



MAHARASHTRA

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जिल्हा कोषागार कार्यालय, ठाणे

23 DEC 2021

पुढांक प्रमुख लिपीक / लिपीक

Sr No.: 28

Date: 26/4/23



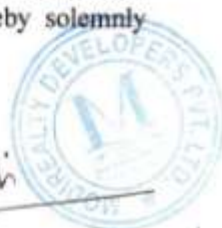
FORM 'B' [See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL RE JUL 2017 SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT-CUM-DECLARATION

I, Mr. Keshav Sunilkumar Modi, an adult of Mumbai Indian Inhabitant, the Director of M/s. Modirealty Developers Pvt Ltd., having my office at Prem Sagar, 57 Swastik Soc, NS Road No. 3, Juhu Scheme, Vile Parle (W), Mumbai 400056, Promoter of Project "Modirealty Ashvattha" do hereby solemnly declare and state as under:

Keshav Modi



प्राधिकरण २

20 DEC 2021

मुद्रांक विहीन नॉन-वॉटर अनुसंधान

विस्तार

प्रस्ताव प्रकाश

प्रस्ताव नॉन-वॉटर अनुसंधान अनुसंधान अनुसंधान

निष्कर्षकरीषे

Modi Realty Development Pvt. Ltd.

मुद्रांक विहीन नॉन-वॉटर अनुसंधान अनुसंधान अनुसंधान

प्रस्ताव प्रकाश

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प्रस्ताव नॉन-वॉटर अनुसंधान अनुसंधान अनुसंधान

प्रस्ताव नॉन-वॉटर अनुसंधान अनुसंधान अनुसंधान

मुद्रांक विहीन नॉन-वॉटर अनुसंधान अनुसंधान अनुसंधान

प्रस्ताव प्रकाश

20 DEC 2021

मुद्रांक विहीन नॉन-वॉटर अनुसंधान अनुसंधान अनुसंधान

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15 DEC 2021



प्रस्ताव नॉन-वॉटर अनुसंधान अनुसंधान अनुसंधान

प्रस्ताव नॉन-वॉटर अनुसंधान अनुसंधान अनुसंधान





1. I say that I am the Director of M/s. Modirealty Developers Pvt Ltd (hereinafter referred to as "**Promoters**") a Company registered under the provisions of Companies Act, 2013 and having its registered Office at 601, Prem Sagar, 57 Swastik Soc, NS Road No. 3, Juhu Scheme, Vile Parle (W), Mumbai 400056.
2. I say that The Society (hereinafter referred to as the "**Co-Promoter**") is absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of Plot of land admeasuring 1327.30 sq.mtrs or thereabout (Including Tit Bit Area) in the Shailendra Nagar layout of Maharashtra Housing and Area Development Authority (MHADA), bearing CTS Nos. 1665A (part) and 1663B (part) (as updated from old CTS No. 1663-A) forming part of Survey No. 181 of village Dahisar, Taluka Borivali in the Registration District of Mumbai City and Sub-District of Mumbai Suburban (therein and herein referred to as the "Plot"), together with building named "Building No. 4" (hereinafter referred to as "**the said Plot**") situate, lying, and being at 4, Shailendra Nagar, S.V. Road, Dahisar (East), Mumbai 400068.
3. I say that By a Development Agreement dated 29th July, 2022 ("Development Agreement") executed by and between the Society (as the 'Society') of the first part, Bhalchandra Ashokkumar Railkar & 39 Ors. (as the 'Members') of the second part and the Promoter herein (as the 'Developer') of the third part and registered with the Office of the Sub-Registrar of Assurances at Borivali No. 7 under Serial No. BRL-7/10738 of 2022, the Society with the consent and confirmation of Members granted development rights in respect of the Society's Property to the Promoter herein for the consideration and on the terms and conditions more particularly set out therein (since demolished) and to construct a new building on the said Plot) in accordance with the building rules and regulations and bye-laws of the Maharashtra Housing and Area Development Authority (hereinafter referred to as MHADA) / the Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") by utilizing FSI arising out of the Property and/or any other plot/plot of any other society within the layout, Tit Bit land, V P Quota, other layout benefits in any form and name as may be available be it compensatory FSI, fungible FSI, incentive FSI, pro rata layout FSI on payment of premium to MCGM/MHADA as per the provisions of the amended D.C. Regulations with the right to sell the remaining flats and other premises in the proposed New Building be constructed on the said Plot (Save and Except the Members flats agreed to be constructed free of cost in the said New Building) or otherwise subject to the terms of the Development Agreement and subsequent writings exchanged /executed between the Society and the Promoter.
4. Pursuant to the said Development, Promoters have got the building plans from MHADA and also other approvals, sanctioned permission may be required for construction of Building named as "Modirealty Ashvattha" comprising Stilt + 17 floors (hereinafter referred "the said New Building") said Intimation of Approval dated 5th April, 2023 bearing No. MH/EE/BP CELL/MHADA - 87 /1264/2023.
5. As per the terms of Development Agreement, the Promoters will be executing Individual Agreements with all the Members of the said society. The Society Members have vacated their respective premises and handed over possession of the same to Promoters for the purpose of demolition for redevelopment as contemplated in the Development Agreement and Addendum to the Development Agreement. List of their New respective areas allotted to the Members as per terms of the said Development Agreements and their respective Individual Agreement, together with Rent, Corpus, Brokerage and Shifting Charges due to be paid to them is annexed hereto as Annexure I.



6. Save except in Annexure "I", the Promoters became entitled to sell the remaining flats what popularly known "On Ownership basis", and allot remaining car parking's thereafter referred "the said Promoters Entitlement/Allocation") in favour of the prospective Purchaser/s/Allottee/s. The List of the Flats and their respective areas in the Promoters Entitlement/Allocation is set out in the Annexure, "II" hereto.

7. I say that as per the terms of the said Development Agreement 17 (Seventeen) nos. of Members of the Co-Promoter approached us and requested to sell them the additional area and merge the same with the Flat allotted to them. We have acceded to their request and will be selling them the additional area aggregating to 1853 sq.ft. from the said Promoters Entitlement for the consideration and on the terms and conditions set out therein. The List of the Members, the area agreed to be sold and the total consideration to be received from them is more particularly described in Annexure-"3" hereto.

8. I Say that, while constructing the said New Building, I propose to consume FSI of 11560.46 square meters out of which FSI of 8850.81 square meters has been currently sanctioned for consumption on the said plot as per IOA No. MH/EE/BP CELL/GM/MHADA-87/1264/2023 dated 5th April, 2023. Subject to receiving further approval from MHADA/Planning Authority/Aviation; I propose to consume the balance available FSI or any other FSI on the said plot which becomes available due to change in the DCP Regulation, 2034 or any such policy as may be available under the DCP Regulation, 2034 for construction and development of the Project;

9. The title of the Co-Promoter in respect of the said Plot and the Promoters title to develop the same is certified by M/s. Divya Shah Associates, Advocates & Solicitors as per Title Certificate dated 28th January, 2023.

Kishav Modi 10. The Promoters have also obtained Commencement Certificate bearing No. MH/EE/(BP)/GM/MHADA-87/1264/2023/CC/2/NEW dated 28th April, 2023 and are going to commence the construction of the said New Building.

11. Save and except the Flats to be allotted to the Members of the Co-Promoters as per the terms of the Development Agreement and as listed in Annexure "I" the Project land is free from encumbrances of any nature whatsoever.

12. I say that the project will be completed on or before 31.03.2027.

13. I say that seventy percent of the amounts to be realized hereinafter by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.

14. That the amount from the separate account shall be withdrawn in accordance with Rule 5.

15. That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit that the amounts collected for at particular project have been utilized for the project and the withdrawn has been in compliance with the proportion to the percentage of completion of the project.

16. That Promoter shall take all the pending approvals on time from the competent authorities.

17. That Promoter shall inform the authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules within seven days of the said changes occurring.
18. The Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
19. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment plot or building as the case may be.

For M/s Modirealty Developers Pvt. Ltd.

Keshav Modi

Mr. Keshav Modi

Director

Verification

The contents of my above affidavit)

Cum Declaration are true and correct)

And nothing materialistic has been)

Concealed by us.)

Verified by me at Mumbai on _____

For M/s Modirealty Developers Pvt. Ltd.

Keshav Modi

Mr. Keshav Modi

Director



28/7/22

J. P. TRIPATHI (M.A.L.L.B)
ADVOCATE HIGH COURTR
R/O, Abudal Aziz Chawli, 24,
Room No.4, L.B.S. Marg Navpada,
Kural (West), Mumbai-400070

BEFORE ME

S. B. Mustari
28/7/22

S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No.B/4, Sai Dham Hsg. Soc.,
Tilak Nagar, Sakinaka
Mumbai-400 072

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Handwritten notes and signatures at the top right of the page.



LIST OF INVENTORY - ANNEXURE - 1

Sr No	Name of the Member as per Society	Name of the Member as per MHADA	Old Flat / Shop No	New Flat / Shop No	Old Area	Free Area	Additional RERA Carpet Area (In sq.ft.)	Total New RERA Carpet Area (In sq.ft.)	Hardship Compensation		Alternate Accomodation Compensation		Shifting		Brokerage		Total	
									Paid	Balance	Paid	Balance	Paid	Balance	Paid	Balance	Paid	Balance
1	BHALCHANDRA A RAJIKAR	BHALCHANDRA A RAJIKAR	121	902/A	321.25	560	103	663	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
2	ISHWAR MAKWANA/DEVKA ISHWARBHAI MAKWANA	ISHWAR MAKWANA/DEVKA ISHWARBHAI MAKWANA	122	1006/B	321.25	560	86	646	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
3	VRJALAL HARJIVAN RANA	VRJALAL HARJIVAN RANA	123	1006/B	321.25	560	86	646	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
4	ABHILASH V PAWAR	ABHILASH V PAWAR	124	1005/B	321.25	560	101	661	2,50,000.00	2,50,000.00	36,195.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,26,895.00	8,76,580.00
5	SURESH MURARI KANASGREKAR	SURESH MURARI KANASGREKAR	125	405/B	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
6	SANTOSH ANANT GHAWALE	SANTOSH ANANT GHAWALE	126	206/B	321.25	560	0	560	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
7	SANGITA S CHINDARKAR	SANGITA S CHINDARKAR	127	1402/A	321.25	560	103	663	2,50,000.00	2,50,000.00	37,290.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,24,990.00	8,76,580.00
8	SAMPADA S PARAB/SANTOSH HONAJE PARAB	SAMPADA S PARAB/SANTOSH HONAJE PARAB	128	1205/B	321.25	560	101	661	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
9	RAMASWAMI LAKSHMINARAYAN HUF	RAMASWAMI LAKSHMINARAYAN HUF	129	102/A	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
10	RUPESH RATNAKAR ARAIKAR/RASHMI RAJESH ARAIKAR	RUPESH RATNAKAR ARAIKAR/RASHMI RAJESH ARAIKAR	130	406/B	321.25	560	0	560	2,50,000.00	2,50,000.00	31,540.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,19,740.00	8,76,580.00
11	ANUSIKHA D SAWANT	ANUSIKHA D SAWANT	131	706/B	321.25	560	0	560	2,50,000.00	2,50,000.00	31,405.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,19,105.00	8,76,580.00
12	NTESH SHARAD TAMBANE/RETESH SHARAD TAMBANE	NTESH SHARAD TAMBANE/RETESH SHARAD TAMBANE	132	402/A	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
13	SONALI S MORE/SUNIL J MORE	SONALI S MORE/SUNIL J MORE	133	1202/A	321.25	560	103	663	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
14	SMRUTI SUBODH PHATAK	SMRUTI SUBODH PHATAK	134	506/B	321.25	560	0	560	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
15	RAMESH GOPAL GAD	RAMESH GOPAL GAD	135	406/B	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
16	SADHANA S CHITNIS	SADHANA S CHITNIS	136	1706/B	321.25	560	86	646	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
17	UMA RAGHUNANDAN PAWAR	UMA RAGHUNANDAN PAWAR	137	1305/B	321.25	560	101	661	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
18	RAVINDRA MAHARAJESHWAR SAWANT	RAVINDRA MAHARAJESHWAR SAWANT	138	405/B	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
19	YOGESH NANDAKUMAR NIRGUDE	YOGESH NANDAKUMAR NIRGUDE	139	806/B	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
20	SULOCHANA GANGARAM SAWANT	SULOCHANA GANGARAM SAWANT	140	705/B	321.25	560	0	560	2,50,000.00	2,50,000.00	31,405.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,19,105.00	8,76,580.00
21	VASUDEO AKARAM PAWAR	VASUDEO AKARAM PAWAR	141	1305/B	321.25	560	101	661	2,50,000.00	2,50,000.00	36,195.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,26,895.00	8,76,580.00
22	KISHOR CHANDRAKANT MAHADIK	KISHOR CHANDRAKANT MAHADIK	142	205/B	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
23	SAWANT SANJAY BHAGWAN	SAWANT SANJAY BHAGWAN	143	305/B	321.25	560	0	560	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
24	SAROJINI LAXMAN WASAIKAR	SAROJINI LAXMAN WASAIKAR	144	1002/A	321.25	560	103	663	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
25	VAISHALI CHANDRAKANT KHEDEKAR	VAISHALI CHANDRAKANT KHEDEKAR	145	306/B	321.25	560	0	560	2,50,000.00	2,50,000.00	30,261.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,17,961.00	8,76,580.00
26	MANAJAR LAL	MANAJAR LAL	146	1015/B	321.25	560	0	560	2,50,000.00	2,50,000.00	37,929.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,25,629.00	8,76,580.00
27	DAMODAR KUSHA SANKHE	DAMODAR KUSHA SANKHE	147	202/A	321.25	560	0	560	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
28	VEENA VISHWAS RANE	VEENA VISHWAS RANE	148	702/A	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
29	DHORADA KAMLESH M	DHORADA KAMLESH M	149	502/A	321.25	560	0	560	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
30	NIRMALA D MALI	NIRMALA D MALI	150	1301/A	321.25	560	93	653	2,50,000.00	2,50,000.00	42,354.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,30,054.00	8,76,580.00
31	DHANESH RAUT	DHANESH RAUT	151	602/A	321.25	560	0	560	2,50,000.00	2,50,000.00	30,261.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,17,961.00	8,76,580.00
32	SUSHAMA YADUNATH DESALE	SUSHAMA YADUNATH DESALE	152	1192/A	321.25	560	103	663	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
33	SUNIL MAHADEO JATAPKAR/SAMEEDHA SUNIL JATAPKAR/SAGAR SUNIL JATAPKAR	SUNIL MAHADEO JATAPKAR/SAMEEDHA SUNIL JATAPKAR/SAGAR SUNIL JATAPKAR	153	1708/B	321.25	560	280	840	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
34	PUSHPALATA G NAIK	PUSHPALATA G NAIK	154	505/B	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
35	UTKARSH S KAKODKAR	UTKARSH S KAKODKAR	155	702/A	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
36	HARSHADA SAGAR GAWDE	HARSHADA SAGAR GAWDE	156	802/A	321.25	560	0	560	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
37	SANDHYA H PARAB	SANDHYA H PARAB	157	1405/B	321.25	560	101	661	2,50,000.00	2,50,000.00	43,618.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,318.00	8,76,580.00
38	YOGESH NANDAKUMAR NIRGUDE	YOGESH NANDAKUMAR NIRGUDE	158	805/B	321.25	560	0	560	2,50,000.00	2,50,000.00	44,250.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,31,950.00	8,76,580.00
39	ROHINI ARUN CHAVAN	ROHINI ARUN CHAVAN	159	1405/B	321.25	560	101	661	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
40	SMITA KRISHNA KUBAL	SMITA KRISHNA KUBAL	160	1705/B	321.25	560	101	661	2,50,000.00	2,50,000.00	35,400.00	6,07,110.00	20,000.00	-	17,700.00	19,470.00	3,23,100.00	8,76,580.00
TOTAL									1,00,00,000.00	1,00,00,000.00	15,44,957.00	5,42,84,000.00	8,00,000.00	-	7,00,000.00	5,76,800.00	1,40,52,957.00	1,50,63,200.00



Keshav Modi



LIST OF INVENTORY - ANNEXURE - II

Wing "A"

Sr. No.	Floor	Flat No.		Type	Member's Name	Rera Carpet Area (In Sq. Ft)
1	1	101		2BHK	Developer's Entitlement	653
2		102		2BHK	Member	560
		103			Society office	
3	2	201		2BHK	Developer's Entitlement	653
4		202		2BHK	Member	560
5		203		2BHK	Developer's Entitlement	651
6	3	301		2BHK	Developer's Entitlement	653
7		302		2BHK	Member	560
8		303		2BHK	Developer's Entitlement	651
9	4	401		2BHK	Developer's Entitlement	653
10		402		2BHK	Member	560
11		403		2BHK	Developer's Entitlement	651
12	5	501		2BHK	Developer's Entitlement	653
13		502		2BHK	Member	560
14		503		2BHK	Developer's Entitlement	651
15	6	601		2BHK	Developer's Entitlement	653
16		602		2BHK	Member	560
17		603		2BHK	Developer's Entitlement	651
18	7	701		2BHK	Developer's Entitlement	653
19		702		2BHK	Member	560
20		703		2BHK	Developer's Entitlement	651
21	8	801		2BHK	Developer's Entitlement	653
22		802		2BHK	Member	560
		803			Refugee	
23	9	901		2BHK	Developer's Entitlement	653
24		902		2BHK	Member	663
25		903		2BHK	Developer's Entitlement	651
26	10	1001		2BHK	Developer's Entitlement	653
27		1002		2BHK	Member	663
28		1003		2BHK	Developer's Entitlement	651
29	11	1101		2BHK	Member	653
30		1102		2BHK	Member	663
31		1103		2BHK	Developer's Entitlement	651
32	12	1201		2BHK	Developer's Entitlement	653
33		1202		2BHK	Member	663
34		1203		2BHK	Developer's Entitlement	651
35	13	1301		2BHK	Developer's Entitlement	653
36		1302		2BHK	Developer's Entitlement	663
37		1303		2BHK	Developer's Entitlement	651
38	14	1401		2BHK	Developer's Entitlement	653
39		1402		2BHK	Member	663
40		1403		2BHK	Developer's Entitlement	651
41	15	1501		2BHK	Developer's Entitlement	653
42		1502		3BHK	Developer's Entitlement	841
		1503			Refugee	
43	16	1601		2BHK	Developer's Entitlement	653
44		1602		2BHK	Developer's Entitlement	663
45		1603		2BHK	Developer's Entitlement	651
46	17	1701		2BHK	Developer's Entitlement	653
47		1702		2BHK	Developer's Entitlement	663
		1703		2BHK	Developer's Entitlement	651
TOTAL						30840

Wing "B"

Sr. No.	Floor	Flat No.	Type	Member's Name	Rera Carpet Area (In Sq. Ft)
	1	101		Parking	
1		102	2BHK	Member	560
2		103	2BHK	Developer's Entitlement	563
3		104	2BHK	Developer's Entitlement	550
4		105	3BHK	Developer's Entitlement	841
		106		Parking	
5	2	201		Parking	
6		202	2BHK	Member	560
7		203	2BHK	Member	560
8		204	2BHK	Developer's Entitlement	550
		205	3BHK	Developer's Entitlement	841
		206		Parking	
9	3	301		Parking	
10		302	2BHK	Member	560
11		303	2BHK	Member	560
		304	2BHK	Developer's Entitlement	550
12		305	3BHK	Developer's Entitlement	841
		306		Parking	



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13	4	401		1BHK	Developer's Entitlement	424
14		402		2BHK	Member	560
15		403		2BHK	Member	560
16		404		2BHK	Developer's Entitlement	550
17		405		3BHK	Developer's Entitlement	841
18		406		1BHK	Developer's Entitlement	421
19	5	501		1BHK	Developer's Entitlement	424
20		502		2BHK	Member	560
21		503		2BHK	Member	560
22		504		2BHK	Developer's Entitlement	550
23		505		3BHK	Developer's Entitlement	841
24		506		1BHK	Developer's Entitlement	421
25	6	601		1BHK	Developer's Entitlement	424
26		602		2BHK	Member	560
27		603		2BHK	Member	560
28		604		2BHK	Developer's Entitlement	550
29		605		3BHK	Developer's Entitlement	841
30		606		1BHK	Developer's Entitlement	421
31	7	701		1BHK	Developer's Entitlement	424
32		702		2BHK	Member	560
33		703		2BHK	Member	560
34		704		2BHK	Developer's Entitlement	550
35		705		3BHK	Developer's Entitlement	841
36		706		1BHK	Developer's Entitlement	421
	8	801			Refuge	
37		802		2BHK	Member	560
38		803		2BHK	Member	560
39		804		2BHK	Developer's Entitlement	550
40		805		3BHK	Developer's Entitlement	841
		806			Refuge	
41	9	901		1BHK	Developer's Entitlement	424
42		902		2BHK	Developer's Entitlement	661
43		903		2BHK	Developer's Entitlement	646
44		904		2BHK	Developer's Entitlement	550
45		905		3BHK	Developer's Entitlement	841
46		906		1BHK	Developer's Entitlement	421
47	10	1001		1BHK	Developer's Entitlement	424
48		1002		2BHK	Member	661
49		1003		2BHK	Member	646
50		1004		2BHK	Developer's Entitlement	550
51		1005		3BHK	Developer's Entitlement	841
52		1006		1BHK	Developer's Entitlement	421
53	11	1101		1BHK	Developer's Entitlement	424
54		1102		2BHK	Member	661
55		1103		2BHK	Developer's Entitlement	646
56		1104		2BHK	Developer's Entitlement	550
57		1105		3BHK	Developer's Entitlement	841
58		1106		1BHK	Developer's Entitlement	421
59	12	1201		1BHK	Developer's Entitlement	424
60		1202		2BHK	Member	661
61		1203		2BHK	Developer's Entitlement	646
62		1204		2BHK	Developer's Entitlement	550
63		1205		3BHK	Developer's Entitlement	841
64		1206		1BHK	Developer's Entitlement	421
65	13	1301		1BHK	Developer's Entitlement	424
66		1302		2BHK	Member	661
67		1303		2BHK	Developer's Entitlement	646
68		1304		2BHK	Developer's Entitlement	550
69		1305		3BHK	Developer's Entitlement	841
70		1306		1BHK	Developer's Entitlement	421
71	14	1401		1BHK	Developer's Entitlement	424
72		1402		2BHK	Member	661
73		1403		2BHK	Developer's Entitlement	646
74		1404		2BHK	Developer's Entitlement	550
75		1405		3BHK	Developer's Entitlement	841
76		1406		1BHK	Developer's Entitlement	421
77	15	1501		1BHK	Developer's Entitlement	424
		1502			Refuge	
78		1503		2BHK	Developer's Entitlement	646
79		1504		2BHK	Developer's Entitlement	550
80		1505		3BHK	Developer's Entitlement	841
81		1506		1BHK	Developer's Entitlement	421
82	16	1601		1BHK	Developer's Entitlement	424
83		1602		2BHK	Member	661
84		1603		2BHK	Member	646
85		1604		2BHK	Developer's Entitlement	550
86		1605		3BHK	Developer's Entitlement	841
87		1606		1BHK	Developer's Entitlement	421
88	17	1701		1BHK	Developer's Entitlement	424
89		1702		2BHK	Member	661
90		1703		2BHK	Member	646
91		1704		2BHK	Developer's Entitlement	550
92		1705		3BHK	Member	841
93		1706		1BHK	Developer's Entitlement	421
TOTAL						54697
TOTAL						85537



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LIST OF MEMBERS PURCHASED ADDITIONAL AREA - ANNEXURE - III

Sr No.	Name of the Member as per Society	Name of the Member as per MHADA	Old Flat / Shop No	New Flat No.	Old Area	New Area	Additional RERA Carpet Area (In sq.ft.)	Additional RERA Carpet Area (In sq.mtr.)	Total New Area	Agreement Value	Rate per Sq.ft	Other Charges	GST	Total	Received	Balance
1	BHALCHANDRA A RAILKAR	BHALCHANDRA A RAILKAR	121	A 902	321.25	560	103	9.57	663	₹ 15,40,880	₹ 14,960	₹ 4,93,082	₹ 96,305	₹ 21,30,267	₹ 1,92,610.00	₹ 19,37,656.60
2	ISHWAR MAKWANA/DEVIKA ISHWARSHAI MAKWANA	ISHWAR MAKWANA/DEVIKA ISHWARSHAI MAKWANA	122	B 1603	321.25	560	86	7.99	646	₹ 12,86,560	₹ 14,960	₹ 4,09,829	₹ 80,410	₹ 17,76,799	₹ 1,62,690.00	₹ 16,14,109.20
3	VRAJULAL HARIIVAN RANA	VRAJULAL HARIIVAN RANA	123	B 1002	321.25	560	101	9.38	661	₹ 15,10,960	₹ 14,960	₹ 4,83,507	₹ 94,435	₹ 20,88,902	₹ 1,88,870.00	₹ 19,00,032.20
4	ABHILASH V PAWAR	ABHILASH V PAWAR	124	A 1402	321.25	560	103	9.57	663	₹ 15,40,880	₹ 14,960	₹ 4,96,822	₹ 96,305	₹ 21,34,007	₹ 1,88,870.00	₹ 19,45,136.60
5	SANGITA S CHINDARKAR	SANGITA S CHINDARKAR	127	B 1202	321.25	560	101	9.38	661	₹ 15,10,960	₹ 14,960	₹ 4,83,507	₹ 94,435	₹ 20,88,902	₹ 1,88,870.00	₹ 19,00,032.20
6	SAMPADA S PARAB/SANTOSH HONAJI PARAB	SAMPADA S PARAB/SANTOSH HONAJI PARAB	128	A 1202	321.25	560	103	9.57	663	₹ 15,40,880	₹ 14,960	₹ 4,93,082	₹ 96,305	₹ 21,30,267	₹ 1,92,610.00	₹ 19,37,656.60
7	SONALI S MORE/SUNIL J MORE	SONALI S MORE/SUNIL J MORE	133	B 1703	321.25	560	86	7.99	646	₹ 12,86,560	₹ 14,960	₹ 4,09,829	₹ 80,410	₹ 17,76,799	₹ 1,62,690.00	₹ 16,14,109.20
8	SADHANA S CHITNIS	SADHANA S CHITNIS	136	B 1302	321.25	560	101	9.38	661	₹ 15,10,960	₹ 14,960	₹ 4,83,507	₹ 94,435	₹ 20,88,902	₹ 1,88,870.00	₹ 19,00,032.20
9	UMA RAGHUNANDAN PAWAR	UMA RAGHUNANDAN PAWAR	137	B 1102	321.25	560	101	9.38	661	₹ 15,10,960	₹ 14,960	₹ 4,83,507	₹ 94,435	₹ 20,88,902	₹ 1,88,870.00	₹ 19,00,032.20
10	VASUDEO AKARAM PAWAR	VASUDEO AKARAM PAWAR	141	A 1002	321.25	560	103	9.57	663	₹ 15,40,880	₹ 14,960	₹ 4,93,082	₹ 96,305	₹ 21,30,267	₹ 1,92,610.00	₹ 19,37,656.60
11	SAROJINI LAXMAN WASAIKAR	SAROJINI LAXMAN WASAIKAR	144	A 1101	321.25	560	93	8.64	653	₹ 13,91,280	₹ 14,960	₹ 4,33,990	₹ 86,955	₹ 19,12,225	₹ 1,85,130.00	₹ 17,27,094.60
12	NIRMALA D MALI	NIRMALA D MALI	150	A 1102	321.25	560	103	9.57	663	₹ 15,40,880	₹ 14,960	₹ 4,93,082	₹ 96,305	₹ 21,30,267	₹ 1,92,610.00	₹ 19,37,656.60
13	SUSHAMA YADUNATH DESALE	SUSHAMA YADUNATH DESALE	152	B 1705	321.25	560	281	26.11	841	₹ 42,03,760	₹ 14,960	₹ 13,35,036	₹ 2,61,800	₹ 58,00,596	₹ 5,23,600.00	₹ 52,76,995.60
14	SUNIL MAHADEO JAITAPKAR/SAMEEDHA SUNIL JAITAPKAR/SAGAR SUNIL JAITAPKAR	SUNIL MAHADEO JAITAPKAR/SAMEEDHA SUNIL JAITAPKAR/SAGAR SUNIL JAITAPKAR	153	B 1402	321.25	560	101	9.38	661	₹ 15,10,960	₹ 14,960	₹ 4,83,507	₹ 94,435	₹ 20,88,902	₹ 1,88,870.00	₹ 19,00,032.20
15	SANDHYA H PARAB	SANDHYA H PARAB	157	B 1602	321.25	560	101	9.38	661	₹ 15,10,960	₹ 14,960	₹ 4,83,507	₹ 94,435	₹ 20,88,902	₹ 1,88,870.00	₹ 19,00,032.20
16	ROHINI ARUN CHAVAN	ROHINI ARUN CHAVAN	159	B 1702	321.25	560	101	9.38	661	₹ 15,10,960	₹ 14,960	₹ 4,83,507	₹ 94,435	₹ 20,88,902	₹ 1,88,870.00	₹ 19,00,032.20
17	SMITA KRISHNA KUBAL	SMITA KRISHNA KUBAL	160	B 1003	321.25	560	86	7.99	646	₹ 12,86,560	₹ 14,960	₹ 4,09,829	₹ 80,410	₹ 17,76,799	₹ 1,62,690.00	₹ 16,14,109.20
							1854	172.24	11,374.00	2,77,35,840.00	2,54,320.00	88,52,211.20	17,32,555.00	3,83,20,606.20	34,78,200.00	3,48,42,406.20

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