "the DA") has been negotiated and finalised between the Society and the Developer, setting out the terms and conditions for the redevelopment of the Said Property, including inter alia the hardship compensation, monthly compensation, area entitlements of members, and all other terms mutually agreed upon;

E) draft copies of the DA were circulated to all members of the Society and the Managing Committee had, after due deliberation and incorporating appropriate modifications/corrections as suggested by the Members, approved the draft DA;

F) the Managing Committee had duly issued a notice dated **11-04-2026** calling a Special General Body Meeting of the Society to consider and, if thought fit, pass a resolution

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approving and authorising the execution and registration of the DA with the Developer;

NOW, THEREFORE, pursuant to the provisions of the Maharashtra Co-operative Societies Act, 1960, the bye-laws of the Society, and all other applicable laws and regulations, the following Resolution is passed at the Special General Body Meeting of the Society held on 26th April, 2026:

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RESOLUTION

1. **APPROVAL OF THE DEVELOPMENT AGREEMENT:** That this Special General Body Meeting, having considered and deliberated upon the draft Development Agreement (hereinafter referred to as "the DA") proposed to be executed between Sachin Sahakari Gruhanirman Sanstha Maryadit (hereinafter referred to as "the Society") and M/s. Evita Construction Pvt. Ltd. (hereinafter referred to as "the Developer") for the redevelopment of the pieces and parcels of land bearing CTS. No. 918 admeasuring 1,525.90 square meters, CTS No. 919 admeasuring 553.80 square meters, CTS No. 920 admeasuring 4,600 square meters, CTS No. 921 admeasuring 718.90 square meters, CTS No. 922 admeasuring 1,201.00 square meters, CTS No. 926 admeasuring 3,297.80 square meters, CTS No. 927 admeasuring 1,114.90 square meters, CTS No. 928 admeasuring 1,751.00 square meters, CTS No. 930 admeasuring 766.70 square meters and CTS No. 931A admeasuring 1,885.70 square meters collectively admeasuring approximately 17,415.70 square meters situated at Mithagar Road, Mulund (East), Mumbai – 400

081 along with 10 Buildings standing thereon bearing Building Nos. 1 to 5 admeasuring 82,088 sq. ft., 7 to 10 admeasuring 47,392 sq. ft. & 12 admeasuring 7,389 sq. ft. plus Commercial premises admeasuring 2135 sq. ft. , Mumbai (hereinafter referred to as "the Said Property"), and being satisfied with the terms and conditions contained therein, hereby **approves** the said Development Agreement in the form and content as placed before and read over at this meeting.

2. **AUTHORISATION TO EXECUTE THE DEVELOPMENT AGREEMENT:** That the Members more particularly stated in the **Annexure - Resolution of signatories dt 15-03-2026** hereto are hereby jointly and/or severally **authorised** to sign, execute, and deliver the Development Agreement on behalf of the Society, and to affix the Common Seal of the Society thereon in accordance with the bye-laws of the Society, and to do all such acts, deeds, and things as may be necessary, incidental, or consequential thereto.

3. **REGISTRATION OF THE DEVELOPMENT AGREEMENT:** That this Special General Body Meeting hereby **resolves and authorises** the registration of the Development Agreement before the concerned Sub-Registrar of Assurances, Mumbai, as required under the Registration Act, 1908, and any other law as applicable, and to pay all stamp duty, registration fees, and other charges as may be payable in connection therewith as per the terms of the DA.

4. **DEVELOPER TO INITIATE REGISTRATION PROCEDURE:** That this Special General Body Meeting hereby **directs and authorises** the Developer, i.e. M/s. Evita Construction Pvt. Ltd., to initiate and complete all procedures, formalities, and compliances required for the registration of the Development Agreement before the Sub-Registrar of Assurances having jurisdiction, including but not limited to the payment of applicable stamp duty and registration charges, engaging the services of advocates, authorised representatives, or any other persons as may be necessary, and taking all such steps as may be required to present, execute, and register the Development Agreement within the stipulated time and in accordance with applicable law. The Society's authorised signatories shall extend their full co-operation and shall be present before the Sub-Registrar on the date fixed for registration upon due notice being given by the Developer.

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5. **SUPPLEMENTARY / RECTIFICATION DEVELOPMENT AGREEMENT:** That in the event any corrections, rectifications, modifications, additions, or clarifications are required in the Development Agreement at any point in future, the Society and the Developer shall be **authorised and directed** to execute such Supplementary Development Agreement(s), Rectification Deed(s), Addendum(s), or such other supplemental documents as may be necessary, and the Managing Committee is hereby authorised to approve and execute such documents on behalf of the Society.

6. **AUTHORITY TO EXECUTE DOCUMENTS:** That the Members more particularly stated in the **Annexure -**

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Resolution of Signatories dt 15-03-2026 hereto are hereby **authorised** to execute all such documents, writings, applications, declarations, undertakings, indemnities, affidavits, and other instruments as may be required from time to time in connection with the redevelopment of the Said Property and the Development Agreement, and to represent the Society before any statutory, government, semi-government, regulatory, or judicial body in connection therewith.

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7. BINDING EFFECT OF RESOLUTION AND REGULATION OF OBJECTIONS

a) That this Special General Body Meeting hereby records that the present Resolution approving the Development Agreement and redevelopment of the Said Property has been passed in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960, the Rules framed thereunder and the Bye-laws of the Society, after due notice, circulation of draft documents and affording reasonable opportunity of participation to all Members.

b) It is hereby further resolved, declared and confirmed that the said Resolution and all actions taken or to be taken pursuant thereto, including execution and implementation of the Development Agreement, shall be final and binding upon all the Members of the Society, including dissenting, non-cooperating or absent Members, as well as their respective heirs, nominees, successors and assigns, subject to applicable law.

c) It is further resolved that any Member intending to raise any grievance, objection or dispute in relation to the redevelopment process or the Development Agreement shall do so strictly in accordance with applicable law and

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through appropriate legal proceedings, and shall not resort to frivolous, vexatious or obstructive complaints before multiple or inappropriate forums so as to impede or delay the redevelopment project.

d) Without prejudice to the aforesaid, in the event any Member initiates or continues any proceedings, complaints or actions which are found to be malafide, frivolous or vexatious in nature, resulting in delay or obstruction to the redevelopment project, such Member shall be liable for consequences in accordance with law, including liability for costs and damages as may be determined by a competent authority or court.

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e) It is further clarified that the Developer shall be entitled to proceed with the redevelopment in accordance with the Development Agreement and applicable approvals, and the Society shall extend full cooperation to the Developer for implementation of the project, including taking all necessary steps against non-cooperating members in accordance with law.

SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI MUMBAI

8 GENERAL AUTHORITY: That the Managing Committee of the Society be and are hereby **granted general authority** to do all acts, deeds, matters, and things, and to execute all documents, as may be necessary, incidental, or expedient, subject to applicable law for giving effect to the foregoing resolutions and for the successful completion of the redevelopment project for the benefit of the members of the Society.

The above Resolutions were proposed, seconded, and passed by a requisite majority of members present and voting at the Special General Body Meeting of the Society held on 26th April, 2026 at Shree Ganesh Temple of Sachin Sahakari Gruhanirman Sanstha Maryadit.

Annex – L

Proposed by: Anil Basarkod (1/05) Seconded by: Sudesh Vaidya (2/28)

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CERTIFIED TRUE COPY

Certified that the above Resolutions were duly passed at the Special General Body Meeting of Sachin Sahakari Gruhanirman Sanstha Maryadit held on 26th April, 2026 and the same are true and correct extract of the Minutes of the said Meeting.

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M. C. MEMBER

MC MEMBER

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 ★ MUMBAI ★

ANNEXURE – M

General Specifications.

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LOCATION	ITEM	SPECIFICATION	Terms/Conditions (Agreed by and between Parties)
Building		-	-
	Internal Plaster	GVP Plaster of 12-15mm thick on walls. No Gypsum on ceiling and the ceiling will be RCC Form finish.	
	External Plaster	Will be of 25 mm thick applied in two coats on Block work (16mm + 9mm) with water proofing compound. Texture paint directly on RCC surfaces in Aluminium formwork.	
	Waterproofing	All wet areas like toilets, sunken portions, terraces and exposed roof surfaces will be waterproofed with chemical water proofing / BBC as per the specifications. Performance warranty for a minimum of 10 years can be passed on as given **by the waterproofing Contractor.**	
``Floor Height		Floor to Floor height will be 3.1 Metre	
Living Room	Flooring	600 X 1200 vitrified floor tiles of approved shade, brand and design.	As per Sample Flat
	Skirting	Skirting of 75mm height of same Tile as used for Flooring	
	Gypsum/POP punning on walls	Gypsum/POP on the surface of walls. All corners L and sharp edges of Beam, Column or walls should be smooth rounded off with Gypsum/POP.	
	Paint on Walls	2 coats of Premium Acrylic emulation paint on the prepared surface of all sides of walls and on form finished ceiling – wherever applicable	As per Sample Flat
	Main Door	Readymade doorframe as per NBC. Door solid core flush door with both side veneer & Melamine polish, with heavy duty hinges and all other necessary fittings like Night latch (Godrej / Rio / Iabacha / Europa brand) peep hole etc.	As per Sample Flat
	Windowsill as per the design/ wall thickness, frame	Windowsill as per the design/ wall thickness	
	Window [In all Rooms]	Heavy section Powder coated Aluminium sliding windows with clear glass of approved brand Brand to be Fenesta or equivalent (domal series) with glass to withstand the wind forces. Gaps between metallic window frame and the Wall should be properly sealed to avoid seepage inwards.	As per Sample Flat
	Electrical	Provision for - necessary electrical points for 2 tubes and light point in ceiling along with two One-way switches of MDS LeGrand/GM / approved brand. Adequate 5A plug points. Heavy duty 15A A/C point	As per Sample Flat/ electrical - load /specifications

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THE JOINT SUB REGISTRAR OF ASSURANCES MUMBAI
REG. NO. BOM/HSG/ 1629 of 1968 SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT
Final Draft

Chairman

M.C. MEMBER

M.C. MEMBER

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		with indicator switch. Cable TV concealed connection-conduit should be provided for each bedroom and living room. Only ISI approved copper wires (Finolex/Polycab, RR Kabel of appropriate size 1.5 sq mm for lighting and 2.5/4 sq mm for A/C through PVC conduits. Single ELCB shall be provided for each apartment. All flats of existing members will be provided 1/3 phase electrical connection as per approved electrical load.	
Kitchen	Flooring	Same as living room or as per architect approved design. Flooring should have perfect flatness and ensure a small gradient towards drainage outlet to avoid water accumulation during floor washing.	
	Dry Balcony - Only if approved in the Flat size & design with FSI.	The dry balcony should have adequate no. of plug points for 15 Amps and 5 Amps as per electrical load, water inlets and drains.	
	Skirting	Skirting of 75mm height of same tile as used for Flooring	
	Gypsum/POP punning on walls	Same as Living Room. GVP on walls.	
	Wall Finish	Wall dado above kitchen platform, ceramic tiles up to 800 mm height as per the approved Architect design concept (Nexion, Simpolo, Sunheart, Granitex or equivalent) Ceramic dado below kitchen platform.	
	Ceiling	Same as Living Room	
	Platform Modular Base Units - NA	Provision for - Master cock control of main O.H. tank supply. Separate heavy duty refrigerator switchboard, Necessary electrical switchboard provided around the platform with switches of combination types 5amp/15 amp, for at least 3 more electrical devices on the platform, Sockets for light points to reach all areas of the Kitchen, adequately. Kitchen platform as per approved design with S.S. sink, water-spout. All cocks/ Sink mixture – Jaguar OR equivalent brand	Base units can be discussed separately at an additional cost to be paid by the Existing Members.
	Door	Flush door will be provided as per availability of space.	
	Window	Similar as Living, Sizes - subject to approved Arch. Design	
	Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of approved brand. Separate connection for Water Purifier and separate inlet and outlet for washing machine, Water supply CPVC/ UPVC pipes of make Astral/Ashirvad (Flowguard) / Finolex / Prince – Smart fit (Flowguard) & Drainage PVC SWR Pipes & fittings of make Supreme / Astral / Ashirvad / Prince	As per Sample Flat.
	Electrical	Provision for - Separate heavy duty refrigerator switchboard, Necessary electrical switchboard provided around the platform with socket switches of	As per Sample Flat.

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		combination types 5amp/15 amp, for at least 3 more electrical devices on the platform. Sockets for Bright light points provision to reach all areas of the Kitchen, adequately	
	Plumbing for equipment	Concealed sink mixture – Jaguar make (or equivalent) in kitchen sink for hot & cold water, water purifier (non-RO) of Aqua guard make. All cocks in kitchen should be of Jaguar brand (or equivalent). Master cock of control of main O.H. tank supply should be provided. Electrical point and drainage to be provided for installing washing machine, geyser as per approved Arch. Design for every kitchen.	As per Sample Flat.
	Mahanagar Gas	Society members already have Mahanagar Pine gas connections. Developer to assist if required to reinstate the facility to members. Society will provide any documentation , details required for same.	Developer to assist if required
Bedroom	Flooring	Same as living room	
	Skirting	Same as living room	
	Gypsum/POP punning on walls	Same as Living Room	
	Paint on Walls	Same as Living Room	
	Ceiling	Same as Living Room	
	Door	Readymade Door System shall be used. Solid core phenol bounded hot press flush door with Laminate (1mm) on both sides, with heavy duty hinges fitted with S.S. screws and all other necessary fittings, lock, decorative handle from both sides etc.	As per Sample Flat.
	Window	Similar to Living Room, Sizes – subject to Arch approved design.	
	AC	Provision for - Power supply point for split AC with sleeves / holes for drain pipes.	
	Electrical	Provision for - Electrical fan point, for 2 tubes and light point in ceiling along with switches of Legrande/Anchor/Havells/Approved brand. Two 15 / 5 amp plug points. Heavy duty A/C point with indicator switch. Cable TV concealed connection-conduit should be provided for each bedroom.	As per Sample Flat.
Toilet-WC cum bath	Flooring	600mm X 600mm vitrified anti-skid flooring Tile of Nexion, Simpolo, Sunheart, Granicer or equivalent of approved shade and design. Flooring should have flatness and ensure a small gradient towards drainage outlet to avoid water accumulation	As per Sample Flat.

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	Dado	600 mm X 600 mm tiles of Nexion, Simpolo, Sunheart, Granicer or equivalent of approved shade and design.	
	Sanitary fitting	Floor mounted Jaguar/ Kohler/ Rocca / Grohe/American Standard /Parryware / Kerovit OR Equivalent make EWC with all fitting like Flush Tank, cover, brackets, PVC connector, Angle Cock, water jet, Nahni trap SS NEOI etc. Counter sunk Wash Basin of Kohler / Rocca / Grohe / American Standard / Jaquar / Parryware / Kerovit or equivalent make with all the necessary fittings such as bottle trap, pillar cock, PVC connector, brackets etc. Plumbing fittings. Overhead shower, Basin mixer and Bath mixer Jaguar / Kohler / Rocca/ Parryware / Kerovit or equivalent make diverter with spout, water shower / angle cock / stop cock. Mirror of good quality above the basin, napkin rod. All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of CPVC of prince or Astral / Ashirvad (Flowguard) / Finolex or equivalent make. Adequate light points, Exhaust Fan of appropriate size, socket for Razor/ Hair Dryer, Geyser fitting of racold or Bajaj /Roket or equivalent make. Provision for Bright ceiling light points near Mirror and Shower area.	As per Sample Flat
	Plumbing	All internal plumbing work should be concealed Pipes and fittings used for plumbing should be of CPVC of prince or Astral / Ashirvad (Flowguard) / Finolex or equivalent make	As per Sample Flat
	Electrical	Provision For Adequate light points. Exhaust Fan of appropriate size, socket for Razor / Hair Dryer. Geyser fitting of Racold or Bajaj / Roket make or equivalent make. Light point-provision near Mirror, Shower and WC area.	As per Sample Flat
	Water Taps	Plumbing fittings overhead shower, Basin mixer / bath Diverter Toto / Jaguar/ Kohler / Grohe / Parryware / Kerovit OR equivalent make with spout, angle cock / Stop cock.	
	Toilet Door	Readymade wooden flush door and door frame. Door would be solid core flush door with Laminate (1mm) on both sides, with heavy duty hinges and necessary fittings etc.	As per Sample Flat
	Toilet Window	Aluminium frame and glass with provision for exhaust fan as per approved Arch design	
Passage	Flooring	Same as Living Room	
	Skirting	Same as Living Room	
	Gypsum/POP Punning on Walls	Same as Living Room	
	Paint on Walls	Same as Living Room	
	Ceiling	Same as Living Room	

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
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	Electrical	Same as Living Room	
	Paint on Walls	Same as Living Room	
Lift Lobby	Flooring	High grade vitrified tiles (Large Size)	
	cladding on walls	Vitrified tiles cladding on walls of approved shade and design	
	Ceiling	2 coats of Premium emulsion paint on the form finished surface	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits. Modular switches as per design with provision for light fittings	
Staircase	Flooring	Kota stone OR anti-skid tile (Restile) on tread and riser	
	Skirting	75mm ht same material as used for flooring	
	Gypsum/POPpunning on walls	GVP on internal surface of walls. All corners, edges of Beam & Column should be L finished / rounded off with GVP	As approved by the Architect
	Paint on Walls	2 coats of Premium acrylic distemper on the prepared surface of wall	
	Ceiling	2 coats of premium acrylic distemper on the form finished surface	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits and LED lights. Modular switches as per design with provision for light fittings	
Railing on Staircase		GI / Painted railing on each floor	
	Windows	Openings /Louvered structure for fresh air ventilation – Subject to and only as per the mandatory requirement by norms	
Main Entrance Lobby	Flooring	The Entrance lobby flooring shall be of high grade decorative marble / Tiles as per approved Arch design. The side walls of the entrance lobby shall be of marble/ tiles up to height as per approved Arch design. Entrance lobby should be spacious decorative & wheel chair friendly.	
	Ceiling	2 coats of Premium emulsion paint	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits. Modular switches as per design with provision for light fittings.	
Elevators		High speed elevators as per the technology and brands selected by the Lift consultant and interiors as per approved Arch. design. The brand of elevator to be Kone, Schindler, Otis, Toshiba, City Lifts, Fujitec, Johnson or equivalent make	Only as per the Lift consultant and as approved by the Architect
External Paint to Building		External Paint: Texture + Acrylic Paint	as approved by the Architect
External Plumbing	Water Down take Line	Should be of CPVC / ASTM UPVC Pipes & fittings of sufficient diameter as specified by the MCGM/SRA/Competent Authority.	as approved by the Architect
	Drainage Line	UPVC pipes, SWR Pipes & fittings as per the MCGM/SRA/Competent Authority provision	as approved by the Architect

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Fire Fighting System		As per the MCGM/SRA/Competent Authority governing law and as per CFO requirement	Only as per NOC given by CFO
		Hoses should be long enough to reach water jets. To be tested and verified before handover	Only as per NOC given by CFO
		Pumps as per basic CFO norms. To be tested before handover	
	CFO approved Plan	Easy movement of fire tender all around the building as per CFO Norms	Only as per NOC given by CFO
		Fire Extinguishers to be provided in staircase / Lobby, Lift Motor Room, Meter Room and Podium Parking Area. Fire Extinguishers suitable for different types of fire should be installed in convenient locations as per CFO Norms	Only as per NOC given by CFO
		Smoke Detectors and warning system to be installed adequately as per CFO Norms	
		Staircase and Passage ways should be wide and easily accessible up to ground level for emergency evacuation of residents during fire. Enough area provision to assemble all evacuated residents	Only as per NOC given by CFO
		The parking area and pathways shall be finished appropriately and adequately lighted. All parking areas in podium level to be accessible	Only as per NOC given by CFO
Stilt Area / Podium / Surface area		Provision for three common Electric Points per parking floor for Society to facilitate Electric Vehicle charging for both, Existing as well as Prospective Members of the Society	
		The Podium Parking Area should be supported by the Fire Fighting System and Fire Extinguishers as per CFO NOC norms	Only as per NOC given by CFO
		Developers should provide Landscape and Amenities for elderly & children	as approved by the Architect and as per MCGM/SRA/Competent Authority norms and project feasibility
Terrace		Solar panels - Only as per the space availability & mandatory requirements by norms	
Electric Meter Room and substation	(As per CFO norms)	The Meter Room should be supported by suitable Fire Fighting System and Fire Extinguishers as per CFO NOC norms.	Only as per CFO and mandatory approval norms.
Society Office Room	Flooring	600x600mm vitrified tiles of Nitco / Johnson brand and approved shade. Soc. office size- as per minimum required in the norms.	
	Skirting	75mm ht in material used for flooring	
	Gypsum/POP punning on walls	GVP on walls. All corners, edges of Beam & Column should be L finished / rounded off with GVP	

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	Paint on walls	2 coats of Premium acrylic distemper on the prepared surface	
	Ceiling	2 coats of Premium acrylic distemper on the form finished surface	
	Flush Door	Flush door with both side oil paint, with heavy duty hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides etc.	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits. As per approved Arch design - Modular switches, provision for Tube light fittings, plug points and provision for Split A/C point	
	Fix & Loose Furniture	At the additional cost to the Society	
	Toilet – only if mandatory by norms	Attached toilet to Society office - Only if mandatory in the norms and as per approved Arch Design to fit in the mandatory free area of society office as per the approval norms	
	Intercom	Provision only for conduits in the room	
	CCTV Camera	Provision of adequate CCTV cameras as per mandatory norms.	
Security Room	Flooring	600mm x 600mm vitrified floor tiles of approved shade and design	
	Skirting	75 mm ht in same tile as used for Flooring.	
	Only External paint on all walls subject to design	All corners, sharp edges of Beam & Column or walls should be L Shaped / smooth rounded off	
	Paint on walls	All corners, sharp edges of Beam & Column or walls should be L Shaped / smooth rounded off.	
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	
		Modular switches as per Arch. design with provision for light fittings.	
	Flush Door (NA)	Door opening as per approved Arch design	
	Intercom	Provision only for conduits in the room for intercom wiring	
	CCTV	Adequate CCTV cameras provision as per the mandatory norms.	
Water Tank	Overhead Tank	RCC water-proof tank as per the MCGM/SRA/Competent Authority law with 10 years water proofing warrantee- Only the Warrantee as provided by the waterproofing contractor, will be transferred to the Soc.	
Underground Tank	Underground Tank	Underground & Overhead interconnected tanks of sufficient capacity and as per CFO norms, separate down take pipes for general use (kitchen, basin, bathroom) & for toilet flush use, with separate valves at terrace level. Best practices for looping the outlets of the OHT to allow diversion to down take lines and enabling repairs of the tanks.	

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	Water inlet pipe line	Adequate water line from main MCGM/SRA/Competent Authority connection to be provided considering the present extra incoming members of society	As per the mandatory norms
	Pump Room	With approved capacity Branded Pumps/ stand by as per pumping regulations & CFO NOC	As per the mandatory norms
	Bore well (NA)	STP treated water	As per the mandatory norms
		D G set connection to pump house as standby in case of power failure / only as per CFO NOC	As per the mandatory norms
External Site Developme nt		The garden will have benches for relaxation Compound lights Dedicated children's play area with play equipment etc	as approved by the Architect and as per MCGM/SRA/Competent Authority norms and project feasibility
Compound Wall		As per approved Arch. Design and mandatory requirements.	
Compound Layout	As per CFO NOC	Assembly area for evacuated residents in specific locations during emergencies like Fire and Earthquake and Fire Drills	as per NOC given by CFO and as approved by the Architect
		Compound Lighting as per the approved design to provide proper lighting for podiums, driveway and pathway areas	
Main Gate	GI Decorative gate with paint finish	GI Decorative gate with paint finish - Sizes and lights etc as per the Approved Architect's design and CFO norms	as approved by the Architect & mandatory CFO norms
Servant Toilet		Servant & Driver s toilets – Minimum as per MCGM/SRA/Competent Authority requirements	As approved by the Architect
External Signage Board		Society and Bldg names - at the discretion of the Developer	As approved by the Architect
D.G Sets		D.G set - as per the specification of the electrical consultant and conditions of the CFO NOC	as per NOC given by CFO and as approved by the Architect
Gymnasiu m		As per mutually agreed & approved Arch design considering feasibility and subject to BMC approvals / FSI norms etc.	as approved by the Architect and as per MCGM/SRA/Competent Authority norms

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			and project feasibility
CCTV	Overall	Adequate CCTV cameras provision as per the mandatory norms.	Minimum as per mandatory norms and as per approved Architect design

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LIST OF APPROVED BRANDS AND MATERIALS (Subject to availability)

Sr. No.	Material	Approved Brands by Parties hereto
1.	Cement O.P.C 53Grade	Adani (ACC, Gujarat Ambuja)/ Ultratech/ Birla / Sanghi / Wonder / India Cements / Birla Gold / Bharati Vicats
2.	Hollow / Solid Blocks	Metco / Marwah /Reliable / Prayosa/ Bansal
3.	Water proofing compound	MBCC SIKA / Ardex Endura / Chryso Grace / Alchemica / Fosroc / Pidilite Dr. Fixit / Sunanda Chemical
4.	A.C. Sheets	'Everest', 'Amco',
5.	White-Cement	JK White', 'Birla'.
6.	C.I Pipes	'Neco' Kapilansh, BIC confirming to ISI standard.
7.	P.V.C. pipes	'Supreme' Astral / Prince/ Ashirvad/ Finolex
8.	A.C. pipes	'Mexflow', 'Rajco', 'Mandev'
9.	External Water proof Acryllic paint	Jotun/ Asian Apex / Damani Dye Stuff / Godavari / JSW
10.	Concrete additives : Polymers, WP Compound, Repair mortar, Plasticizers, Epoxy	FOSROC / Mc-Bauchemie / BASF/Chryso G933,932,TF Buildtech/Ardex Fec IF2 Pidilite / CAC
11.	Sand	For Plaster only : Bag Sand of Make Kaneria Plast / Shreesai Plast / Mahalmurti / Shree Premix / Shree Umiya/ Shobha Ready Plast In case of Crushed sand : Approved VSI crusher plants in the vicinity
12.	GI pipes	TATA/ Surya Roshni/ Jindal Hisar/ Jindal Star/ APL Apollo
13.	CPVC pipes	Astral / Ashirvad (Flowguard) / Prince – Smartfit (Flowguard)/ Finolex
14.	Ceramic tiles	RAK / Kajaria / Nitco / Fortune / AGL/ EXXARO / Johnson/Somany /Zealtop /Granisor / Varmora /Orient
15.	Vitrified Tiles / Glazed Tiles	Marbo-Granite / Johnson / Kajaria / Nitco / Fortune / AGL/ EXXARO / Johnson/Somany /Zealtop /Granisor / Varmora /Orient
16.	C.P. fittings	TOTO/ Jaquar/ Grohe/ Kohler/ Parryware/Kerovit
17.	Sanitary ware	TOTO/ Jaquar/ Grohe/ Kohler/ American standards/Parryware/Kerovit
18	Paver Tiles	Super/ Bharat / Vyara / Basant Baton / Nishu / Vitco
19.	Pumps	Lubi/ Kirloskar/ Grundfos/ KSB/, Wilo
20.	Electrical Wires	Polycab / Finolex / KEI / Apar / Lapp
21.	Electrical Cables	Polycab / Finolex / KEI / Apar
22.	Electrical Switches	Legrande / Honeywell / ABB / Havells/Anchor
23.	Steel Reinforcement (Thermax or TMT processed confirming to IS 1786:2008)	MITC / Bhagwati / Sun (Moira) / Guardian / Shree Khatu / Metro Ispat / Regency Thermax/ Kalika/ RAJURI / BALBIR / SUVIKAS / POLAAD QST / MSP GOLD / KAMDHENU / RELIABLE / SHAKTIGOLD / SUN (Moira) TMX QST / RAMA / K C THERMAX / TURBO TMX / XTRONG / AARTI / ISI ROOPAM/ METAROLL / TRISHUL/ ICON/ Bhuleshwar / SARVASHAKTI

Disclaimer: If any of the above BRANDS are not available then the Developer shall intimate the Society & provide as per equivalent available alternative option.

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General Disclaimers

1. **Specifications, Designs, Brands and Materials (Existing Members' Flats):**

The Parties acknowledge that the specifications, designs, brands and materials set out in the Society's tender are indicative and subject to refinement. Final project-specific designs, specifications, brands and materials selections shall be prepared by the Architect and demonstrated through a sample flat (to be shown within the building itself). The Developer shall be entitled, having regard to market conditions, technological changes, or product discontinuation, to substitute specifications, materials or brands with alternatives of equivalent quality without affecting the overall functionality. The Society and its Members hereby grant their irrevocable 2/3rd consent under RERA for any such future alterations without the need for any further approval in future, till the receipt of the Occupancy Certificate. Furthermore, the Society and its Members undertake to grant its irrevocable 2/3rd consent under any form, proforma, specification, if any, as and when required by the Competent Authority.

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2. **Amenities and Additional Provisions:**

i. All the flat specifications of the Existing Members shall remain uniform as stated herein. The Developer shall have the right to alter, amend or modify the flat specifications to be provided to the Prospective Purchasers.

ii. No additional specifications, customized facilities or amenities shall be demanded by the Society or its Members beyond what has been agreed herein. Any additional facilities or amenities save and except of what is already agreed to be provided by the Developer shall be at the discretion of the Developer and at the cost of such Existing Member. The timeframe to decide such addition shall be within a period of 1 (one) month from the issuance of notice of completion of sample flat.

iii. The Building specific common area amenities in the Buildings comprising of existing Members who are not purchasing any additional area, shall be uniform, while the Developer shall retain the right to alter, amend or modify Building specific common area amenities in the buildings comprising of prospective Purchasers and/or Existing Members purchasing additional area.

iv. The Project specific Common Area Amenities to be provided commonly for the entire project shall remain uniform for all existing members as well as prospective purchasers.

3. **General Provisions:**

The Developer shall only provide the basic and minimum requirements as per the mandatory norms and approvals of MCGM/SRA/CFO or any other competent authorities. Beyond this, only the facilities and specifications expressly agreed upon by the Developer shall be provided. The Developer shall not be obligated to meet any further customizations, additional provisions or evolving requests that exceed the agreed terms and statutory requirements.

THE SEAL OF THE OFFICE OF SUB-REGISTRAR, MUMBAI-28 MUMBAI

SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ SACHIN
REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M.C. MEMBER

M.C. MEMBER

Final Draft

Annexure M

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
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MUMBAI

Gmail

Info Sachin Society <info@sachinsociety.com>

Re: Proposed External Amenities List

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Mangesh Paithankar <paithankar.mangesh@hiranandani.net> Tue, 21 Apr at 3:27 PM
To: Info Sachin Society <info@sachinsociety.com>
Cc: Mira Patki <mpatki@hrealty.com>, Sanjay Pandey <pandey.sanjay@hiranandani.net>, swapnil sonawane <velocityurbanplanners@gmail.com>, <rdcsachin25@gmail.com>, Kedar Pathare <kedar@nkarchitect.com>, Mangesh Paithankar <paithankar.mangesh@hiranandani.net>

Dear Sachin Society, Greetings !

Referring to your recent email below, we remind you that we shared the captioned list via email on Mon, 1 Dec, 2025. Additionally, a multipurpose hall has been added here. (PFA)

As we discussed in the said April 20, 2026 meeting, these amenities are proposed, subject to final layout/design, applicable FSI norms, BMC/DC rules, statutory approvals, and technical & financial feasibility.

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Thanks and Regards,
Team Hiranandani (Evita constructions)

PL consider the environment, before printing this e-mail.

Disclaimer: The information contained in this mail and any attachment hereof may be Confidential, privileged, propriety or otherwise protected from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, copying or use of this message and any attachment is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and permanently deleting it from your computer and destroying any printout thereof.

On Tue, Apr 21, 2026 at 11:50 AM Info Sachin Society <info@sachinsociety.com> wrote:

> Dear Evita Constructions ,
> Plz. Find attached here with the Amenities List as discussed in our joint meeting of DA held in Your office on 20April 2026.
> Regards
> Vishvesh Chavan
> Hon. Chairman

External Amenity list proposed by Sachin soc 1 Dec, 2025.xlsx

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ MUMBAI

M. C. MEMBER MC MEMBER Chairman

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Annexture 'N'

Amenities

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1	Jogging Track
2	Manicured Walkway
3	Performance Lawn
4	Seating Alcove
5	Meditation Deck
6	Senior Citizen's Pavilion
7	Kids Play Area
8	Swimming Pool
9	Pool Lounge Deck
10	Fitness Centre
11	Relocation of Mandir
12	Multi purpose Hall

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Chairman

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Annexure 'O'

Sr. No.	Buildg No	Wing	Flat no	Name	Existing Area	Additional Area MOFA 21%
1	1		1	Pradeep Jagannath Nilwarna	588	711
2	1		2	Sachin Bhalchandra Baji	592	716
3	1		3	Pradeep Vinayak Bhise	592	716
4	1		4	Smt Indira Madhukar Kocharekar	588	711
5	1		5	Anil Ramrao Basarkod	588	711
6	1		6	Dhananjay R Satam	592	716
7	1		7	Sachin D Thakur	592	716
8	1		8	Vikas Vasantrao Nimbalkar	588	711
9	1		9	Sunil Suryakant Davane	588	711
10	1		10	Shubhangi Alok Gorule & Vrushali Mandar Pradhan	592	716
11	1		11	Sharad Nilkanth Sule	592	716
12	1		12	Prashant Chandrakant Katdare Manali Prashant Katdare	588	711
13	2	A	1	Krishnadasan Narayan Thandon	556	673
14	2	A	2	Suresh Gopal Behere	592	716
15	2	A	3	C V Godse	592	716
16	2	A	4	Vikas Kashinath Nalawade & Surekha Vikas Nalawade	556	673
17	2	A	5	Vithal Sakharam Bagalkar	588	711
18	2	A	6	MadhukarGovind Gokhale	592	716
19	2	A	7	Anisha Avinash Gharat	592	716
20	2	A	8	Smt Sunita Madhusudan Datar	588	711
21	2	A	9	Shubhangi Gajanan Dhuri	588	711
22	2	A	10	Dhiraj Krishnanand Bhatkal	592	716
23	2	A	11	Vivek Vasant Gaonkar & Manish Vivek Gaonkar	592	716
24	2	A	12	Vinod Anant Kerkar	588	711
25	2	A	13	Mrs Sandhya S Deshpande	588	711
27	2	A	14	Rahul Vidyadhar Samant	592	716
28	2	A	15	Kamal Baliram Ingale	592	716
29	2	A	16	Prakash Ramchandra Karnik	588	711
30	2	B	17	Gajanan Anant Dandekar	556	673
31	2	B	18	Bhasker Keshav Dalvi	592	716

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M. C. MEMBER

M. C. MEMBER

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32	2	B	19	Sachin Bhaurao Khadgi & Rita Sachin Khadgi	592	716
33	2	B	20	Lata Namdeorao Arde	556	673
34	2	B	21	Anjali Anil Shidhore	588	711
35	2	B	22	Suresh Vaman Tavade	592	716
36	2	B	23	Hemlata Suresh Tavade & Suresh Vaman Tavade	592	716
37	2	B	24	Santosh N vaidya Shalaka S Karnik	588	711
38	2	B	25	Rajaram Dattatray Apte	588	711
39	2	B	26	Ashok Khanderao Baviskar	592	716
40	2	B	27	Shri Badrinarayanan Gopal & Mrs Deepa Badrinarayanan	592	716
41	2	B	28	Smt Pratibha Sudesh Vaidya	588	711
42	2	B	29	Digambar Babli Nabar & Sushma Digambar Nabar as per agreement Digambar Babli	588	711
43	2	B	30	Ms Lata Manickam Mudaliyar	592	716
44	2	B	31	Smt Pramila Shankar Holkar	592	716
45	2	B	32	Namrata Umesh Kadam Umesh Pundalik Kadam	588	711
46	3	A	1	Rajeev Ramchandra Joshi	556	673
47	3	A	2	Sandeep Sharad Korde	592	716
48	3	A	3	Jagruti alias Shambhavi Dattatraya shirsat	592	716
49	3	A	4	Mohan Dinanath Purohit & Sarojini M Purohit & Shubhankar M Purohit & Sarvesh M Purohit	556	673
50	3	A	5	Ramchandra Erappa Naik Sandhya Erappa Naik	588	711
51	3	A	6	Kalpana Chandrakant Surve	592	716
52	3	A	7	Kamlakant Mukund Kulkarni	592	716
53	3	A	8	Amol Shrirang Kulkarni	588	711
54	3	A	9	Milind Harishchandra Prabhu & Nandini Milind Prabhu	588	711
55	3	A	10	Ajay Vithoba Sawant	592	716
56	3	A	11	Sunil Mukund Chakradeo	592	716
57	3	A	12	Smt Subhada K Deshmukh	588	711
58	3	A	13	Ashok Digambar Prabhu	588	711
59	3	A	14	Sanjay Dwarkanath Tendulkar	592	716
60	3	A	15	Narendranath Suresh	592	716

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Chairman

M.C. MEMBER

M.C. MEMBER

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61	3	A	16	Yogesh Mukund Hajirnis	588	711
62	3	B	17	Shivaji Balwant Gawade & Pushpa Shivaji Gawade	556	673
63	3	B	18	Manshi Mahesh Sakpal (Mansi as per PAN) Mahesh Narayan Sakpal Narayan Baburao Sakpal	592	716
64	3	B	19	Siddharth Datharaj Birje	592	716
65	3	B	20	Surekha V Patil	556	673
66	3	B	21	Vinayak Subhashchandra Kulkarni	588	711
67	3	B	22	Vinod Aravindakshan	592	716
68	3	B	23	S H Gaonkar	592	716
69	3	B	24	Pushpa Shivaji Gawade & Shivaji Balwant Gawade & Swapnil Shivaji Gawade	588	711
70	3	B	25	Prathibha Parshuram Gharpure	588	711
71	3	B	26	Sachin Prabhakar Wadekar	592	716
72	3	B	27	Pardeshi Raghunath Ramchandra	592	716
73	3	B	28	Smt Vanita Vasant Gaonkar	588	711
74	3	B	29	Chandrakant Narayan Joglehar	588	711
75	3	B	30	Dileep Prabhakar Kulkarni	592	716
76	3	B	31	Geeta Ganesh Kelakar & Ganesh Dattatray Kelkar	592	716
77	3	B	32	Vivek Anant Desai	588	711
78	4	A	1	Kalpana V Basarkod	556	673
79	4	A	2	Shridhar Govind Gokhale	592	716
80	4	A	3	Giriraj Subhash Sawant & Vaishnavi Giriraj Sawant	592	716
81	4	A	4	Ankur Hemant Kulkarni	556	673
82	4	A	5	Pravin Pralhad Sanyashiv	588	711
83	4	A	6	Shaila Vilas Phadnis	592	716
84	4	A	7	Mugdha M More	592	716
85	4	A	8	Bhushan Anand Kanchar	588	711
86	4	A	9	Nitin Prabhakar Patade	588	711
87	4	A	10	Bhalchandra Nivrutti kale	592	716
88	4	A	11	Sanjay Gadre	592	716
89	4	A	12	Manodnya Bhupal Shete	588	711
90	4	A	13	Anil Narayan Mane & Mrs Akshada Anil Mane	588	711
91	4	A	14	Arpita Manoj Pawar	592	716

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M. C. MEMBER

M. C. MEMBER

मुंबई -२८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

मुद्रांक जिल्हाधि

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92	4	A	15	Shaila Viraj Khadgi & Viraj Bhaurao Khadgi	592	716
93	4	A	16	Vikrant N Ubale	588	711
94	4	B	17	Sarita Rajanikant Rasalkar	556	673
95	4	B	18	Ameya Ashok Kambli	592	716
96	4	B	19	Mohit Ulhas Tembe & Siddhi Ravindra Sawant	592	716
97	4	B	20	Nirmala Umesh Rupawate	556	673
98	4	B	21	Nandadeep G Pilankar	588	711
99	4	B	22	Ghanashyam Shrikrishna Pathak	592	716
100	4	B	23	Akshat Gaurav Gadre & Samruddhi Santosh Gadre	592	716
101	4	B	24	Narsimha M Lingala Nilima N Lingala	588	711
102	4	B	25	Avinash Gajanan Mandpe	588	711
103	4	B	26	U D Prasade	592	716
104	4	B	27	Sunil Eknath Barve & Rashmi Sunil Barve	592	716
105	4	B	28	Usha Neelkanth Dulange	588	711
106	4	B	29	Sachindra Jaganath Sheth	588	711
107	4	B	30	Shirish Madhukar Deshpande	592	716
108	4	B	31	Prakash Jotumal Nagdeo	592	716
109	4	B	32	L P Mitragotri	588	711
110	5	A	1	Rahul Shrikant Patil	556	673
111	5	A	2	Manisha Bhalchandra Joshi	592	716
112	5	A	3	Chaubal Pradeep Shriniwas	592	716
113	5	A	4	John Varghese	556	673
114	5	A	5	Vinayshil Ramlal Kumavat	588	711
115	5	A	6	Gauri Deepak Nanajkar	592	716
116	5	A	7	Shreedhar Vasudeo Bapat	592	716
117	5	A	8	Surekha Satish Nimbalkar	588	711
118	5	A	9	Manioj Hari Naik	588	711
119	5	A	10	Karuna Parmeshwaran Panamana &Arun Mahesh & Seethalakshmi Ramesh Iyer	592	716
120	5	A	11	Vineet Sitaram Govekar	592	716
121	5	A	12	Preetam Ramesh Ahire	588	711
122	5	A	13	Jagruti Nilesh Aarte and Nilesh Ramakant Aarte	588	711

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT
REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M. C. MEMBER

M.C. MEMBER

मबई -२८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

पुढांक जिल्हाधि
वो

Page No. 249 to 272

123	5	A	14	Swati Makrand Kandalgaonkar & Mandar Makrand Kandalgaonkar	592	716
124	5	A	15	Arunkumar Vishnu Dhuri	592	716
125	5	A	16	Kuldip Harishchandra Ambre	588	711
126	5	B	17	Nikhil Ramesh Sane	556	673
127	5	B	18	Aruna Arvind Kate	592	716
128	5	B	19	Arundhati Pradeep Raut	592	716
129	5	B	20	Anupkumar P Joshi As per GAZZET - Anup Padmakar Joshi	556	673
130	5	B	21	Shilpa Vijay Deodhar Smita Subhash Modak	588	711
131	5	B	22	Priya K Chainani & Kumar Kimatraj Chainani	592	716
132	5	B	23	Vinay V Poojari	592	716
133	5	B	24	Smt Mugdha Vijay Mathure	588	711
134	5	B	25	Pranjal Pradip Shete & Shobha Pradip Shete	588	711
135	5	B	26	Manisha Ajit Waingankar & Nanda Prasad Sane & Kamini Ashok Khare	592	716
136	5	B	27	Mahanand Ganpat Haldankar	592	716
137	5	B	28	Poonam Charuchandra Deshpande	588	711
138	5	B	29	Jatin Ramesh Suryawanshi & Surekha Ramesh Suryawanshi	588	711
139	5	B	30	Chandrakant Shantaram Lad & Nilish Chandrakant Lad	592	716
140	5	B	31	Vikas D Deshmukh	592	716
141	5	B	32	Hrishikesh Dinanath Samant	588	711
142	7		1	Shailesh Balkrishna Jadhav	725	877
143	7		2	Anita Ashok Shirpurkar	756	915
144	7		3	Dongare Vilas Anant	756	915
145	7		4	Raghavemdra Gopalrao Hukkeri	725	877
146	7		5	Abhishek Prakash Jadhav	725	877
147	7		6	Dattatray Vasant Kulkarni	756	915
148	7		7	Ashish Shashikant Narvekar	756	915
149	7		8	Vasant Gajanan Sahasrabudhe	725	877
150	7		9	Sandeep Jagannath More	725	877
151	7		10	Smt Taraben Rashmikant Gada	756	915
152	7		11	Avinash N Supe	756	915

सबई २८

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M. C. MEMBER

M. C. MEMBER

मुंबई - २८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

उपनगर जिल्हाधिकारी

Page No. 250 to 277

153	7		12	Sanjay Vasant Bhaskare	725	877
154	7		13	Nilesh Balkrishna Jadhav	725	877
155	7		14	Atul G Abhyankar	756	915
156	7		15	Garimella Sanyasiah	756	915
157	7		16	Avinash Vishwanth Kasat	725	877
158	8		1	Milind Madhav Gokhale	725	877
159	8		2	Nitin Vitthal Deshmukh	756	915
160	8		3	Sudarsshan A Patil Kalpana Spatil	756	915
161	8		4	Sanket Madhukar Kanade	725	877
162	8		5	Subhash Dattaram Sawant	725	877
163	8		6	Jagannadha Sarma Tarinaya Modukuri & Sandhya Jagannadha Sarma	756	915
164	8		7	Ajaykumar Gajanan Deshmukh & Amit Ajay Deshmukh	756	915
165	8		8	Aanada Dadu Kamble	725	877
166	8		9	Pravina Prafull Joshi	725	877
167	8		10	Parag Balkrishna Bhandre	756	915
168	8		11	Surendra Vinayak Pisal & Anita Surendra Pisal	756	915
169	8		12	Megha Adesh Bhangle	725	877
170	8		13	Prabhakar Babaji Loke	725	877
171	8		14	Milind Kesarinath Raul	756	915
172	8		15	Dhananjay Vasant Pandit	756	915
173	8		16	Aniruddha Mohan Mhatre	725	877
174	9		1	Chandan Chandrakant Shelar	725	877
175	9		2	Dnyaneshwar Hari Moharkar Dyandeo Hari Moharkar as per Share Certificate Ajay Hari Moharkar	756	915
176	9		3	Bharati Sanjay Sawla	756	915
177	9		4	Sujata Abhay Deshpande Abhay Pralhad Deshpande	725	877
178	9		5	Rahul Shivpoojan Singh & Shivpoojara Aliyar Singh	725	877
179	9		6	Anuradha Aniruddha Karandikar	756	915
180	9		7	Jitendra Shamroa Patil	756	915
181	9		8	Sudhedu Madhav Gokhale	725	877

मुंबई - २८
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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28

SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ SACHIN
REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M.C. MEMBER

M.C. MEMBER

मबई -२८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

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182	9		9	Akshay Kuldeep Ayachit & Pradnya Pradya R Kubde	725	877
183	9		10	Ulhas Prabhakar Tembe	756	915
184	9		11	Vishvesh Ramchandra Chavan	756	915
185	9		12	Sudhir Narayan Deshmukh & Varsha Sudhir Wadkar & Yogita Narayan Deshmukh	725	877
186	9		13	Suresh Kashinath Bhatavdekar	725	877
187	9		14	Deepak Bhalchandra Durve	756	915
188	9		15	Madhavi S Manekar & Sadanand C Manekar	756	915
189	9		16	Tejaswi Vikram Khedekar & Vijaya Vijay Khedekar	725	877
190	10		1	Vivek P Sawai & Mrs Anjali T Joshi	725	877
191	10		2	Lalita Vasant Burse	756	915
192	10		3	Srinivasa Rao Seshaiah Merugu & Meenakshi Srinvasa Rao Merugu	756	915
193	10		4	Sachin Balkrishna Kadam	725	877
194	10		5	Purushattom M Deshpande	725	877
195	10		6	Jagdish Shreeram Desai & Shreyas Jagdish Desai	756	915
196	10		7	Balkrishna Dnyandeo Jadhav	756	915
197	10		8	Mandar Madhav Vidwans & Manjiri Mandar Vidwans	725	877
198	10		9	Manoj Padmakar Kulkarni	725	877
199	10		10	R N Gotmare	756	915
200	10		11	Juie V Kandalgaokar	756	915
201	10		12	Madhukar Ramdas Sakpal & Sindhu Madhukar SakpaL	725	877
202	10		13	Subhadra V Bagalkar	725	877
203	10		14	Vikramaditya Harishchandra Ambre	756	915
204	10		15	Asha Ramchandra Sonavane	756	915
205	10		16	Shashikala Jagannath Shirsikar	725	877
206	12		1	Rameshwari P	456.70	553
207	12		2	Santosh Gurunath Tendle, Sayogeeta Annil Chindarkar & Rajashree Mukund Tendle	467	565
208	12		3	Prakash Jayant Kamble	467	565
209	12		4	Mrs Shanta Venkatayya Naik	456.70	553
210	12		5	Ramesh Anant Pradhan	456.70	553

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28

SACHIN GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M.C. MEMBER

M.C. MEMBER

मबई -२८		
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

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211	12		6	Shreepad Dattatray Bopardikar	467	565
212	12		7	Harishchandra Jayaram Zele	467	565
213	12		8	Pradnya Paresh Harwadekar	456.70	553
214	12		9	Amit Arun Bhatawdekar	456.70	553
215	12		10	Saroj Prabhakar Khanvilkar	467	565
216	12		11	Santosh Hari Kondurkar	467	565
217	12		12	Santosh Gurunath Tendle	456.70	553
26	12		13	Uday Rajaram Kanthe	456.70	553
218	12		14	Pramila Uday Kanthe	467	565
219	12		15	Narayan Govind Chavan	467	565
220	12		16	Sachin Dayanand Dhorlekar	456.70	553

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT
REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M.C. MEMBER

M.C. MEMBER

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

Annexure 'O'

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

मुलांक जिल्हाधि
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TYPICAL FLOOR LAYOUT

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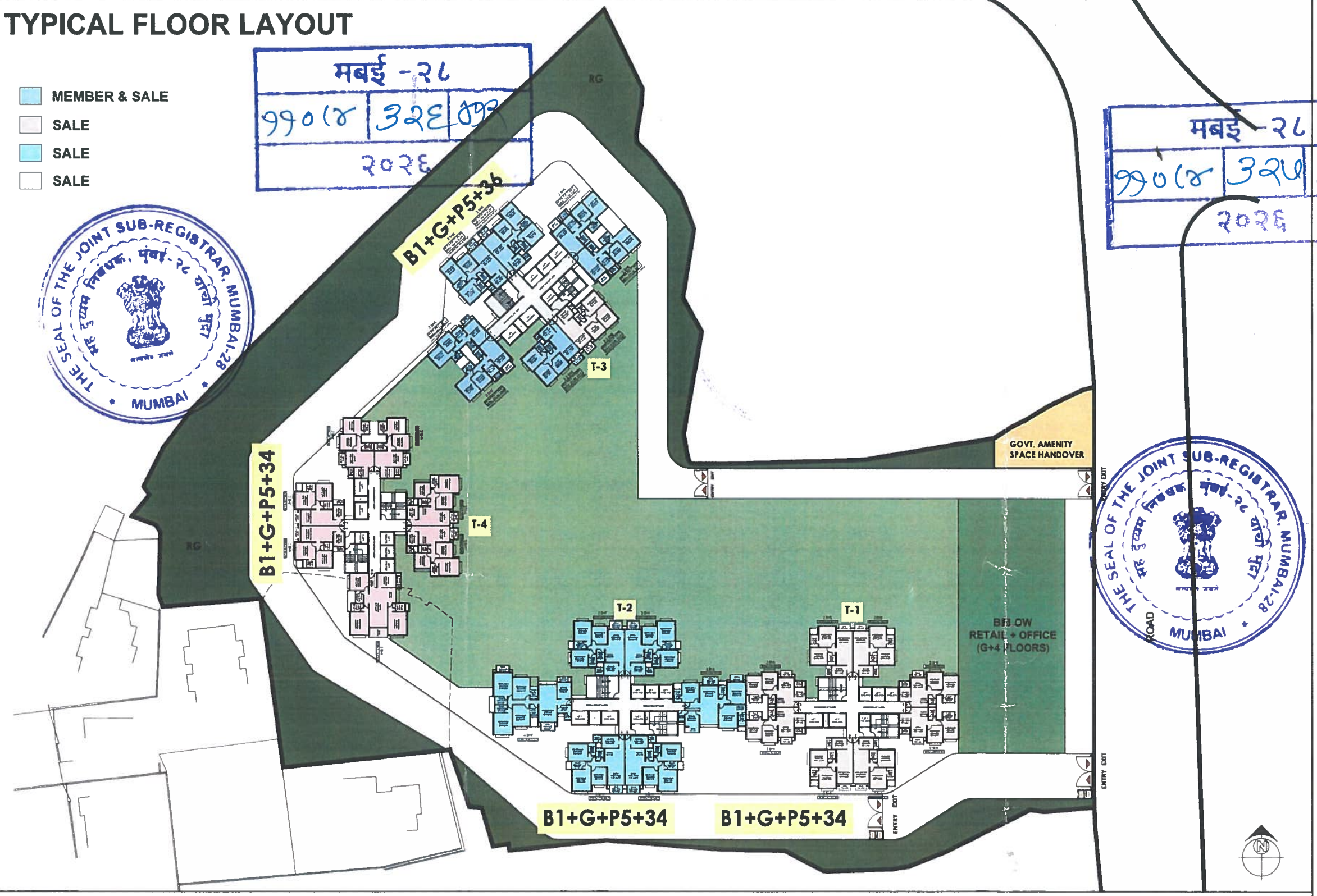
- MEMBER & SALE
- SALE
- SALE
- SALE



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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा MUMBAI

M.C. MEMBER

Chairman

SANSTHA MARYADIT SACHIN SAHAKARI GRUHA NIRMAN REG. NO. BOM/HSG/ 1629 of 1968

Disclaimer:
This is the first, without-prejudice, preliminary draft layout of the Architect's impressions, shared solely to give you an initial understanding of the ongoing design discussions. This draft is purely indicative and remains subject to change based on applicable municipal norms, authority remarks, technical and design requirements, the architect's evolving design dynamics, and the overall project feasibility. Any future additions, deletions, or revisions in buildings, layouts, heights, orientation, or circulation may accordingly alter the overall design and configuration of the premises.

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Page No. 254 to 277

BLDG. NO. 1, MSEDCL CTS 918

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No: TX/GB/2025-26/0101655

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102560020000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285368 202520BIL26285369	15/05/2025

पक्षकाराचे नाव व पत्ता : SACHIN SAHAKARI GRUHA NIRMA

SANSTHA MARYADIT,MITHAGAR ROAD,MULUND EASTMUMBAI 400081

प्रेषक -

Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080.

ईमेल पत्ता-aact.ac@mcgm.gov.in दूरध्वनी क्र.23 2564 5290 Ext 313

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे .

T 303 [7] 44 G. MITHAGAR ROAD BLDG NO 1 HOUSE WITH BANK DEVU NAMA MHATRE NAMUBAI HARI MHATRE GANGUBAI M MHATRE, MANIK N MHATRE & GANPAT B MHA TRE P O SACHIN GRIHNIRMA, N SANSTHA

प्रथम करनिर्धारण दिनांक: 31/03/1973	जलजोडणी क्रमांक : -	User Category* :- rRnRC
एकूण भांडवली मूल्य: ₹ 49907440/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Four Crore Ninety Nine Lakh Seven Thousand Four Hundred Forty Only	

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	48512	48512
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	30521	30521
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	18889	18889
मु.ने.पा. शिक्षण उपकर (Mun.Edu.Cess)	17892	17892
राज्य शिक्षण उपकर (State Edu.Cess)	14619	14619
रोजगार हमी उपकर (EGC)	2760	2760
वृक्ष उपकर (Tree Cess)	893	893
पथ कर (Street Tax)	23055	23055
एकूण देयक रक्कम (Total Amount)	157141	157141
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 157141	(B) 157141
अक्षरी रुपये (Bill Amount)	₹ One Lakh Fifty Seven Thousand One Hundred Forty One Only	₹ One Lakh Fifty Seven Thousand One Hundred Forty One Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**13/08/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC – SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102560020000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	42450
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	695239
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	1051971

मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :

डॉ. गजानन विनायक बेल्लाळे
करनिर्धारक व संकलक

E & OE

Chairman M C MEMBER M C MEMBER

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

मुद्रांक
सत्यमेव जयते
बोरीवली

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/ 1629 of 1988

Chairman

M C MEMBER

M C MEMBER

RECEIPT NO. 23 2979029

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Receipt (with Thanks from) :- WARD

Billing Name : SACHIN SAHAKARI GRUHA NIRMA

Date : 30/12/2025 10:56:03

Receipt No : 2025ACR0596883

Assessee's Name : DEVU NAMA MHATRE NAMUBAI HARI MHATRE GANGUBAI M MHATRE, MANIK N MHATRE & GANPAT B MHA TRE P O SACHIN GRIHNIRMA, N

Tax : Property

Account No TX0102560020000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+ Discha.Fee	M.Pnlty+S.Pnlty+ Unlawful+Adm.	Total Dues	Early Birt Discount	Net Payable	Cash/ Chq Amt.
202520BIL26285369	15/05/2025	157141	0+0+0+0+0+0		157141	0	157141	157141
					157141	0	157141	157141

Seq.No. Instrument type	Date	No.	MICR No.	Bank Status Amount
1/ Chq/ 29/12/2025/ 229032/ 400086062/ SARASWAT CO-OR.BANK LTD./ 157141 / Cheque()				

Net Amount	CGST	SGST	UGST	GST	Gross Value
157141	0	0	0	0	157141

Total In Words: One Lakh Fifty Seven Thousand One Hundred Forty One Only

Advance Payment

Remark : Full Payment

Type of Collection Authorised

HDFC BANK LTD. MCGM PROPERTY TAX MCGM GSTIN NO. 27AAALM0042L3Z4

Created By:

Printed By :

Printed On: 30/12/2025 10:56:03

Created date : 30/12/2025 10:56:03

Note :- All amount in Rupees

Page 1 of 1

Cheque Received Subject to Realisation

THE SEAL OF THE JOINT SUB REGISTRAR, MUMBAI-28

मुंबई - R/ 9908/2025

Page No. 275 to 277

मुंबई -२८		
99०८४	339	४९२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

मुद्रांक जिल्हा
सत्यमेव जयते
बोरीवली

Page No. 256 to 277

PARKING NEAR BLDG.NO.12/OPP. OFFICE BLDG NO.12 CTS-919

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No: TX/GB/2025-26/0101661

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102610060000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285380 202520BIL26285381	15/05/2025

पक्षकाराचे नाव व पत्ता : SECRETARY SACHIN

SAHAKARI GRUHA NIRMAN,SANTHA MARYADIT,MITHAGHAR RD MULUND EMUMBAI 81

प्रेषक -

Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080.

ईमेल पत्ता-aact.ac@mcgm.gov.in दूरध्वनी क्र. 022 2564 9296 Ext.313

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे .

T-303(10B)/44/L, MITHAGHAR RD HOUSE BLDG NO 12 SHANKAR DHANJI BHOIR VASANT DH ANJI BHOIR & RAMESH DHANJI BHOIR P O SACHIN SAHAKARI G RUHA NIRMAN SANSTHA MARY, ADIT

99068 38292

प्रथम करनिर्धारण दिनांक: 31/03/1973	जलजोडणी क्रमांक :		User Category : I-B 2025
एकूण भांडवली मूल्य: ₹ 27382040/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Two Crore Seventy Three Lakh Eighty Two Thousand Forty Only		

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	0	0
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	0	0
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	0	0
मु.शा. शिक्षण उपकर (Mun.Edu.Cess)	0	0
राज्य शिक्षण उपकर (State Edu.Cess)	0	0
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	0	0
पथ कर (Street Tax)	0	0
एकूण देय रक्कम (Total Amount)	0	0
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 0	(B) 0
अक्षरी रुपये (Bill Amount)	₹ NIL	₹ NIL
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**13/08/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) **IFSC - SBIN0000300,** Beneficiary A/C No:- **MCGMPTTX0102610060000** , Name-**BMC Property Tax.**	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	0
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	8696
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / **बृहन्मुंबई महानगरपालिका**	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	8696

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28

मा. न्यायालयाच्या निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक स्वरूपावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ SACHIN ★ REG. NO BOM/HSG/ 1629 of 1968

Scan to open BMC Website :

डॉ. गजानन विनायक बेल्लाळे
करनिर्धारक व संकलक

E & OE

Chairman

M. C. MEMBER

M. C. MEMBER

सदर - २८		
99087	333	892
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

194

Page No. 257 to 277

BLDG NO. 2,3,12 CTS 920

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No: TX/GB/2025-26/0101659

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102590010000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285376 202520BIL26285377	15/05/2025

पक्षकाराचे नाव व पत्ता : SECRETARY SACHIN SAHAKART

GRUHA NIRMAN SANTHA,MARYADIT MITHAGHAR RD,MULUND E MUMBAI 81

प्रेषक -

Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080.

ईमेल पत्ता-aact.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext.333

मार्ई - 26

990(8)338 893

2025

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे

T-303(10)/44J MITHAGAR ROAD HOUSE BLDG NO 2 SHANKAR DHANJI BHOIR VASANT DH ANJI BHOIR & RAMESH DHANJI BHOIR P O SACHIN SAHAKARI G RUHA NIRMAN SANSTHA MARY, ADIT

प्रथम करनिर्धारण दिनांक: 01/04/1974	जलजोडणी क्रमांक : -	User Category* :- R
एकूण भांडवली मूल्य: ₹ 59411940/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Five Crore Ninety Four Lakh Eleven Thousand Nine Hundred Forty Only	

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	32676	32676
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	20498	20498
मलनि:सारण कर (Sewerage Tax)	0	0
मलनि:सारण लाभ कर (Sewerage Benefit Tax)	12778	12778
मु.शि.उ. शिक्षण उपकर (Mun.Edu.Cess)	11880	11880
राज्य शिक्षण उपकर (State Edu.Cess)	10396	10396
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	594	594
पथ कर (Street Tax)	14854	14854
एकूण देयक रक्कम (Total Amount)	103676	103676
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 103676	(B) 103676
अक्षरी रुपये (Bill Amount)	₹ One Lakh Three Thousand Six Hundred Seventy Six Only	₹ One Lakh Three Thousand Six Hundred Seventy Six Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	13/08/2025	31/12/2025
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102590010000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	1
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	155951
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	363304

मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :

डॉ. गजानन विनायक बेरलाळे
करनिर्धारक व संकलक

E & OE

REG. NO. BOM/HSG/ 1524 OF 1958

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

Chairman

M C MEMBER

M C MEMBER

मबई -२८		
99०८४	७७	४१२
२०२६		

185

Page No. 258 to 277

मकर्ई -26 | 99 | 223 | 892

RECEIPT NO. 23 2979030

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Receipt Thanks from [illegible] WARD

Date : 30/12/2025 10:56:02

Billing Name : SECRETARY ASHOK SANKARET

Receipt No : 2025ACR0596881

Assessee's Name : SHANKAR DHANJI BHOIR VASANT DH ANJI BHOIR & RAMESH DHAN, JI BHOIR P O SACHIN SAHAKARI G RUHA NIRMAN SANSTHA MARY, ADIT

Tax : Property

Account No TX0102590010000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischg.P.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202520BIL26285377	15/05/2025	103676	0|0|0|0|0|0	103676	0	103676	103676

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount				
1/	Chq/ Cheque()	29/12/2025/	229032/	400088062/	SARASWAT CO-OP.BANK LTD./ /		103676	103676	0	103676	103676

Net Amount	CGST	SGST	UGST	IGST	Gross Value
103676	0	0	0	0	103676

Total In Words: One Lakh Three Thousand Six Hundred Seventy Six Only

Advance Payment

Remark : Full Payment

Type of Collection Authorised

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM0042L

MCGM GST NO. : 27AAALM0042L3Z4

Created By:cre1.t

Printed By :Snehal Prasad

Printed On :30/12/2025 10:59

Note :- All amount in Rupees. IP-10.48.212.10 Page 1 of 1 MAC- Created date : 30/12/2025 10:56:02

Cheque Received Subject to Realisation

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M. C. MEMBER M.C. MEMBER

मबई -२८		
99084	336	892
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

Page No. 259 to 277

BLDG NO-4 CTS-921

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No: ~~TX/GB/2025-26/0101037~~

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102580050000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285372 202520BIL26285373	15/05/2025

मुंबई - २८
990C8 | 33C | 89
2026

पक्षकाराचे नाव व पत्ता : SECRETAY SACHIN	प्रेषक -
SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT,MITHAGAR RD MULUNDE MUMBAI 81	Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080. ईमेल पत्ता-aact.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext.313

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे .

T 303 (9) 441 MITHAGAR ROAD BLDG NO 4 SHRI BHAWOORAO HARISHCHANDRA C HEMBURKAR

प्रथम करनिर्धारण दिनांक: 01/04/1976	जलजोडणी क्रमांक : -	User Category* :- rR
एकूण भांडवली मूल्य: ₹ 64195660/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Six Crore Forty One Lakh Ninety Five Thousand Six Hundred Sixty Only	

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	33545	33545
पाणीकर (Water Tax)	0	0
पाणी लाभ कर (Water Benefit Tax)	21044	21044
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	13124	13124
म.न.पा. शिक्षण कर (Mun.Edu.Cess)	12197	12197
राज्य शिक्षण कर (State Edu.Cess)	10671	10671
रोजगार हमी कर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	609	609
पथ कर (Street Tax)	15243	15243
एकूण देयक रक्कम (Total Amount)	106433	106433
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 106433	(B) 106433
अक्षरी रुपये (Bill Amount)	₹ One Lakh Six Thousand Four Hundred Thirty Three Only	₹ One Lakh Six Thousand Four Hundred Thirty Three Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**13/08/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102580050000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	0
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	87700
To make payment through Cheque/DD/PO: Instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	300566

* सदर न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा मालमत्ता करनिर्धारण विभागाचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :

डॉ. गजानन विनायक बेल्लाळे
करनिर्धारक व संकलक

E & OE

REG. NO. BOM/HSG/ 1625 OF 1968 SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ SACHIN

THE SEAL OF THE ASSTT. COMMR. REGD. MUMBAI

Chairman M.C MEMBER M. C. MEMBER

मबई -२८		
99078	३३९	४२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

Page No. 260 to 277

RECEIPT NO. 23/2979032

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

WARD

Receipt with Thanks from :-

Billing Name : SECRETARY CHAIRMAN

Assessee's Name : SHRI BHAWOORAO THAISSHCHANDRA C HEMBURKAR

Date : 30/12/2025 10:56:02
Receipt No : 2025ACR05958877
Tax : Property
Account No TX0102580050000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+MPnlty+GPnlty+Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt
202520BIL26285373	15/05/2025	106433	0:0:0:0:0:0:0	106433	0	106433	106433

Seq.No. Instrument type	Date	No.	MICR No.	Bank	Status	Amount			
1/ Chq/	29/12/2025/	229032/	400088062/	SARASWAT CO-OP.BANK LTD./	/	106433	106433	0	106433
Cheque()									

Net Amount	CGST	SGST	UGST	IGST	Gross Value
106433	0	0	0	0	106433

Total In Words: One Lakh Six Thousand Four Hundred Thirty Three Only

Advance Payment
Remark :
Type of Collection Full Payment

HSN/SAC NO. : 999111
MCGM PAN NO. : AAALM0042I
MCGM GST NO. : 27AAALM0042L3Z4

Created By :Unknown
Printed By :Snehal Prasad
Printed On :30/12/2025 11:0

Note :- All amount in Rupees | IP:10.48.217.10 | Page 1 of 1 | MAC- | Date : 30/12/2025 10:56:02

Cheque Received Subject to Realisation

MC MEMBER

MC MEMBER

Chairman

मबई -२८		
99०८४	389	४९२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

Page No. 261 to 277

CTS NO BLDG. NO. 5 NO. 5 CTS 922

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No: TX/GB/2025-26/0101658

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102580130000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285374 202520BIL26285375	15/05/2025

पक्षकाराचे नाव व पत्ता : M/S SACHIN SAHAKARI

GRUHA NIRMAN SANSTHA,MARYADIT MITHAGAR RD,MULUND (E) MUMBAI 400081

प्रेषक -

Asstt. Assessor & Collector, T Ward Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080.

ईमेल पत्ता-aact.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext.316

मुंबई - 21 T/CC/382/093 2026

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्याची नावे

T 303(9A) 44IA MITHAGAR RD MULUND (E) BUILDING NO 5 SHRI BHAWOORAO HARISCHANDRA CH EMDURKAR P O SACHIN SAHA, KARI GRUHA NIRMAN SANSTHA MARY ADIT

प्रथम करनिर्धारण दिनांक: 01/04/1976	जलजोडणी क्रमांक :	User Category* :- R
एकूण भांडवली मूल्य: ₹ 65078920/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Six Crore Fifty Lakh Seventy Eight Thousand Nine Hundred Twenty Only	

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	35792	35792
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	22454	22454
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	14002	14002
म.न.पा. शिक्षण उपकर (Mun Edu.Cess)	13014	13014
राज्य शिक्षण उपकर (State Edu.Cess)	11386	11386
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	650	650
पथ कर (Street Tax)	16264	16264
एकूण देयक रक्कम (Total Amount)	113562	113562
अनधिकृत बांधकामावरील कलम 152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 113562	(B) 113562
अक्षरी रुपये (Bill Amount)	₹ One Lakh Thirteen Thousand Five Hundred Sixty Two Only	₹ One Lakh Thirteen Thousand Five Hundred Sixty Two Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**13/08/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102580130000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	0
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	116307
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / **बृहन्मुंबई महानगरपालिका**	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D) .	343431

* मा. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्याकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :

डॉ. गजानन विनायक बेल्लाळे
करनिर्धारक व संकलक

E & O E

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28

REG. NO. BOM/Sdr/Co op/BMC 1629 of 1968

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT

Chairman

M. C. MEMBER

M. C. MEMBER

मबई -२८		
99०८४	३४३	४९२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

Page No. 262 to 277

RECEIPT NO. 23 2979033

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

WARD

Received with Thanks from :-

Billing Name : M/S SACHIN SAHAKARI

Assessee's Name: SHRI BHAWOORAO HARISHCHANDRA CHEMBURKAR P O SACHIN SAHA, KARI GRUHA NIRMAN SANSTHA MARYADIT

Date : 30/12/2025 10:56:02
Receipt No : 2025ACR0595888
Tax : Property
Account No TX0102580130000

Dist. Code	PAN No.	CRT No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+MPalty+G.Palty+Disch.P+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202520BIL20285375	15/05/2025	113562	0+0+0+0+0+0	113562	0	113562	113562

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount			
1/	Chq/	29/12/2025/	229032/	400038062/	SARASWAT CO-OP.BANK LTD./	/	113562	113562	0	113562	113562

Cheque()

Net Amount	CGST	SGST	UGST	IGST	Gross Value
113562	0	0	0	0	113562

Total In Words: One Lakh Thirteen Thousand Five Hundred Sixty Two Only

Advance Payment
Remark : Full Payment
Type of Collection Authorised

HSN/SAC NO. : 999111
MCGM PAN NO. : AAALM0042
MCGM GST NO. : 27AAALM0042L3Z4

Created By :
Printed By :Snehal Prasad
Printed On :30/12/2025 11:0

Note :- All amount in Rupees | IP-10.48.212.10 | Page 1 of 1 | MAC- | Generated On : 30/12/2025 10:56:02

Cheque Received Subject to Realisation

M. C. MEMBER

M. C. MEMBER

Chairman

मबई -२८		
११०८४	३४५	४७२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, पंबई-२८
MUMBAI

मुद्रांक जिल्हा

200

CTB 926

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

Page No. 263 to 277

Inward No.

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102550140000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285366 202520BIL26285367	15/05/2025

पक्षकाराचे नाव व पत्ता : SECY SACHIN SAHAKARI

GRAHA NIRMAN,SANSTHA MARVADIT,MITHAGAR ROADMULUND (EAST) MUMBAI 400081

प्रेषक -

Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080.

ईमेल पत्ता-aact.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext.313

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव व क्रमांक इत्यादी तपशील

T303 (6C) BLDG NO 7 MITHAGR RD BLDG NO 7 SHRI KRISHNA TUKARAM MHATRE & OTHERS

मुंबई २८

990(8 | 38(892

User Category* :- R

2022

प्रथम करनिर्धारण दिनांक: 01/07/1977	जलजोडणी क्रमांक : -	
एकूण भांडवली मूल्य: ₹ 43750850/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Four Crore Thirty Seven Lakh Fifty Thousand Eight Hundred Fifty Only	
कराचे नाव	**01/04/2025 ते 30/09/2025 (202510)**	**01/10/2025 ते 31/03/2026 (202520)**
	Bill Amount (₹)	**Bill Amount (₹)**
सर्वसाधारण कर (General Tax)	12428	12428
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	7794	7794
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	4853	4853
मु.प्रा. शिक्षण उपकर (Mun.Edu.Cess)	4518	4518
राज्य शिक्षण उपकर (State Edu.Cess)	3953	3953
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	228	228
पथ कर (Street Tax)	5650	5650
एकूण देयक रक्कम (Total Amount)	39424	39424
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s152A on unauthorized construction)	0	0
अधीक्षक समायोजन (Adv.Adj.Amt)	0	0
प्रतिदानाची निव्वळ रक्कम (Total Amt.)	(A) 39424	(B) 39424
अक्षरी रुपये (Bill Amount)	₹ Thirty Nine Thousand Four Hundred Twenty Four Only	₹ Thirty Nine Thousand Four Hundred Twenty Four Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**01/12/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102550140000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	0
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	57261
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	136109

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४ (1ड्ड) चा अंतर्भाव होण्यासापेक्षा जारी करण्यात येत आहे.

माननीय न्यायालयीन निर्णयानुसार सांकलली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आले असून मूल्यांकनाविधयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :

REG. NO. BOM/HSG/ 1629 of 1968

डॉ. गजानन विनायक बेरगाळे
करनिर्धारक व संकलक

E & OE

THE SEAL OF THE JOINT SUB-REGISTRAR. MUMBAI-28 MUMBAI

Chairman

M. C. MEMBER

M. C. MEMBER

मबई -२८		
99०८४	३४७	४१२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-२८
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

Page No. 264 to 277

मबई -26 | 38487 | 9907

RECEIPT NO. 23 2979034

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Receipt with Thanks from : Assessment Application WARD

Billing Name : SECY SACHIN SMS Sakal

Assessee's Name : SHRI KRISHNA TUKARAM MHATRE & OTHERS

Date : 30/12/2025 10:56:02
Receipt No : 2025ACR05968379
Tax : Property
Account No TX0102560140000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202520BIL26285367	15/05/2025	39424	0+0+0+0+0+0	39424	0	39424	39424
				39424	0	39424	39424

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq/	29/12/2025/	229032/	400088062/	SARASWAT CO-OP.BANK LTD./	/	39424

Cheque()

Net Amount	CGST	SGST	UGST	IGST	Gross Value
39424	0	0	0	0	39424

Total In Words: Thirty Nine Thousand Four Hundred Twenty Four Only

Advance Payment
Remark : Full Payment
Type of Collection Authorised

HSN/SAC NO. : 999111
MCGM PAN NO. : AAALM0042L
MCGM GST NO. : 27AAALM0042L3Z4

Created By:rsd
Printed By :Snehal Prasad
Printed On :30/12/2025 11:1

Note : All amount in Rupees IP:10.18.242.10 Page 1 of 1 MAC- 30/12/2025 10:56:02

Cheque Received Subject to Realisation

M.C. MEMBER

M.C. MEMBER

Chairman

मबई -२८		
११०८४	३४९	४२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

मुद्रांक जिल्हा
वो

Page No. 265 to 277

PART BLDG. NO.10 CTS 927

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक

Inward No: T/WGB/2025-26/0101651

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी		देयक क्रमांक	देयक दिनांक
TX0102530030000	2025-2026 01/04/2025 ते 31/03/2026		202510BIL26285360 202520BIL26285361	5/05/2025

पक्षकाराचे नाव व पत्ता : SACHIN SAHAKARI GRUHA NIRMA

SANSTHA MARYADIT,MITHAGAR ROAD,MULUND EASTMUMBAI 400081

प्रेषक -

Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devji Dayal Marg, Mulund (West), Mumbai – 400 080.

ईमेल पत्ता-aact.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext.313

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे .

T 303(6)/44F MITHAGAR RD HOUSE SACHIN SOCIETY KRISHNA TUKARAM MHATRE SMT JAY ABAI W/O KRISHNA T MHATR, E SMT JANABAI W/O GC'VIND T MHA TRE SUMAN D/O GOVIND T M, HATRE RATAN D/O G T MHATRE D G MHATRE BABIBAI T MHATRE, YAMUNABAI D/O N T PARVATIBAI V JOSHI M N MHATRE SAKUB, AI W/O TUKARAM 4 MINORS THE AG E 18 YEARS BY THE SAID K,

प्रथम करनिर्धारण दिनांक: 01/04/1974	जलजोडणी क्रमांक : -	User Category : NR
एकूण भांडवली मूल्य: ₹ 40386890/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Four Crore Three Lakh Eighty Six Thousand Eight Hundred Ninety Only	

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	12686	12686
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	7956	7956
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefil Tax)	4957	4957
म.न.पा. शिक्षण उपकर (Mun.Edu.Cess)	4612	4612
राज्य शिक्षण उपकर (State Edu.Cess)	4036	4036
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	229	229
पथ कर (Street Tax)	5764	5764
एकूण देयक रक्कम (Total Amount)	40240	40240
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 40240	(B) 40240
अक्षरी रुपये (Bill Amount)	₹ Forty Thousand Two Hundred Forty Only	₹ Forty Thousand Two Hundred Forty Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**13/08/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102530030000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	0
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	58111
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / **बृहन्मुंबई महानगरपालिका**	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	138591

मान. न्यायालयाच्या निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :

डॉ. गजानन विनायक बेल्लाळे
करनिर्धारक व संकलक

E & OE

Chairman

M.C. MEMBER

M.C. MEMBER

मबई -२८		
99078	347	892
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

मुद्रांक जिल्हा

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT
REG. NO. BOM/HSG/ 1629 of 1968

Chairman

M C MEMBER

M C MEMBER

RECEIPT NO. 23 2979037

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Assessment and Collection

Received with Thanks from :- WARD

Billing Name : SACHIN SAHAKARI GRUHA NIRMA

Date : [illegible]

Receipt No : 2025ACR0598884

Assessee's Name : KRISHNA TUKARAM MHATRE SMT JAY ABAI W/O KRISHNA T MHATR, E SMT JANABAI W/O GOVIND T MHA TRE SUMAN D/O GOVIND T M.

Tax : Property

Account No : TX010253003 0000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Regis

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischg.Fee+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202520BIL26285361	15/05/2025	40240	0+0+0+0+0+0	40240	0	40240	40240

Seq.No. Instrument type	Date	No.	MICR No.	Bank	Status	Amount				
1/ Chq/ 29/12/2025/ 229032/ 400086062/ SARASWAT CO-OP.BANK LTD./ / 40240 Cheque()							40240	0	40240	40240

Net Amount	CGST	SGST	UGST	IGST	Gross Value
40240	0	0	0	0	40240

Total In Words: Forty Thousand Two Hundred Forty Only

Advance Payment

Remark : Full Payment

Type of Collection : Authorised

HSN/SAC No. : 9991[illegible]

MCGM PAN No. : AAA[illegible]

MCGM GST NO. : 27AAALM[illegible]

Created By : [illegible]

Printed By : [illegible]

Printed On : 30/12/2025

Note : All amount in Rupee.

Cheque Received Subject to Realisation

THE SEAL OF THE JOINT SUB REGISTRAR, MUMBAI-2

Page No. 266 to 277

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मबई -२८		
१९०८४	३५३	४१२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

मुद्रांक फि

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Page No. 267 to 277

PART BLDG.NO. 7,8,9 CTS-928

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No: TX/GB/2025-26/0101653

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102550060000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285364 202520BIL26285365	15/05/2025

मबई -27
990(X)348 073
2026

पक्षकाराचे नाव व पत्ता :	प्रेषक -
SACHIN SAHAKARI GRUHA NIRMA SANSTHA MARYADIT,MITHAGAR ROAD,MULUND EASTMUMBAI 400081	Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080. ईमेल पत्ता-aact.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext.213

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे .

T-303(6B)/44FB B NO 8, MITHAGAR RD HOUSE B/8 KRISHNA TUKARAM MHATRE & ORS P O SACHIN SAHAKARI GRUHA, NIRMAN SANSTHA MARYADIT

प्रथम करनिर्धारण दिनांक: 01/04/1974	जलजोडणी क्रमांक : -	User Category* :- rR
एकूण भांडवली मूल्य: ₹ 40284220/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Four Crore Two Lakh Eighty Four Thousand Two Hundred Twenty Only	

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	11542	11542
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	7239	7239
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	4514	4514
मु.न.पा. शिक्षण उपकर (Mun.Edu.Cess)	4199	4199
राज्य शिक्षण उपकर (State Edu.Cess)	3672	3672
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	211	211
पथ कर (Street Tax)	5248	5248
एकूण देयक रक्कम (Total Amount)	36625	36625
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 36625	(B) 36625
अक्षरी रुपये (Bill Amount)	₹ Thirty Six Thousand Six Hundred Twenty Five Only	₹ Thirty Six Thousand Six Hundred Twenty Five Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**13/08/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC – SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102550060000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	0
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	53544
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / **बृहन्मुंबई महानगरपालिका**	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	126794

THE SEAL OF THE JOINT REGISTRAR ... MUMBAI

* मा. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी केलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/1629 of 1968

Scan to open BMC Website :

डॉ. गजानन विनायक बेरलाळे
करनिर्धारक व संकलक

E & OE

Chairman

MC MEMBER

MC MEMBER

मबई -२८		
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२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

पालघर जिल्हा

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Page No. 268 to 277

RECEIPT NO. 23/2979035

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Receipt Cum Thanks from :- WARD

Billing Name : SACHIN SAHAKARI GRUHA NIRMA

Assessee's Name : KRISHNA TUKARAM HATRE FOR S P O SACHIN SAHAKARI GRUHA, NIRMAN SANSTHA MARYADIT

Date : 30/12/2025 10:50:03
Receipt No : 202SACR05058936
Tax : Property
Account No TX0102550060000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+Dischg.Fe+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202520BIL26285365	15/05/2025	36625	0+0+0+0+0+0	36625	0	36625	36625

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq/	29/12/2025/	229032/	400088062/	SARASWAT CO-OP.BANK LTD./	/	36625

Cheque()

Net Amount	CGST	SGST	UGST	IGST	Gross Value
36625	0	0	0	0	36625

Total In Words: Thirty Six Thousand Six Hundred Twenty Five Only

Advance Payment
Remark : Full Payment
Type of Collection Authorised

HSN/SAC NO. : 999111
MCGM PAN NO. : AAALM0042L
MCGM GST NO. : 27AAALM0042L3Z4

Created By:cnet
Printed By :Snehal Prasad
Printed On :30/12/2025 10:50:03

Note :- All amount in Rupees IP-10.48.212.10 Page 1 of 1 MAC- Date : 30/12/2025 10:50:03

Cheque Received Subject to Realisation

MC MEMBER

MC MEMBER

Chairman

मबई -२८		
११०८४	७५७	४२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का
MUMBAI

CTS 930

208

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता देयक.

Page No. 269 to 277

Inward No:

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102600000000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285378 202520BIL26285379	15/05/2025

पक्षकाराचे नाव व पत्ता : SECRETARY SACHIN

SAHAKARI GRUHA NIRMAN,SANTHA MARYADIT MITHAGHAR,RD MULUND E MUMBAI 81

प्रेषक -

Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai - 400 080.

ईमेल पत्ता- aact.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext. 318

मबई -२८

9966134C899

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मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचा प्रकार, इतर तपशील, कर आकारणी नाव :

T-303(10A)/44/K, MITHAGHAR RD HOUSE BLDG NO 3 SHANKAR DHANJI BHOIR VASANT DH ANJI BHOIR & RAMESH DHAN JI BHOIR P O SACHIN SAHAKARI G RUHA NIRMAN SANSTHA MARY, ADIT

प्रथम करनिर्धारण दिनांक: 31/03/1973	जलजोडणी क्रमांक : -	User Category : - R
एकूण गांडवली मूल्य: ₹ 59835800/-	एकूण गांडवली मूल्य (अक्षरी): ₹ Five Crore Ninety Eight Lakh Thirty Five Thousand Eight Hundred Only	

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	32910	32910
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	20642	20642
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	12866	12866
मुं.प्रा. शिक्षण उपकर (Mun.Edu.Cess)	11968	11968
राज्य शिक्षण उपकर (State Edu.Cess)	10474	10474
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	596	596
पथ कर (Street Tax)	14958	14958
एकूण देयक रक्कम (Total Amount)	104414	104414
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
प्रलंबित अधिक्षानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 104414	(B) 104414
अक्षरी रुपये (Bill Amount)	₹ One Lakh Four Thousand Four Hundred Fourteen Only	₹ One Lakh Four Thousand Four Hundred Fourteen Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**01/12/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102600000000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	0
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	116356
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	325184

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

मदरहू मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मधये कलम १५४ (1ड्ड) चा अंतर्भाव होण्यासापेक्षा जारी करण्यात येत आहे.

मालमत्तेच्या मूल्यांकनानुसार गांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक अधिपत्याखाली जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिका प्रशासनाला अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे

SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT REG. NO. BOM/PHSG/MC 968

Scan to visit BMC Website :

डॉ. गजानन विनायक बेल्लाळे
करनिर्धारक व संकलक

E & OE

Chairman

M. C. MEMBER

M.C. MEMBER

मबई -२८		
99084	३५९	४२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

मुद्रांक जिल्हा

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Page No. 270 to 277

RECEIPT NO. 23/2979031

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Assessment and Collection

Received With Thanks from : WARD

Billing Name : SECRETARY SACHIN

Date : 30/12/2025 10:56:02

Receipt No : 2I25ACR05965880

Assessee's Name : SHANKAR DHANJI BHOIR VASANT DHANJI BHOIR & RAMESH DHANJI BHOIR PRO SACHIN SAHAKARI G RUHA NIRMAN SANSTHA MARY, ADIT

Tax : Property

Account No TX0102600000000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Prnty+Dischg.F.+Unlawful+Adm.	G.Prnty+	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202520BI26285379	15/05/2025	104414	0	0	104414	0	104414	104414

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq/	29/12/2025/	229032/	400088062/	SARASWAT CO-OP.BANK LTD./	/	104414

Cheque()

Net Amount	CGST	SGST	UGST	IGST	Cross Value
104414	0	0	0	0	104414

Total In Words: One Lakh Four Thousand Four Hundred Fourteen Only

Advance Payment

Remark : Full Payment

Type of Collection Authorised

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM0042L

MCGM GST NO. : 27AAALM0042L3Z4

Created By:

Printed By :Sushil Prasad

Printed On :30/12/2025 11:0

Note - All amount in Rupees IP-10.48.212.10 Page 1 of 1 MAC- Inserted date : 30/12/2025 10:56:02

Cheque Received Subject to Realisation

M.C. MEMBER

M.C. MEMBER

Chairman

मबई -२८		
99087	३६७	४१२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

पुढाक

208

Page No. 271 to 277

Sub statute

RECEIPT NO. 23 2979038

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

WARD

Received with Thanks from

Bill to Name : SECRETARY SACHIN

Assessee's Name : S D BHOIR/ BHOIR & BHOIR R P O SACHIN SAHAKARI OR, IHANIRMAN SANSTHA MARYADIT

Date : 30/12/2025 10:56:04
Receipt No : 2025ACR0595888
Tax : Property
Account No TX0102620020000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202520BIL26285283	15/05/2025	1205	0+0+0+0+0+0	1205	0	1205	1205
				1205	0	1205	1205

Seq.No.	Instrument type	Date	No.	MICR No.	Bank Status	Amount
1/	Chq/	29/12/2025/	229032/	400088062/	SARASWAT CO-OP.BANK LTD./	1205

(Cheque()

Net Amount	CGST	SGST	UGST	IGST	Gross Value
1205	0	0	0	0	1205

Total In Words: One Thousand Two Hundred Five Only

Advance Payment
Remark : Full Payment
Type of Collection Authorised

HSN/SAC NO. : 999111
MCGM PAN NO. : AAALM0042L
MCGM GST NO. : 27AAALM0042L1ZE

Created By:etl
Printed By :Snehal Prasad
Printed On :30/12/2025 11:2

Note :- All amount in Rupees

Page 1 of

30/12/2025 10:56:0

Cheque Received Subject to Realisation

M.C. MEMBER

M.C. MEMBER

Chairman

मबई -२८		
99084	383	882
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

LUC-

Page No. 272 to 277

RECEIPT NO. 23/2979039

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Assessment and Collection

WARD

Thanks from -

Billing Name : SACHIN SAHAKARI GRUHA NIRMA

Assessee's Name : SHRI GULAMHUSEIN TARAPORWALA CH

Date : 30/12/2025 10:55:03

Receipt No : 2025A2R0585x825

Tax : Property

Account No : X010257009(000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+C.Pnlty+Disch.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payabl	Cash/ Chq Amt.
202520BIL20285371	15/05/2025	4017	0+0+0+0+0+0	4017	0	4017	4017

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount				
1/ Chq/ 29/12/2025/ 229032/ 400086062/ SARASWAT CO-OP BANK LTD/ / 4017 (Cheque()								4017	0	4017	4017

Net Amount	CGST	SGST	UGST	IGST	Gross Value
4017	0	0	0	0	4017

Total In Words: Four Thousand Seventeen Only

Advance Payment

Remark : Full Payment

Type of Collection Authorised

HSN/SAC NO. : 999111

MCGM PAN NO. : AAAM00421

MCGM GST NO. : 27AAALM0042L3Z+

Created by : e1

Printed By :Snehal Prasad

Printed On : 30/12/2025 11:2

Note :- All amount in Rupees

IP-10.49.212.10

Page 1 of 1

MEC-

Created on : 30/12/2025 10:55:03

Cheque Received Subject to Realisation

M.C. MEMBER

M.C. MEMBER

Chairman

SUB-REGISTRAR. MUMBAI-28

THE SEAL OF THE SUB-REGISTRAR MUMBAI

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT

REG. NO. BOM/HSG/ 1629 of 1968

मबई -२८		
99048	३६१	४९२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

L 16

Page No. 273 to 277

BLDG. NO.9 CTS - 931A

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No: TX/GB/2025-26/0101652

लेखा क्रमांक	मालमत्ता करवर्ष / देयक कालावधी	देयक क्रमांक	देयक दिनांक
TX0102540000000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL26285362 202520BIL26285363	15/05/2025

पक्षकाराचे नाव व पत्ता : SACHIN SAHAKARI GRUHA NIRMA

SANSTHA MARYADIT,MITHAGAR ROAD,MULUND EASTMUMBAI 400081

प्रेषक -

Asstt Assessor & Collector, 'T' Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Lala Devi Dayal Marg, Mulund (West), Mumbai – 400 080.

ईमेल पत्ता-aacl.ac@mcgm.gov.in दूरध्वनी क्र.22 2564 5290 Ext.313

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे .

T-303(6A)/44FA B NO 9, MITHAGAR RD HOUSE BLDG NO 9 KRISHNA TUKARAM MHATRE & ORS P O SACHIN SAHAKARI GRUHA, NIRMAN SANSTHA MARYADIT

प्रथम करनिर्धारण दिनांक: 01/04/1974	जलजोडणी क्रमांक : -	User Category* : rR
एकूण भाडवली मूल्य: ₹ 42123565/-	एकूण भाडवली मूल्य (अक्षरी): ₹ Four Crore Twenty One Lakh Twenty Three Thousand Five Hundred Sixty Five Only	

करांचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	10765	10765
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	6752	6752
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	4208	4208
मु.शि.उ. शिक्षण उपकर (Mun.Edu.Cess)	3916	3916
राज्य शिक्षण उपकर (State Edu.Cess)	3673	3673
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	211	211
पथ कर (Street Tax)	4895	4895
एकूण देयक रक्कम (Total Amount)	34420	34420
अनधिकृत बांधकामावरील कलम152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 34420	(B) 34420
अक्षरी रुपये (Bill Amount)	₹ Thirty Four Thousand Four Hundred Twenty Only	₹ Thirty Four Thousand Four Hundred Twenty Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	**13/08/2025**	**31/12/2025**
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTTX0102540000000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी:	0
	(D) दि.15/05/2025 या तारखेपर्यंतची शास्ती आणि शुल्क	33213
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / **बृहन्मुंबई महानगरपालिका**	(E) दि. 15/05/2025 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	102053

मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :

डॉ. गजानन विनायक बेल्लाळे
करनिर्धारक व संकलक

E & OE

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ REG. NO. BOM/HSG/1629 of 1968

Chairman

M.C. MEMBER

M. C. MEMBER

मबई - २८		
९९०८४	३६७	४१२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

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Page No. 274 to 277

मुंबई-२६ 990781362

RECEIPT NO. 23/2979036

BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Receipt Thanks ... Collection
WARD

Billing Name : SACHIN SAHAKARI GRUHA NIRMA

Assessee's Name : KRISHNA TYAGARAJ MHATRE & ORS F O SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT

Date : 30/12/2025 10:56:04
Receipt No : 2025ACR05968887
Tax : Property
Account No : TX0102540000000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+MPnlty+S.Pnlty+Dischg.Fee+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Cheque Amt.
202520BIL26285363	15/05/2025	34420	0	34420	0	34420	34420
				34420	0	34420	34420

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq/	29/12/2025	229033/	400088032/	SARASWAT CO-OP.BANK LTD./		34420

Cheque()

Net Amount	CGST	SGST	UGST	IGST	Gross Value
34420	0	0	0	0	34420

Total In Words: Thirty Four Thousand Four Hundred Twenty Only

Advance Payment
Remark :
Type of Collection Full Payment Authorised

HSN/SAC NO. : 999111
MCGM PAN NO. : AAALM0042L
MCGM GST NO. : 27AAALM0042L0Z4

Created By :e1.t
Printed By :Snehal Prasad
Printed On :30/12/2025 11:2
Printed date : 30/12/2025 10:56:04

Page 1 of 1

Note : All amount in Rupees

Cheque Received Subject to Realisation

SUB-REGISTRAR, MUMBAI-28 ... THE SEAL OF THE ... MUMBAI

REG. NO. BOM/HSG/ 1629 of 1968 — SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT

M.C. MEMBER

M.C. MEMBER

Chairman

मबई -२८		
99०८४	३६९	४१२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

Page No. 275 to 277

Brihanmumbai Municipal Corporation

NO. Ch.E./DP34202603111653172 D.P. Rev. dt. Refer Inward Number: T/2026/111653321 Payment Dated 11/03/2026

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

DP 2034 Remarks

मुंबई - २१.

To,

Mr./Mrs. ashwin prakash saoji
thane

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 918,919,920,927,921,926,925,922,928 and 931 of MULUND-E Village situated in T Ward, Mumbai.

Ref : Application u/no. T/2026/111653321 Payment Challan No. DP34202603111653172 Dated 11/03/2026 certifying payment of charges made under Receipt no. 18200059856 Dated 11/03/2026

Gentleman/Madam,

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

Description	Nomenclature	Remarks
CTS No.	918,919,920,927,921,926,925,922,928 and 931	
Village	MULUND-E	
Development Plan 2034 referred to Ward	T	
Zone [as shown on plan]	Residential(R) and Industrial(I)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	18.3 m
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EH1.1(Municipal Dispensary/ Health Post)	
Whether a listed Heritage building/ site:	~~Yes~~ / No	
Whether situated in a Heritage Precinct:	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	~~Yes~~ / No	
Whether a listed archaeological site (ASI):	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	~~Yes~~ / No	
Buffer line of Railway	The plot abuts the proposed Railway track alignment or within influence Zone of stations areas thereof. Remarks from concerned Railway Authority shall be obtained before commencing any development.	

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28 MUMBAI

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202603111653172/DP/T

मबई -२८		
99०८४	३०७	४७२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

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

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

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

DP 2034 Remarks

Notifications:

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

Plans:

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

SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

99008 302 092

Additional Information

Water pipeline Remark:

Water pipeline near the plot (1.57 meters far) has 300 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 26313601, 7.22 meters far) has invert level 28.60 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 30.60 meters and maximum 32.60 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):
Land bearing C.T.S. No.(s) 918,919,920,927,921,926,925,922,928 and 931 of Village MULUND-E in T ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 18.30mts. i.e. (60.0' approx.) wide Mithagar Road marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 918,919,920,927,921,926,925,922,928 and 931 of Village MULUND-E in T ward of B.M.C. as shown bounded blue on accompanying plan.

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

Acc: As Plan

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

Validity of this Report is for One Year starting from the report generation date: 11/03/2026

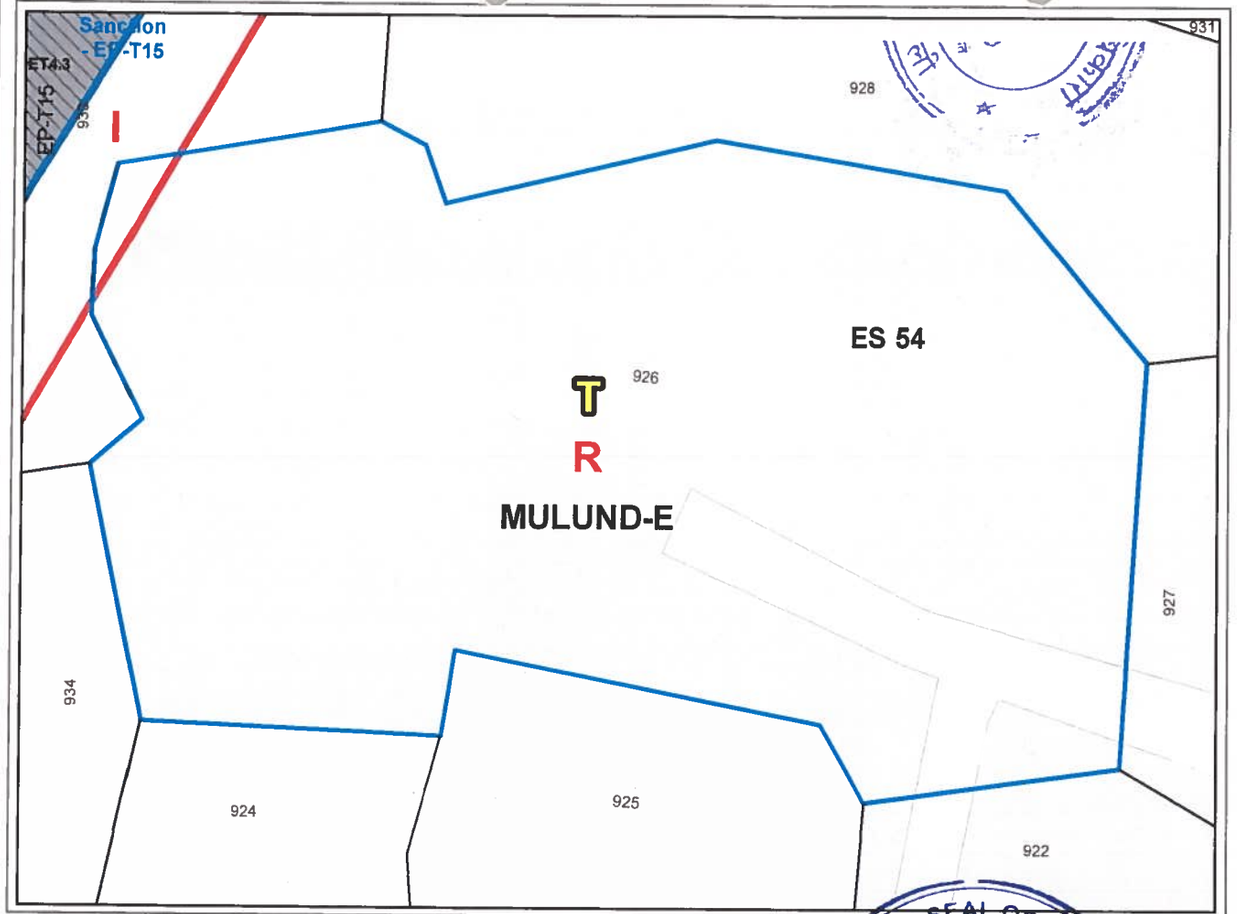
This is electronically generated report. Hence personal signature is not required.

CHE/DP34202603111653172/DP/T

मबई -२८		
99०८४	३७३	४१२
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

मुद्रांक जिल्हा

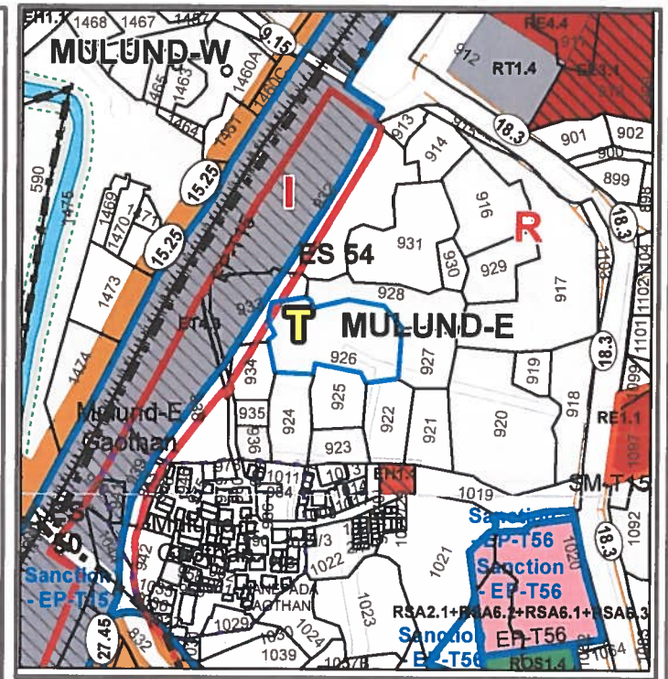


N

BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 926 of MULUND-E Village in T Ward.



N

LOCATION PLAN

Scale 1:4000

Note:

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

CHE/DP/3420260311165235/DP/ES/T

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), T Ward. Dated: 13/03/2026

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28

Page No. 277 to 277

Brihanmumbai Municipal Corporation
(Development Plan Department)

Development Plan 2034

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

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

(Regd. No. BOM/HSG/1629 of 1968)

न.क्र. _____

Date: 15th March 2026

The Development Agreement: The list of Authorised Signatories

From the Managing Committee:

Mr. Vishvesh Chavan,

Mr. Santosh Tendle,

Mr. Milind Prabhu

Mr. Ankur Kulkarni

Mr. Sandeep More

From the Special General Body Meeting:

Mr. Subhash Sawant

Mr. John Varghese

Mr. Shivaji Gavade

Mr. Rahul Patil

Mr. Sunil Barve

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-26 MUMBAI

From the Redevelopment Committee:

Mr. Prabhakar Loke

Mr. Vivek Gaonkar

Mr. Mandar Vidwans,

Mr. Madhukar Sakpal

Mr. Sanjay Gadre

Twelve members out of Fifteen will sign the Development Agreement.

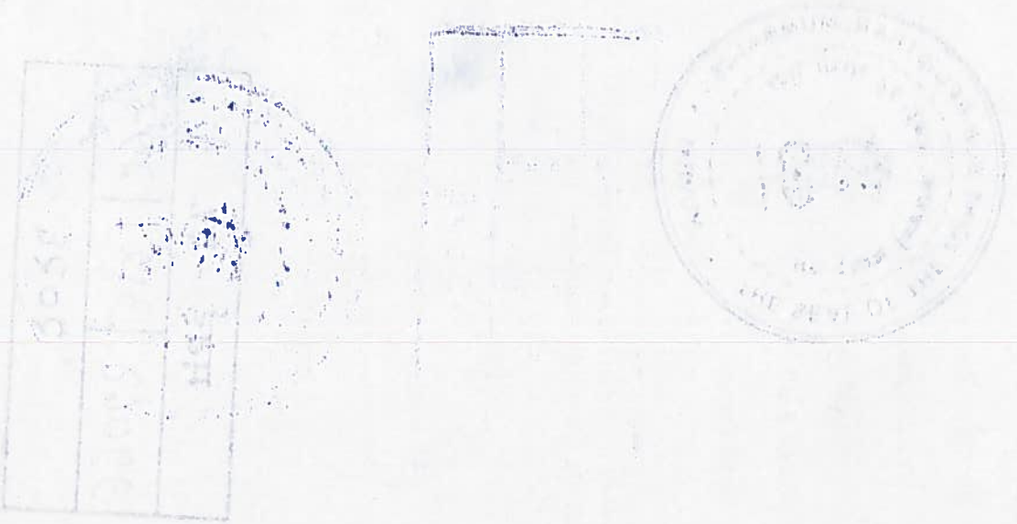
SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★ SACHIN
REG. NO. BOM/HSG/ 1629 of 1968

For Sachin Sahakari Gruhanirman Sanstha Maryadit,

Vishvesh Chavan

Chairman

मबई -२८
९९०८४ | ३७५ | ७९३
२०२६



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABTS8188A

नाम /NAME

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

30-03-2000

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★
REG. NO. BOM/HSG/ 1629 of 1968

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

अध्यक्ष सचिव खजिनदार

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्युटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बांद्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

मबई -२८
९९०८४ | ३७६ | ७९२
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

M.C. MEMBER M.C. MEMBER

SACHIN SAHAKARI GRUHA NIRMAN SANSTHA MARYADIT ★
REG. NO. BOM/HSG/ 1629 of 1968

Chairman

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISHVESH RAMCHANDRA CHAVAN

SHRIRANG RAMCHANDRA CHAVAN

28/01/1965

Permanent Account Number
AHOPC9603J

Signature

07032007

मबई -२८
9908 3607
२०२६
आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20005/03488

To,
विश्वेश रामचंद्र चव्हाण
Vishvesh Ramchandra Chavan
9/11,Sachin Society,Mithagar Road
Mulund (East)
Mumbai(Sub Urban)
Maharashtra 400081

03/10/2011

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28

Ref: 55 / 11E / 166838 / 109726 / R

आपला आधार क्रमांक / Your Aadhaar No. :

2434 6392 9576

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

विश्वेश रामचंद्र चव्हाण
Vishvesh Ramchandra Chavan
जन्म वर्ष / Year of Birth : 1965
पुरुष / Male

2434 6392 9576

आधार — सामान्य माणसाचा अधिकार

मबई -२८		
99078	३७८	४७२
२०२६		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH GURUNATH TENDLE

GURUNATH YESHWANT TENDLE

14/06/1968

Permanent Account Number

AADPT7677B

Signature

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़ील, सफायर चेंबर्स, .
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना – 411 045

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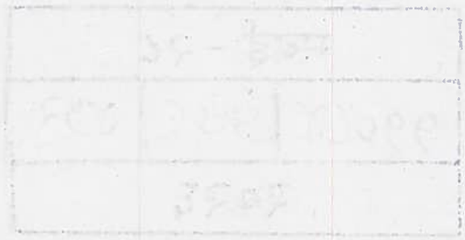
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



मबई -२८		
99०८४	३७९	७७
२०२६		

भारत सरकार
Government of India

Issue Date: 30/04/2013

संतोष गुरूनाथ तेंडले
Santosh Gurunath Tendle
जन्म तारीख / DOB: 14/06/1968
पुरुष / Male

6640 2319 4100

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता: बैंक ऑफ महाराष्ट्र जवळ, 12/02, सचिन सोसायटी, मिठागर रोड, मुंबई, मुंबई, महाराष्ट्र, 400081

Address: Near Bank Of Maharashtra, 12/02, Sachin Soc, Mithagar Road, Mumbai, Mumbai, Maharashtra, 400081

Print Date: 19/01/2022

6640 2319 4100

1947 help@uidai.gov.in www.uidai.gov.in

मबई -२८		
99048	300	893
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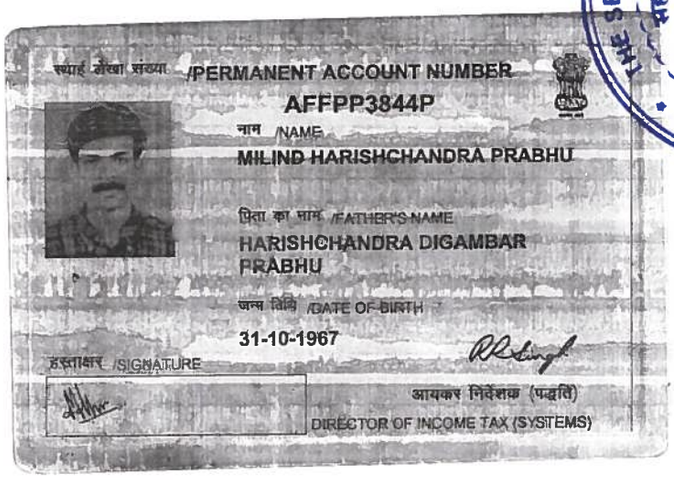

मबई -२८

99068	369	892
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भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20005/00421

To,
मिलिंद हरिश्चंद्र प्रभू
Milind Harishchandra Prabhu
Near Bank Of Maharashtra Building No.3,Block No.9 Sachin
CHS,Mithagar Road
Mulund East
Mumbai
Maharashtra 400081

06/10/20 - 1

Ref: 46 / 13E / 91649 / 91770 / P

UE456054164IN

आपला आधार क्रमांक / Your Aadhaar No. :

6231 1380 1404

आधार — सामान्य माणसाचा अधिकार

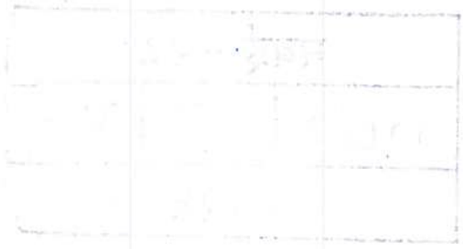
भारत सरकार
GOVERNMENT OF INDIA

मिलिंद हरिश्चंद्र प्रभू
Milind Harishchandra Prabhu
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male

6231 1380 1404

आधार — सामान्य माणसाचा अधिकार

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI



मबई -२८

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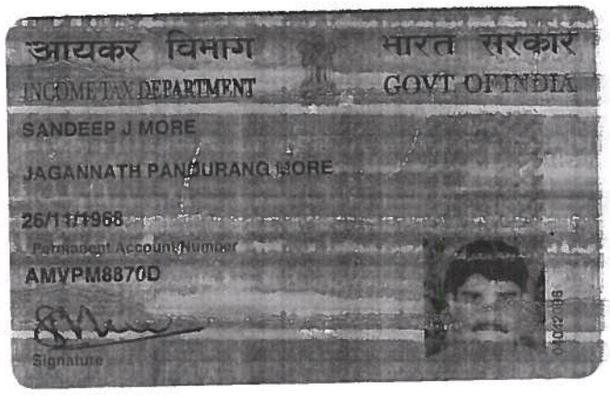
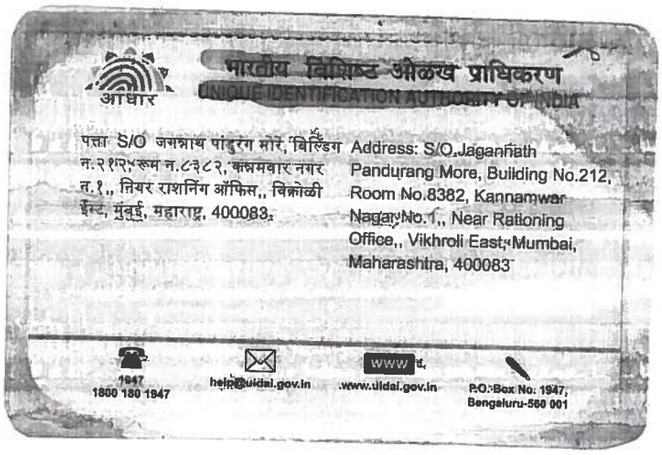
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-२८ सह दुय्यम निबंधक, मुंबई-२८ MUMBAI





मुंबई -२८
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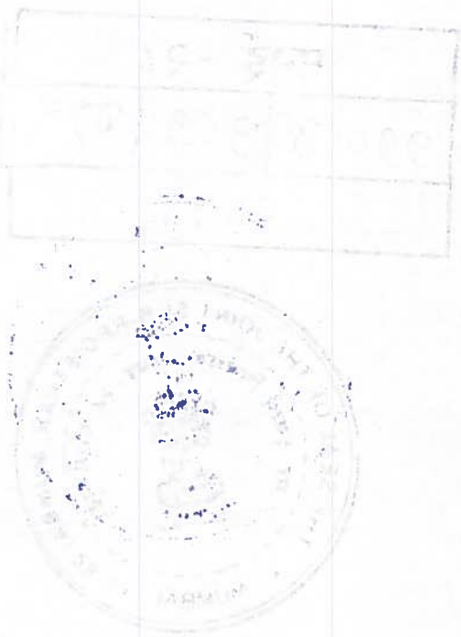

मबई -२८

9908	3८४	४९२
२०२६		

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAHPL0370M

नाम /NAME

PRABHAKAR BABAJI LOKE

पिता का नाम /FATHER'S NAME

BABAJI KRISHNA LOKE

जन्म तिथि /DATE OF BIRTH

25-05-1962

25/9/25

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर ऊन्द)

Commissioner of Income-tax (Computer Operations)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28

सह दुय्यम निबंधक, मुंबई-२८

MUMBAI

मबई -२८		
99084	3C	४१३
२०२५		

भारत सरकार
GOVERNMENT OF INDIA

आधार

Issue Date: 31/07/2011

प्रभाकर बाबजी लोके
Prabhakar Babaji Loke
जन्म तारीख / DOB: 25/05/1962
पुरुष / MALE
Mobile No.: 9870377953

3561 2904 0919
VID : 9192 3846 6360 8147

माझे आधार, माझी ओळख

25/9/25

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

पता:
बैंक ऑफ महाराष्ट्र जवळ, ८/१३, सचिन सोसायटी, मिठागर रोड, मुलुंड, मुंबई, महाराष्ट्र - 400081

Address:
Near Bank Of Maharastra, 8/13, Sachin Society, Mithagar Road, Mulund (East), Mumbai(Sub Urban), Maharashtra - 400081

Download Date: 09/02/2022

3561 2904 0919
VID : 9192 3846 6360 8147

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मबई -२८

99018	3CE	092

2022

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

VIVEK VASANT GAONKAR

VASANT JAYARAM GAONKAR

29/01/1969

Permanent Account Number

AAIPG5662L

Signature

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ MUMBAI

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Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

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आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सी. बी. डी. बेलापूर,
नवी मुंबई - ४०० ६१४.

Gaonkar

मबई -२८
९९०८४ | ३८५ | ४९२
२०२६

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2722/40081/54941

To
विवेक वसंत गांवकर
Vivek Vasant Gaonkar
plot 1077 flat 901 floor 9 shakuntalas silver bliss
mithagar road
opp v p m school
mulund east
Mumbai
Mumbai Suburban Maharashtra - 400081
9821160567

आपला आधार क्रमांक / Your Aadhaar No. :
2853 7386 2196
VID : 9125 3983 4655 1161

माझे आधार, माझी ओळख

Government of India

AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

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THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-28 MUMBAI

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अदयावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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भारत सरकार
Government of India

आधार

Issue Date 07/10/2011

विवेक वसंत गांवकर
Vivek Vasant Gaonkar
जन्म तारीख/DOB: 29/01/1969
पुरुष/ MALE

2853 7386 2196
VID : 9125 3983 4655 1161

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

AADHAAR

Download Date 11/08/2022

पत्ता:
प्लॉट 1077 फ्लॅट 901 फ्लोर 9 शकुंतलास सिल्वर क्लिन्स्स, मिठागर रोड, वी पी एम शाळा समोर, मुलुंड ईस्ट, मुंबई, मुंबई उपनगर, महाराष्ट्र - 400081

Address:
plot 1077 flat 901 floor 9 shakuntalas silver bliss, mithagar road, opp v p m school, mulund east, Mumbai, Mumbai Suburban, Maharashtra - 400081

2853 7386 2196
VID : 9125 3983 4655 1161

1947 | help@uidai.gov.in | www.uidai.gov.in

VGaonkar

मबई -२८

990८४ | ३८८ | ४१३

२०२६

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIEPS7989N

नाम /NAME

MADHUKAR RAMDAS SAPKAL

पिता का नाम /FATHER'S NAME

RAMDAS CHINDHU SAPKAL

जन्म तिथि /DATE OF BIRTH

01-06-1957

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

Self attested

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28

सह दुय्यम निबंधक, मुंबई-२८ यांचा शिक्का

MUMBAI

मुंबई - २८
९९०८४ | ३८९ | ०१३
२०२६

भारत सरकार
Government of India

मधुकर रामदास सपकाळ
Madhukar Ramdas Sapkal
जन्म तिथि / DOB : 01/06/1957
पुरुष / Male

2732 0970 7623

मेरा आधार, मेरी पहचान

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

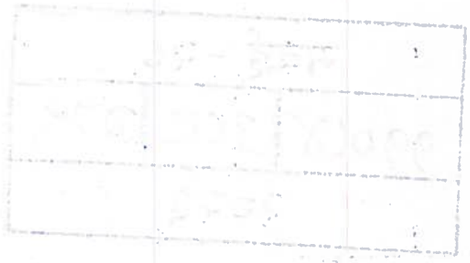
पता:
२०३/२ फ्लोर मातोश्री अपार्टमेंट, मिठागर रोड, मुलुंड पुर्व, मुंबई, महाराष्ट्र, 400081

Address:
203/2nd Floor Matoshree Apartment, Mithagar Road Salvi Wadi, Mulund East, Mumbai, Maharashtra, 400081

2732 0970 7623

1947 | help@uidai.gov.in | www.uidai.gov.in

Self attested
MS



मुंबई -२८		
99018	३९०	४९२
२०२६		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY SHANKAR GADRE

SHANKAR KRISHNAJI GADRE

24/11/1966

Permanent Account Number

ABKPG8330N

Signature

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI-28 MUMBAI

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2006/60322/01418

To,
संजय शंकर गद्रे
Sanjay Shankar Gadre
Near Bank Of Maharashtra Building No.1 Flat No 11,Sachin
Society,Mithagar Road
Mulund (East)
Mumbai(Sub Urban)
Maharashtra 400081
9820636187

02/08/2011

मबई -२८
99018 | 3e9 | 893
2025

Ref: 950 / 17P / 167910 / 168014 / P

SB678399030FH

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

आपका आधार क्रमांक / Your Aadhaar No. :

7360 6273 4811

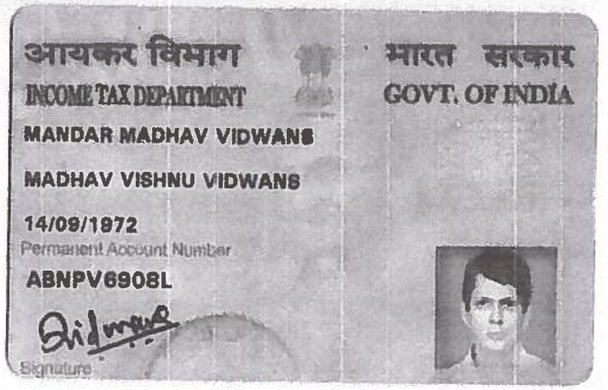
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

संजय शंकर गद्रे
Sanjay Shankar Gadre
जन्म तिथि / DOB : 24/11/1966
पुरुष / Male

7360 6273 4811

मेरा आधार, मेरी पहचान



12/5/26

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

दस्त नं. - २२
9906 वर्ष 2026

मबई -२८
९९०८४ ३९३ ४२
२०२६

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

नोंदविण्याचा क्रमांक / Enrollment No. : 2906/05972/02807

To
Mandar Madhav Vidwans
मंदार माधव विद्वांस
Flat No.8, Bldg No.10,1st floor,
Sachin Sahakari Grihnirman Mumbai Sanstha Marydit,
Mithagar Road,
VTC: Mumbai, PO: Mulund East,
Sub District: Kurla, District: Mumbai Suburban,
State: Maharashtra, PIN Code: 400081,
Mobile: 9223356951

53466285

KC534662850FL

आपला आधार क्रमांक / Your Aadhaar No. :

9538 7609 9737

माझे आधार, माझी ओळख

भारत सरकार
Government of India

मंदार माधव विद्वांस
Mandar Madhav Vidwans
जन्म तारीख / DOB: 14/09/1972
पुरुष / Male

Issue Date: 04/09/2011

9538 7609 9737

माझे आधार, माझी ओळख

for Registration
Vidwans
12/5/26

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAWANT SUBHASH DATTARAM

DATTARAM DHONDU SAWNT

19/07/1960

Permanent Account Number
AGZPS8932L

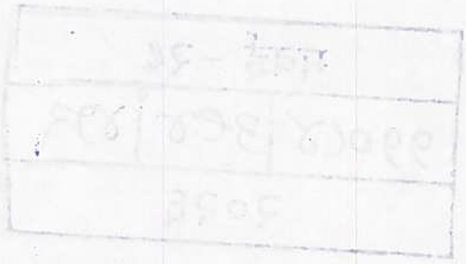
Signature

04d22009

मबई - २६

९९०८४ | ३८४ | ४९२

२०२६



भारत सरकार
Government of India

आधार

Issue Date : 01/09/2017

सुभाष दत्तराम सावंत
Subhash Dattaram Sawant
जन्म तिथि / DOB : 19/07/1960
पुरुष / Male

2557 2487 8767

मेरा आधार, मेरी पहचान

मुंबई - २८
९९०८४ | ३९५ | ४७२
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Print Date : 20/02/2021

पता: 8/5, सचिन को ओप. हौसिंग सोसायटी, मिठागर रोड, मुंबई, मुंबई उपनगर, महाराष्ट्र, 400081

Address: 8/5, Sachin Co Op. Housing Society, Mithagar Road, Mumbai, Mumbai Suburban, Maharashtra, 400081

2557 2487 8767

1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL SHREEKANT PATIL

SHREEKANT VINAYAK PATIL

21/07/1974
Permanent Account Number

AKTPP1400G

Signature

मबई -२८
९९०८४ ३६६ ४१२
२०२६

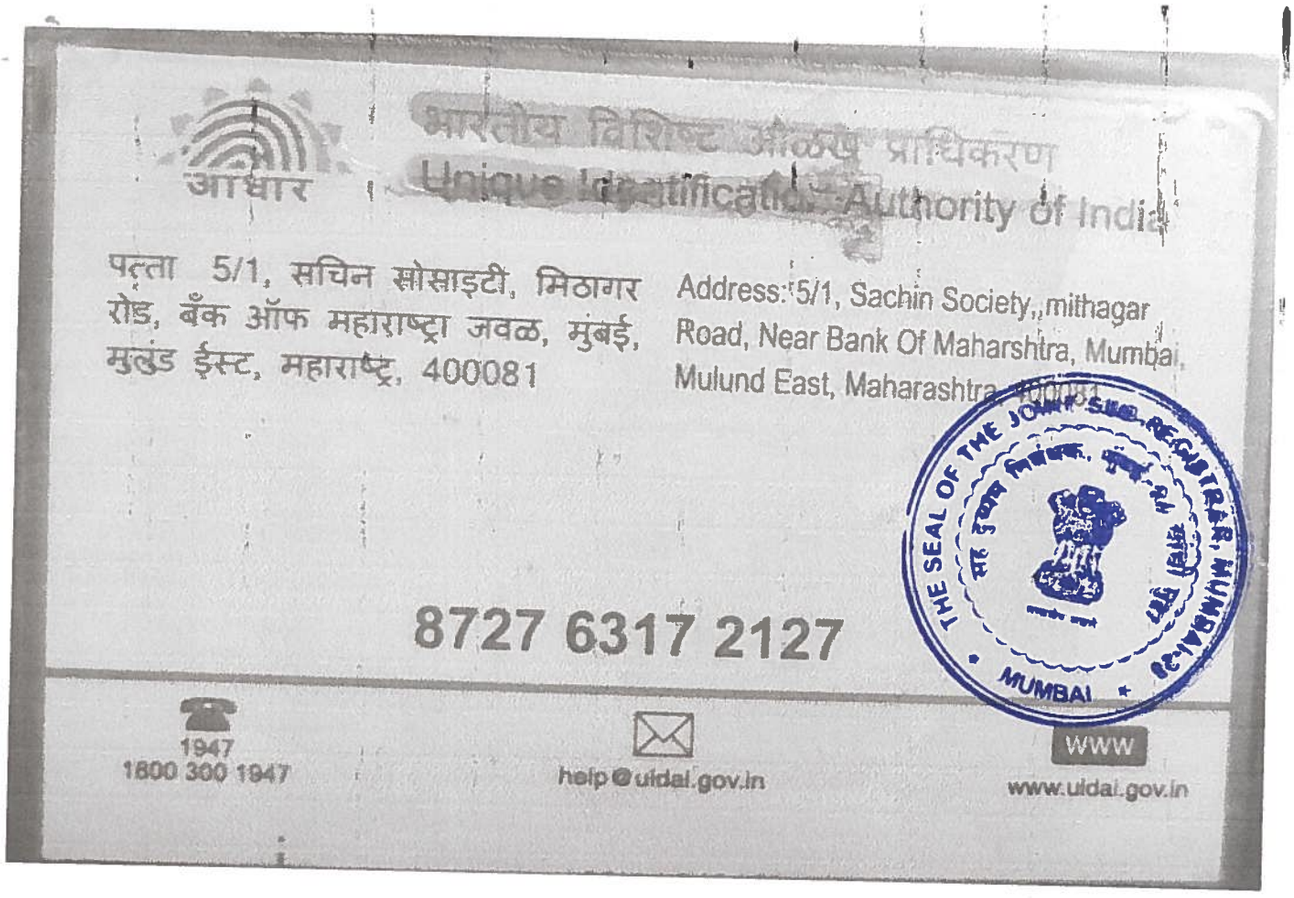
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
MUMBAI

भारत सरकार
Government of India
राहुल श्रीकांत पाटील
Rahul Shreekant Patil
जन्म वर्ष / Year of Birth : 1974
पुरुष / Male
8727 6317 2127
आधार - सामान्य माणसाचा अधिकार

Rahul

मबई - २४
९९०८४ ३९७ ४१२
२०२६

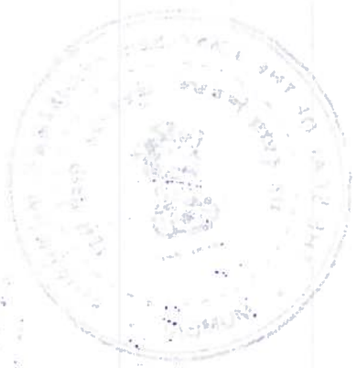
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI



मबई -२८

9907	३९८	४१३

२०२६



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACZPB4192K

नाम /NAME

SUNIL EKNATH BARVE

पिता का नाम /FATHER'S NAME

EKNATH SADASHIV BARVE

जन्म तिथि /DATE OF BIRTH

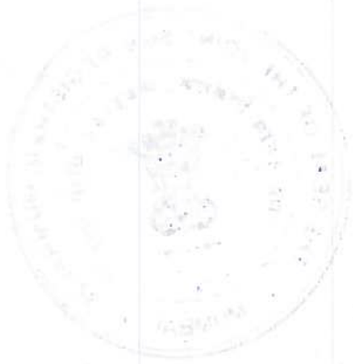
17-11-1961

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

सबर्ब ई - २६		
99087	३६६	४७१
२०२६		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-26
सह दुय्यम निबंधक, मुंबई-२६
MUMBAI



मबई -२८
990८४ | ४०० | ४९२
२०२६

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम / Enrollment No. : 0648/59970/00599

To
Sunil Eknath Barve
सुनील एकनाथ बर्वे
Near Bank Of Maharashtra,
4/27,Sachin Society,Mithagar Road,
VTC: Mulund (East),
District: Mumbai(Sub Urban),
State: Maharashtra, PIN Code: 400081,
Mobile: 9869263718

72401695

KF724016959FI

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-24 सह दुय्यम निबंधक, मुंबई-२४ MUMBAI

आपका आधार क्रमांक / Your Aadhaar No. :

4624 1454 3712

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

Issue Date : 27/09/2011

सुनील एकनाथ बर्वे
Sunil Eknath Barve
जन्म तिथि / DOB: 17/11/1961
पुरुष / Male

4624 1454 3712

मेरा आधार, मेरी पहचान

मबई -२८
२००८ ४०१ ४१३
२०२६

Evita Constructions Private Limited

CIN No. U45400MH2007PTC171380

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF EVITA CONSTRUCTIONS PRIVATE LIMITED (THE COMPANY) HELD ON 25TH MARCH, 2026 AT OLYMPIA BUILDING, 3RD FLOOR, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI – 400076.

"**RESOLVED THAT** Mr. Sanjay Pandey (PAN: AOJPP7270G) be and is hereby authorised to represent the Company and to sign, execute & submit on behalf of the Company the tender documents, Forms, and make application for redevelopment of societies and other structures, and to sign and execute the Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement and other related agreements, applications, papers & documents for the development / redevelopment projects;

RESOLVED FURTHER THAT Mr. Sanjay Pandey should give a weekly update to the Board of Directors or to any one Director about the aforesaid projects;

RESOLVED FURTHER THAT the aforesaid authority given to Mr. Sanjay Pandey is valid for all acts done, documents signed during the period of one year from the date of this resolution or till he is associated with the Company whichever is earlier;

RESOLVED FURTHER THAT a certified true copy of this resolution duly signed by any Director or Company Secretary of the Company be forwarded to the concerned authorities."

Certified True Copy
For Evita Constructions Private Limited

NIRANJAN L HIRANANDANI
Digitally signed by NIRANJAN L HIRANANDANI
Date: 2026.05.06 17:04:25 +05'30'

Niranjan Hiranandani
Director
DIN:00011923

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28
MUMBAI

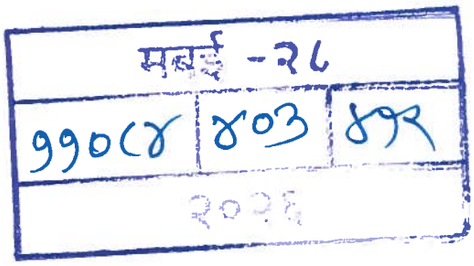
Corporate Address: Olympia Building, Hiranandani Business Park, Powai, Mumbai - 400076
E-Mail: hsecretarial@rediffmail.com web: www.hiranandaniparks.com Tel: 022 6545 6868/3600 Fax: (91-22) 2570 6455
Registered Office: 1st Floor, Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai - 400076.

मबई -२८		
99068	४०२	४२
२०२६		

For EVITA CONSTRUCTIONS PRIVATE LIMITED

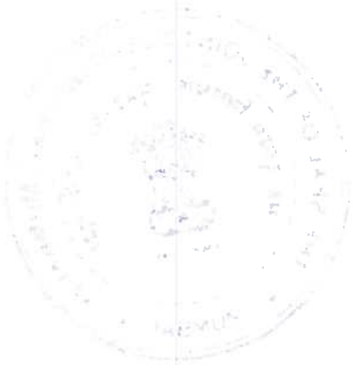
Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SANJAY PANDEY
INDERJIT SHIVMANI PANDEY
21/07/1973
Permanent Account Number
AOJPP7270G
Signature
भारत सरकार
23052016


मुलुंड -२८
9906४ ४03 ४१२
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८ यांची मुद्रा
MUMBAI

मबई -२८
990८४ ४०४ ४१२
२०२६



मबई -२८
९९०८/४०७/४७३
२०२६

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70103/01126

To
पल्लवी सचिंद्र शेठ
Pallavi Sachindra Sheth
W/O: Sachindra Sheth
4/29, Sachin Sahakari Gruhanirman Sanstha Maryadit
Mithagar Road
Near Bank Of Maharashtra Mulund East
Mumbai
Mulund East Mumbai Mumbai
Maharashtra 400081
9819791501

07/03/2013

Ref: 763 / 16G / 1465775 / 1466517 / P

SH027012988FT

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

आपला आधार क्रमांक / Your Aadhaar No. :

2096 6836 7307

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

पल्लवी सचिंद्र शेठ
Pallavi Sachindra Sheth
जन्म वर्ष / Year of Birth : 1974
स्त्री / Female

2096 6836 7307

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

पराग बाळकृष्ण भंडारे
Parag Balkrishna Bhandare
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male

3655 8565 1891

आधार - सामान्य माणसाचा अधिकार

मबई -२८
९९०८४ | ४०६ | ४९२
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: बाळकृष्ण भंडारे, 8/10, सचिन सोसाइटी, मिठागर रोड, बँक ऑफ महाराष्ट्र, मुंबई, मुलुंड ईस्ट, महाराष्ट्र, 400081

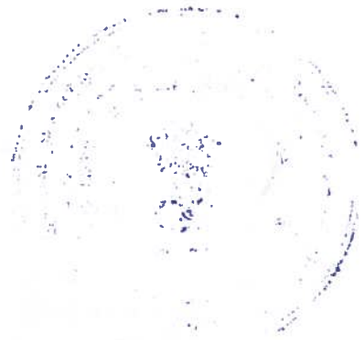
Address: S/O: Balkrishna Bhandare, 8/10, sachin society, mithagar road, bank of maharashtra, Mumbai, Mulund East, Maharashtra, 400081

3655 8565 1891

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



CHALLAN

MTR Form Number-6

GRN	MH002369951202627E	BARCODE		Date	11/05/2026-20:47:05	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)	
Office Name	MBI-27_JT SUB REGISTRAR MUMBAI 27	**Full Name**	EVITA CONSTRUCTIONS PRIVATE LIMITED
Location	MUMBAI		
Year	2026-2027 One Time	**Flat/Block No.**	CTS NOS. 918, 919, 920,921, 922, 926, 927
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Amount of Tax	30000.00	**Road/Street**	928, 930 AND 931A OF VILLAGE MULUND (EAST)
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	SubDeptName=SACHIN SAHAKARI GRUHANIRMAN SANSTHA~MAKYADIT~
Total	30,000.00	**Amount In Words**	Thirty Thousand Rupees Only

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 MUMBAI

DEFACED 30000.00 DEFACED

मबई -२८ ९९०८४ ४०७ ४२ २०२६

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172026051200012	5261584878
Cheque/DD No.		Bank Date	RBI Date	11/05/2026-20:47:52	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. : XXXXXX0000

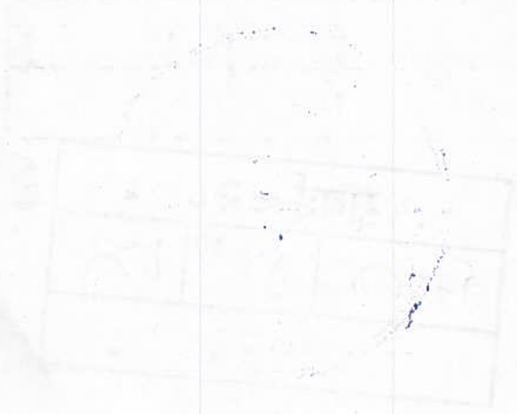
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for un[illegible] document.

[illegible] दिवाणी कोर्ट [illegible] दिवाणी कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू [illegible] साठी स्वतंत्र [illegible]

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-370-11084	0001339735202627	12/05/2026-10:54:01	IGR198	30000.00
			Total Defacement Amount		30,000.00

Print Date 12-05-2026 10:54:45



मबई -२८

९९०८४ | ४०८ | ४७३

२०२६

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	0526116822909	**Payment Date :**	11/05/2026

Received from **EVITA CONSTRUCTIONS PRIVATE LIMITED**, Mobile number **9321753550**, an amount of Rs.**12000/-** towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI28-11084-2026** dated **12/05/2026** in the Joint District Registrar office of the District **Mumbai Suburban**.

DEFACED ₹ 12000 DEFACED

Payment Details

Bank Name :	PUNB	**Receipt Date :**	11/05/2026
Bank CIN :	10029762026051121687	**REF No. :**	6923[illegible]082113
Deface No :	0526116822909D	**Deface Date :**	12/05/2026

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

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

Document Handling Charges

Inspector General of Re[illegible]

Receipt of Document Handling Charges

PRN :	0526127410774	**Payment Date :**	12/05/2026

Received from **EVITA CONSTRUCTIONS PRIVATE LIMITED**, Mobile number **9321753550**, an amount of Rs.**4480/-** towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI28-11084-2026** dated **12/05/2026** in the Joint District Registrar office of the District **Mumbai Suburban**.

DEFACED ₹ 4480/- DEFACED

Payment Details

Bank Name :	PUNB	**Receipt Date :**	12/05/2026
Bank CIN :	10029762026051210288	**REF No. :**	6697453426313
Deface No :	0526127410774D	**Deface Date :**	12/05/2026

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

370/11084
मंगळवार,12 मे 2026 10:54 म.पू.

दस्त गोषवारा भाग-1

मवई28
दस्त क्रमांक: 11084/2026

दस्त क्रमांक: मवई28 /11084/2026

बाजार मूल्य: रु. 1,34,39,14,000/- मोबदला: रु. 1,48,63,59,000/-

भरलेले मुद्रांक शुल्क: रु.7,48,05,250/-

दु. नि. सह. दु. नि. मवई28 यांचे कार्यालयात

अ. क्रं. 11084 वर दि.12-05-2026

रोजी 10.48 म.पू. वा. हजर केला.

पावती:7131 पावती दिनांक: 12/05/2026

सादरकरणाराचे नाव: एवीटा कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे ऑथो. सिग्नेटरी संजय पांडे .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 12000.00
पृष्ठांची संख्या: 300	
एकूण:	42000.00

दस्त हजर करणाऱ्याची सही:

सदर दस्तात व पी पडलेली पाने संख्या.112...
फी रक्कम रु..4.4.8.0.पावती क्र.7167.
दिनांक.12.05.2026.अन्वये वसुल केली.

सह दुय्यम निबंधक
मुंबई - २८

निम्मता प्रसाद गुरनुले
सह दु.नि.मवई 28
सह दुय्यम निबंधक
मुंबई - २८

निम्मता प्रसाद गुरनुले
सह दु.नि.मवई 28
सह दुय्यम निबंधक
मुंबई - २८

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा दोन-खेड (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 12 / 05 / 2026 10 : 48 : 40 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 05 / 2026 10 : 50 : 17 AM ची वेळ: (फी)

मबई -२८		
११०८४	४०९	४१२
२०२६		

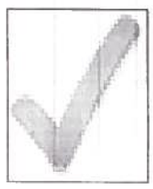
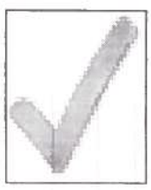
प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या दस्तऐवजाची खरी प्रत दस्त निष्पादक व कबुल धारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे
१)
२)

लिहून घेणारे
१)
२)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28
सह दुय्यम निबंधक, मुंबई-२८
MUMBAI

9	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर मंदार विद्वांस . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-53 स्वाक्षरी:-		
10	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे जनरल बॉडी मेंबर सुभाष सावंत . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-66 स्वाक्षरी:-		
11	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे जनरल बॉडी मेंबर राहुल पाटील . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-52 स्वाक्षरी:-		
12	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे जनरल बॉडी मेंबर सुनिल बर्वे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-64 स्वाक्षरी:-		
13	नाव:एवीटा कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे ऑथो. सिग्नेटरी संजय पांडे . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 1 ला मजला, ऑलीम्पीया बिल्डिंग , ब्लॉक नं: सेन्ट्रल अवेन्यू, हिरानंदानी गार्डन्स , रोड नं: पवई, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABCE7779C	लिहून घेणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकमनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 05 / 2026 10 : 58 : 43 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:पल्लवी शेठ - - वय:51 पत्ता:4/29, सचिन सहकारी गृहनिर्माण संस्था मर्यादित, मीठागर रोड, मुलूंड, पू, मुंबई पिन कोड:400081	स्वाक्षरी		
2	नाव:पराग भंडारे . वय:67 पत्ता:8/10, सचिन सोमायटी, मिठागर रोड, मुलूंड, पू, मुंबई पिन कोड:400081	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:12 / 05 / 2026 10 : 59 : 17 AM

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

मबई -२८
९९०८४ | ४९९ | ४९२
२०२६

स्मिता प्रसाद गुरनुले
सह दु.नि.मुंबई 28
सह दुय्यम निबंधक
मुंबई - २८

12/05/2026 11 03:01 AM

दस्त गोषवारा भाग-2

मबई28
दस्त क्रमांक:11084/2026

दस्त क्रमांक :मबई28/11084/2026
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे चेअरमन विश्वेश चव्हाण . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-62 स्वाक्षरी:-		
2	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मॅनेजिंग कमिटी मेंबर संतोष तेंडले . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-57 स्वाक्षरी:-		
3	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मॅनेजिंग कमिटी मेंबर मिलिंद प्रभू पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-58 स्वाक्षरी:-		
4	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मॅनेजिंग कमिटी मेंबर संदीप मोरे . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-58 स्वाक्षरी:-		
5	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर प्रभाकर लोके पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-63 स्वाक्षरी:-		
6	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर विवेक गावकर . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-58 स्वाक्षरी:-		
7	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर मधुकर सपकाळ . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-68 स्वाक्षरी:-		
8	नाव:सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर मंजय गद्रे . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AABTS8188A	लिहून देणार वय :-59 स्वाक्षरी:-		

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-28 सह दुय्यम निबंधक, मुंबई-२८ MUMBAI

मबई -२८
९९०८४ | ४९० | ४९२
२०२१

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR242/696/2026	-	74805250	SD		
2		DHC		0526116822909	12000	RF	0526116822909D	12/05/2026
3		eChallan		MH002369951202627E	30000	RF	0001339735202627	12/05/2026

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

11084 /2026

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-28 MUMBAI

मबई -२८

११०८४	४९२	४९२
२०२६		

प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण ४९२ पाने आहेत.
पुस्तक क्र.-१,मबई -२८/११०८४/२०२६
क्रमांकावर नोंदला.
दिनांकः १२/०५/२०२६

सह दुय्यम निबंधक, मुंबई-२८

13/05/2026

सूची क्र.2

दुय्यम निबंधक : सह द.नि.मुंबई 28

दस्त क्रमांक : 11084/2026

नोंदणी :

Regn:63m

गाव: मुलुंड तालुका: कुर्ला जिल्हा: मुंबई उपनगर जिल्हा

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	1486359000
(3) बाजारभाव(भाडेपटट्याच्या बाबतिपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1343914000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: व्हिलेज मुलुंड(पूर्व)येथील जमीन सिटीएस नं. 918 क्षेत्र 1,525.90 चौ. मी.,सिटीएस नं. 919 क्षेत्र 553.80 चौ. मी.,सिटीएस नं. 920 क्षेत्र 4,600 चौ. मी.,सिटीएस नं. 921 क्षेत्र 718.90 चौ. मी.,सिटीएस नं. 922 क्षेत्र 1,201.00 चौ. मी.,सिटीएस नं. 926 क्षेत्र 3,297.80 चौ. मी.,सिटीएस नं. 927 क्षेत्र 1,114.90 चौ. मी.,सिटीएस नं. 928 क्षेत्र 1,751.00 चौ. मी.,सिटीएस नं. 930 क्षेत्र 766.70 चौ. मी. व सिटीएस नं. 931ए क्षेत्र 1,885.70 चौ मी. एकूण क्षेत्र 17,415.70 चौ. मी. व त्यावरील 10 इमारतींचे बांधकाम.बिल्डिंग नं. 1 ते 5 बांधकाम क्षेत्र 82,088 चौ. फु. कारपेट,बिल्डिंग नं. 7 ते 10 बांधकाम क्षेत्र 47,392 चौ. फु. कारपेट व बिल्डिंग नं. 12 बांधकाम क्षेत्र 7,389 चौ. फु. कारपेट एकूण बांधकाम क्षेत्र 1,36,869 चौ. फु. कारपेट,मिठागर रोड,मुलुंड,मुलुंड(पूर्व),मुंबई - 400 081. ---------- सदर दस्त मा. मुद्रांक जिल्हाधिकारी,बोरीवली यांनी अभिनिर्णय प्रकरण क्र. एडीजे/आयजीआर242/696/2026 अन्वये अभिनिर्णीत केलेला असून मोबदला रक्कम रु. 148,63,59,000/- व बाजारमूल्य रक्कम रु. 134,39,14,000/- इतके निर्धारित केलेले असून जास्तीच्या मोबदला मुल्य रक्कम रु. 148,63,59,000/- वर महाराष्ट्र मुद्रांक अधिनियमच्या अनुसूची - 1 मधील अनुच्छेद 5(ग-अ)नुसार 5% दराने रु. 7,43,17,950/- मुद्रांक शुल्क,सेक्युरिटी डिपॉझिट रक्कम रु. 50,00,000/- वर अनुच्छेद 54(2)नुसार 0.3% प्रमाणे रु. 15,000/- मुद्रांक शुल्क व सेक्युरिटी प्रिमायसेस क्षेत्राचे मुल्य रु. 15,74,27,500/- वर अनुच्छेद 54(2)नुसार 0.3% प्रमाणे रु. 4,72,300/- मुद्रांक शुल्क असे एकूण रु. 7,48,05,250/- इतके मुद्रांक शुल्क भरण्यात आलेले असून दस्त दिनांक 11/05/2026 रोजी प्रमाणित करण्यात आलेला आहे. इतर माहिती व मिळकतीचे सविस्तर वर्णन दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 918, 919, 920, 921, 922, 926, 927, 928, 930 and 931A ;))
(5) क्षेत्रफळ	1) 17415.70 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे चेअरमन विश्वेश चव्हाण . वय:-62; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड न मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 2): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मॅनेजिंग कमिटी मेंबर सतोष तेंडले . वय:-57; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण सस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 3): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मॅनेजिंग कमिटी मेंबर मिलिंद प्रभु वय:-58; पत्ता प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 4): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मॅनेजिंग कमिटी मेंबर सदीप मोरे . वय:-58; पत्ता प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 5): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर प्रभाकर लोके वय:-63; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 6): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर विवेक गावकर . वय:-58; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 7): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर मधुकर सपकाळ . वय:-68; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 8): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर संजय गद्रे . वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 9): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे रीडेव्हलपमेंट कमिटी मेंबर मंदार विद्वांस . वय:-53; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 10): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे जनरल बॉडी मेंबर सुभाष सावंत . वय:-66; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड (पूर्व), रोड नं: मिठागर रोड, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A 11): नाव:-सचिन सहकारी गृहनिर्माण संस्था मर्यादित तर्फे जनरल बॉडी मेंबर राहुल पाटील . वय:-52; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सचिन सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: मुलुंड

	(पूर्व), [illegible] मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AABTS8188A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एवीटा कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे ऑथो. सिग्नेटरी संजय पांडे . वय:-52; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 1 ला मजला, ऑलीम्पीया विल्डिंग , ब्लॉक नं: सेन्ट्रल अवेन्यू, हिरानंदानी गार्डन्स , रोड नं: पवई, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AABCE7779C
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/05/2026
(10)दस्त नोंदणी केल्याचा दिनांक	12/05/2026
(11)अनुक्रमांक,खंड व पृष्ठ	11084/2026
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	74805250
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI COURT FEE Rs.20 TWENTY RUPEES MUMBAI

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील ADJ/IGR242/696/2026
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 13/05/2026) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक
मुंबई - २८

THE SEAL OF THE JOINT SUB-[illegible] MUMBAI

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR242/696/2026	-	74805250	SD		
2		DHC		0526116822909	12000	RF	0526116822909D	12/05/2026
3		eChallan		MH002369951202627E	30000	RF	0001339735202627	12/05/2026

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]