

14879567

Received: October 12, 2021

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पावती

Original/Duplicate

नोदणी क्र. 39म

Regn. 39M

पावती क्र. 10268 दिनांक: 12/10/2021

मावळे नाथ एकादर

पं.स.वि.अधी अनुक्रमांक: परत-3-9567-1021

पं.स.वि.अधी प्रकार: सप्लीमेंट्री ऑर्डर

मावळे साह्याबाचे नाव: मे. एस. अरपी रिपस्टर्स प्रा. लि. ये स्यातक जहासकुमार शाहीरात पटेल

नोदणी धी

दस्त ह्याबाबा धी

पुण्याची राख्या: 102

रु. 30000.00

रु. 7240.00

एकूण:

रु. 37240.00

मावळे मुल्य: रु. 22720000/-

नोदणी रु. 45013000/-

पारितो मुद्रांक शुल्क: रु. 2250650/-

सह दुय्यम निबंधक, बोरिवली क्र. 3,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DMHC रकम: रु. 2000/-

पं.स.वि.अधी/पं.स.वि.अधी क्रमांक: 1210202105528 दिनांक: 12/10/2021

देयके नाव व पत्ता:

2) देयकाचा प्रकार: DMHC रकम: रु. 2000/-

पं.स.वि.अधी/पं.स.वि.अधी क्रमांक: 1210202105446 दिनांक: 12/10/2021

देयके नाव व पत्ता:

3) देयकाचा प्रकार: DMHC रकम: रु. 1240/-

पं.स.वि.अधी/पं.स.वि.अधी क्रमांक: 1210202105800 दिनांक: 12/10/2021

देयके नाव व पत्ता:

4) देयकाचा प्रकार: DMHC रकम: रु. 2000/-

पं.स.वि.अधी/पं.स.वि.अधी क्रमांक: 1210202105701 दिनांक: 12/10/2021

देयके नाव व पत्ता:

5) देयकाचा प्रकार: eChallan रकम: रु. 300000/-

पं.स.वि.अधी/पं.स.वि.अधी क्रमांक: MH007388682202122E दिनांक: 12/10/2021

देयके नाव व पत्ता:

मुल दस्त परत

मेल्याचा दिनांक: 13 OCT 2021

10/12/2021



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

Receipt of Document Handling Charges

PRN 1210202105446

Receipt Date 12/10/2021

Received from SRP REALTORS PVT LTD, Mobile number 8879253559, an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered on Document No. 9567 dated 12/10/2021 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name PUNB

Payment Date 12/10/2021

Bank CN 10004152021101203863

REF No. 5065863171

Deface No 1210202105446D

Deface Date 12/10/2021

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



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

Receipt of Document Handling Charges

PRN 1210202105701

Receipt Date 12/10/2021

Received from SRP REALTORS PVT LTD, Mobile number 8879253559, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9567 dated 12/10/2021 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name PUNB

Payment Date 12/10/2021

Bank CN 10004152021101204088

REF No. 5065864288

Deface No 1210202105701D

Deface Date 12/10/2021

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



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

Receipt of Document Handling Charges

PRN 1210202105535 Receipt Date 12/10/2021

Received from SRP REALTORS PVT LTD, Mobile number 8879253559, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9567 dated 12/10/2021 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name PUNB	Payment Date 12/10/2021
Bank CIN 10004152021101203943	REF No. 5065863587
Deface No 1210202105535D	Deface Date 12/10/2021

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



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

Receipt of Document Handling Charges

PRN 1210202105800

Receipt Date 12/10/2021

Received from SRP REALTORS PVT LTD, Mobile number 8879253559, an amount of Rs.1240/-, towards Document Handling Charges for the Document to be registered on Document No. 9567 dated 12/10/2021 at the Sub Registrar office Joint S.R, Borivali 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 1240

DEFACED

Payment Details

Bank Name PUNB

Payment Date 12/10/2021

Bank CIFI 10004152021101204186

REF No. 5065864774

Deface No 12102021058000

Deface Date 12/10/2021

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



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CHALLAN
MTR Form Number-6



GRN: 14007385622021020	BARCODE: 51011100001100000000000000000000	Date: 12/10/2021-11:01:19	Form ID:
Department: Registrar General Of Registration		Payer Details	
Registration Fee		TAX ID / TAN (If Any)	
Type of Payment: Ordinary Collection (GR)		PAH No. (If Applicable)	
Office Name: BRLS, IT SUB REGISTRAR BORIVALI 3	Full Name:	SRP REALTORS PVT LTD	
Location: MUMBAI	Full Block No.	S NO 176 AND 177 PLOT NO 61 RAJENDRA	
Year: 2021-2027 One Time	Premises/Building:	VILLA	

Account Head Details	Amount In Rs.	Road/Street	CTS NO 2686 AND ORS
0000000001 - Amount of Tax:	30000.00	Area/Locality	VILLAGE EKSAH MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 6

Remarks (If Any)

Owner/Party Name: RAJENDRA VILLA CHSL

Amount in Words: Thirty Thousand Rupees Only

Total: 30,000.00

Payment Details: BANK OF BARODA

FOR USE IN RECEIVING BANK

Cheque/DD Details		Bank CIN	Ref. No.	120502942021101200000	1257954825
Cheque/DD No.		Bank Date	Ref Date	12/10/2021-11:02:09	Not Verified with RBI
Name of Bank		Bank Branch	BANK OF BARODA - 31		
Name of Branch		Scrub No. - Date	Verified with Scrub: 2021-10-12		

Department ID

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

Mobile No. 982053669
2021

Challan Detached Details

Sl. No.	Remarks	Detachment No.	Detachment Date	Userid	Detachment Amount
1	15-368-3587	000351368202102	12/10/2021-17:41:48	IGR182	30000.00

mm out

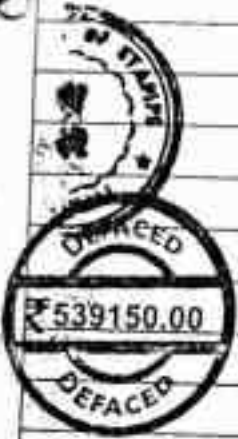


CHALLAN
MTR Form Number-6



CRM	MS00000000000000000000	BARCODE	0110102021141831	Date	01/10/2021-14:18:31	Form ID
Department			Inspector General Of Registration			
Type of Payment			Non-Judicial Stamp			
Office Name			CSE, COLLECTOR OF STAMPS (DRIVAI)			
Location			MUMBAI			
Year			2021-2022 One Time			
Full Name			GRP REALTOR PVT LTD			
Flat/Block No.			S NO 176 AND 177 PLOT NO 01 RAJENDRA			
Premises/Building			VILLA			

Account Head Details	Amount in Rs.	Road/Street	CTS NO 2686 AND ORS	
0030050801 - Amount of Tax	539150.00	Area/Locality	VILLAGE EKAR MUMBAI	
		Town/City/District		
		Pin	400006	
		Remarks (If Any)	ID: 1100002/43/2021	
		Amount in Words	Five Lakhs and one thousand One Hundred Fifty Rupees Only	
Total	5,39,150.00			
Payment Details		FOR USE IN RECEIVING BANK		
BANK OF BARODA		Bank CIN	Ref. No.	02003942021100100580
Cheque/DD Details		Bank Date	RBI Date	01/10/2021-14:18:31
Cheque/DD No.		Bank Branch	BANK OF BARODA	
Name of Bank		Serial No. / Date	1. 04/10/2021	
Name of Branch				



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Department ID
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
असा चालन केवळ उपर्युक्त विवरण कळविण्यात येलेली कार्यालयात देण्यासाठी लागू आहे. नोंदवही व कार्यालयात देण्यासाठी खर गरज नाही.
Mobile No. : 8879253059

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1		00033828302122	01/10/2021-14:03:07	IGR242	539150.00

Defaced by me

Punam Fate
(Clerk)



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GRN: M400738682002123E	Amount: 30,000.00	Bank: BANK OF BARODA	Date: 12/10/2021-11:07:19	Total Disbursement Amount	30,000.00
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GN: MH006985163202122E Amount: 5,39,150.00

Bank: BANK OF BARODA

Date: 01/10/2021-14:18:31

Total Disbursement Amount

5,39,150.00



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मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

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

क्र.अभि/अतिम आदेश/ 6133/21

दिनांक -
06 OCT 2021

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100902/743/2021 अन्वये पक्षकार M/s. SRP Realtors Private Limited यांनी दिनांक 24/09/2021 रोजी Supplemental Agreement या संज्ञेस अभिनिर्णयकारिता सादर केलेला आहे. सदर संज्ञेसामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of Execution	Unexecuted
Type of Document	Supplemental Agreement
The Society	Rajendra Villa Co-operative Housing Society Limited
The Developers	M/s. SRP Realtors Private Limited
Principal of Development Agreement	क्र.7/9672/2014 दिनांक - 28/11/2014 Paid Stamp Duty - Rs. 17,11,500/-
Village	Eksar
CTS No.	Survey No. 176 and 177, Plot No. 61 and CTS No. and 2686/1 to 2686/6
Total Member	17 Flat Members
Plot Area	514.71 sq.mtrs
Society Registration No.	80M/WR/HSG/TC/8804/1994-95 Dated - 29/10/1994
Zone 2021-22	87/400 Village - Eksar
Rate per sq.mtr	नरल - 31
Land Rate	Rs. 46,880/-
Residential Rate	Rs. 1,03,610/-
Const. Cost	Rs. 30,250/-
Completion period	24 months + 6 Months Grace Period
DP Remark	Ch.E./DP/30202104111319829/R/C/2021/111319835 Dated - 28/04/2021

अभिनिर्णयकारिता सादर केलेला दस्त हा Supplemental Agreement या प्रकारचा असून सदरील मिळकतीचा मूळ विकास करानामा दस्त क्र.7/9672/2014 दि. 28/11/2014 अन्वये नोंदणीकृत झालेला आहे. सदर दस्ताचे मूल्यांकन करून जास्तीच्या बाजारमूल्यावर रु. 17,11,500/- इतके मुद्रांक शुल्क वसूल करण्यात आले आहे.

आता सदर केलेल्या दस्तातील मातमागचे एकूण क्षेत्र 514.71 चौ.मी. आहे. सदर मिळकतीमध्ये एकूण 17 सभासद आहेत. सदर दस्तात नगद केवळानुसार एकूण 17 सभासदांच्या साम्यातील मूळ क्षेत्र 9695.00 चौ.फूट कारपेट म्हणजेच 1081.23 चौ.मी. विन्टअप असून या क्षेत्राच्या बटल्यात विकासक रहीबासी सभासदांना दस्तासोबत सादर केलेल्या सभासदांच्या यादीनुसार नविन क्षेत्र 13222.96 चौ.फूट कारपेट म्हणजेच 1351.79 चौ.मी. RERA विन्टअप नविन इमारतीमध्ये देणेत येत आहे. हे क्षेत्र मूळ क्षेत्राच्या बाटीव 35% सर्वोदित असल्याने उमावजरावणी सूचना क्र. 21(ब)(X) लागू होत नाही. या शिवाय

दस्तावेज नमूद केल्यानुसार रहिवासी सभासदांना भाडे, योकरेज, Hardship Fund, Transportation Charges, पार्किंग असा सदरणा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. सदर मिळकतीस डी.पी. रिमार्क नुसार 9.00 मी. रुंदीचा विकास रस्ता उपलब्ध होत असल्याने सदर मिळकत क्षेत्रात रोड विद्युत टि.डी.आर नियम 2034 नुसार अनुमोदित होत नाही म्हणजेच सदर मिळकत क्षेत्रात 35 टक्के देय फ्लोरिबल FSI सहीत 2.70 घटई निर्देशांक अनुमोदित होत आहे. सदर मिळकतीचा विकास RERA नियमानुसार होणार असल्याने विन्टअप क्षेत्र अंगलबजावणी सूचना क्र. 5 नुसार घेणेत येत आहे.

या Supplementary Development Agreement मधील वाढीव बाबी खालीलप्रमाणे -

- 1) मूळ विकासक कारारनामा दस्तावेजाचे विकासक सोसायटी सभासदांना त्यांचे मूळ कारपेट क्षेत्रावर 51% वाढीव क्षेत्र देणार होते ते या दस्तानुसार कमी करून 28% वाढीव बांधकाम देणार आहेत.
- 2) मूळ विकास कारारनामा दस्तावेजाचे विकासक सोसायटी सभासदांना रु. 1,00,00,000/- बँक गॅरंटी म्हणून देणार होते ते या दस्तानुसार रद्द करण्यात आली आहे.

वरील Development Agreement मधील बाबी व नविन नियम 2034 मधील तरतुदी विचारात घेऊन सदर केलेल्या Supplementary Development Agreement चे वाढीव बाबी विचारात घेऊन

सुद्धा मूल्यांकन करण्यात आलेले Agreement (24 Months + 6 Months Grace Period)					
ADJ-743-2021	Land	Flat	Office	Shop	Const. Cost
2021-22	46,880	1,03,610			30,250
Zone - Eksar	87/400				
Total Plot Area	514.71	sq.mtrs			
Existing area		5787.00	645.39		
Society Members	17				
28% Additional New Area (RERA) (Page No. 4, Para No. 2(i))		7407.36	757.26		
Permissible Area	514.71	x	2.70	=	1389.72
Permissible / Permitted Type of FSI	Area in Sq.mtr	% Land Base	% Multiplication	= Total Value of Rs.	
Existing Basic	514.71	46,880		2,41,29,603	
Available TDR	514.71	46,880	0.50	1,20,64,802	
Fungible FSI (514.71 + 514.71 = 1029.42 sq.mtrs) (1029.42 x 0.35 = 360.30 sq.mtrs)	1,029.42	360.30			
Free Fungible (on existing area) (645.39 x 0.35 = 225.89)	225.89	46,880	1.00	1,05,89,565	
Charging Premium (360.30 - 225.89 = 134.41)	134.41	46,880	0.50	31,50,579	
Total				4,99,34,551	

वरील - 3/

2022

Average Rate	Total Value/total area	35931.45		
Market Value I	Balance Area * Average Rate			
(Balance Area = Total permissible area - New area given to Society members)				
1,389.72	757.26	=	632.46	sq.mtrs
	Balance Area * Average Rate			
	632.46	35931.45		2,22,25,171
Value of Developers area is Market Value is i.e. Rs				2,22,26,000
Market Value				
Consideration				
1. New area given to Society members	757.26	30250	1.05	Amount in Rs. 24052407
2. Corpus Fund (DA, Page No. 5, Para No. ii)	5787.00	1008		33296
3. Rent (DA, Page No. 6 Para No. i) For First 24 Months	5787.00	54	24	7709952
4. Brokerage (DA, Page No. 6 Para No. ii) For First Term	5787.00	54	1	312498
5. Transportation Charges (DA, Page No. 6 Para No. iii)	5787.00	25	1	144675
6. Car Parking	13.75	17	30,250	0.25
6. Common Facilities (Society office, toilet, W.cabin) (72.30+3+4.64=29.95)	29.95	30250		17,67,734
7. Development charges (2%)	757.26	46,880	0.02	9,05,988
8. Infrastructure Charges	757.26	5,000		7,10,005
				37,86,290
			Consideration	Total
				4,50,12,845
				i.e. Rs. 4,50,13,000

वरील घराणे दस्तावील मिळवलीये मोबदलामुल्य रक्कम रु. 4,50,13,000/- हे बाजारमुल्य रक्कम रु. 2,27,26,000/- पेक्षा जास्त असल्याने जास्तीच्या मोबदलामुल्य रक्कम रु. 4,50,13,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

मोबदलामुल्य (रु.)	अनुच्छेद	देय मु.शु. (रु.)	दस्त क्र. बरल-7/9672/2014 दि. 28/11/2014 वर भरलेल्या मुद्रांक शुल्काची प्रमाणित रक्कम रु.	एकूण देय मु.शु. (रु.)
4,50,13,000/-	5(g-a)	22,50,650/-	17,11,500/-	
एकूण		22,50,650/-	17,11,500/-	वरल 8,30,150/-

अंतिम आदेश

2022

- अभिनिर्णयाकरीता सादर केलेल्या संवेष्टेत महाराष्ट्र मुद्रांक अधिनियम-1958 च्या अनुसूची 1 मधील अनुच्छेद 5(g-a) नुसार मुद्रांक शुल्क रु. 5,39,150/- देय असल्याबाबत जा.क्र.अभि/आदेश/5835/2021 दिनांक. 30/09/2021 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसक्त मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी क्वन दिनांक. 04/10/2021 रोजी विरहित केलेल्या चव्हात क्र. MH006995163202122E बकन दिसून येत

असल्याने दिनांक. 30/09/2021 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

2. प्रस्तुत प्रकरणात पक्षकारांचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बॉरीवली हे जबाबदार राहणार नाहीत.
3. एकूण पाने 1 ते 320 आहेत. दस्तावीज नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्तावा भाग बनविण्यात येत आहे.



Udas
(वैशाली पट्टाण)
मुद्रांक जिल्हाधिकारी, बॉरीवली.

प्रति	M/s. SRP Realtors Private Limited
पत्ता	701, Gurukrupa House, Daulat Nagar Road No. 9, Borivali (East), Mumbai - 400 066.
प्रत	सह दुपयम निबंधक बॉरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9



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Office of the
Collector of Stamps
Case No. Adj. 2412/2021
Date 24.10.2021

MH0069951632021226

Received from Shri. S.P. Ramesh PVR Ltd

residing at
stamp duty of Rs. 1539.1500/-

old document No. Dated 2.11.2021
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 1539.1500/-
with which this instrument is chargeable has
been paid and the whole of Rs. 559.43
of value.

This certificate is subject to the provisions
of section 33-A of Bombay Stamp Act 1958.
Place: Borivoli.

Date: 06 OCT 2021
Collector of Stamps
Borivoli



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2021		

SUPPLEMENTAL AGREEMENT

THIS SUPPLEMENTAL AGREEMENT is made at Mumbai this
12th day of October 2021 in the Christian Year Two Thousand Twenty
one

Under S. 30(b)

Between

Shri
M. S. Ramesh

RAJENDRA VILLA CO-OPERATIVE HOUSING SOCIETY
LTD., a Society registered under the Maharashtra Co-operative
Societies Act, 1960 and Rules framed thereunder having Registration
No. BOM/WR/HSG/TC/8804 Year 1994-95 dated 29.10.1994, having
its office at Plot No.61, Road No.7, Daulat Nagar, Borivoli (East),
Mumbai 400 066, presented by and through its Chairman Shri

Certificate

proper S.D. to be read as Rs. 205050/- of which S.D. Rs. 1211500/-
paid principal 'Agreement of Development' register under S. 30(b)
of 1958/2021 at 24.11.2021 being denied by under Sec-16
of Maharashtra Stamp Act in the present document hence
Balance S.D. Rs. 559.43/- is covered as per certificate proposed
herein.



Shri
मुद्रांक निदेशाधिकारी, बोरीवली

राजेंद्र विला को-ऑपरेटिव हाउसिंग सोसायटी लि. यांच्या वतीने
महाराष्ट्र को-ऑपरेटिव सोसायटी अधिनियम, १९६० च्या तरतुदीनुसार
होम्लेन्ड डेव्हलपमेंट एग्रीमेंट यादीत नोंद घेतल्या जाणाऱ्या
पत्रावर १२ दिवसांच्या मर्यादेत १२ दिवसांच्या मर्यादेत
१२ दिवसांच्या मर्यादेत १२ दिवसांच्या मर्यादेत

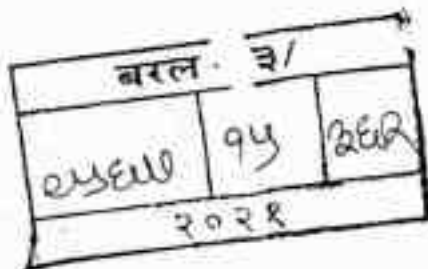
Mafatlal Choudhary, Secretary Shri Umang S. Doshi & Treasurer Shri Manish H. Deora, all residing at Mumbai, hereinafter referred to as "THE SOCIETY" (which expression shall unless it be repugnant to the context or meaning thereof and deemed to mean and include its successors in office, and permitted assigns) **ONE PART:**

A N D

M/S. SRP REALTORS PRIVATE LIMITED, a Private Limited company registered under the Companies Act 1956 having its registered office at 701, Gurukrupa House, Daulat Nagar Road No. 9, Borivali (East), Mumbai 400 066, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include the said company and its successors in title) of the **OTHER PART:**

WHEREAS:

- a) That Agreement of Development dated 28th day of November, 2014 (hereinafter referred to as the "said Development-agreement") registered before the Sub-Registrar of Assurances vide Sr.No.BRL7-9672-2014 Dated 28/11/2014 made enter into between the said society Rajendra Villa Co-operative Housing Society Ltd., therein called as "The Society" of the One Part and **M/S. SRP REALTORS PRIVATE LIMITED**., therein also



called as "The Developers" of the Other Part, the said society given the development rights of its property to the Developers herein which is more particularly described in the schedule hereunder written (hereinafter referred to as "the said Property"), by demolishing the existing building and constructing new building on the said Property on the terms and conditions mentioned therein;

- b) After the execution of the said Development Agreement the parties hereto have negotiated the terms and conditions of the said Development Agreement in various meetings held between the Developers with the Managing Committee of the said Society due to the change in the market conditions and rules and regulations.
- c) As per the resolutions passed in the General Body meeting of the said Society held on 03.01.2021 the parties hereto are desirous of amending and altering certain terms and conditions of the said Development Agreement in the manner hereinafter appearing. The copy of the said Resolution passed in General Body meeting of the said society is annexed hereto as Annexure "A".
- d) The parties hereto have now agreed to execute this Supplemental Agreement;



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NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY
AGREED AND DECLARED BY THE PARTIES THAT:

1. The parties hereto do and each of them doth hereby confirm that by the said Development Agreement, the society granted development rights in respect of the said property in favour of the Developers and confirm that the same is valid, subsisting and in full force with modified terms as stated herein in these presents.

2. It is agreed by and between the parties that :

- i) The Developers shall now provide in all 28% additional extra carpet area, free of cost on the existing carpet area to the existing members of the society. The new area of the existing members is annexed hereto and marked as Annexure "B".
- ii) If any member/s is desirous of purchasing additional area same shall be provided at the rate of Rs.25,000/- per sq.ft. of carpet and the Stamp duty, registration charges, GST and any other charges or fees in respect of the additional area to be purchased by the Member/s shall be paid by such Member/s. In case if there is additional area in the flat due to planning constraint then the rate per sq.ft. Of such variation extra area shall be Rs. 20,000/- per sq.ft carpet and the Stamp duty, registration charges, GST

Underlying to D.D. No.

[Handwritten signature]
annexed



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and any other charges or fees in respect of the additional variation area to be purchased by the Member/s shall be paid by such Member/s to the Developer after the IOD.

- iii) GST of old and new flat will be paid by the Members at the time of execution of Permanent Alternate Accommodation Agreement. GST is to be paid by the members at the Rate of 5% of the ready reckoner valuation or as per the statutory rules prescribed as on date of execution of Permanent Alternate Accommodation Agreement. Individual receipt to all the members of GST payment will be given by SRP Realtors Pvt. Ltd.
- iv) As per Agreement of Development dated 28th day of November, 2014 registered before the Sub-Registrar of Assurances vide Sr.No.BRL7-9672-2014 Dated 28/11/2014 made enter into between Rajendra Villa Co-operative Housing Society Ltd., and M/S. SRP REALTORS PRIVATE LIMITED., clause no 35 page number 16. Bank guarantee to be given by the Developer was mentioned. But now in this supplement agreement it is agreed between both the parties that the Developers shall not be liable to provide any Bank Guarantee to the Society for the redevelopment of the building and the point of Bank Guarantee is nullified.

Uday Singh S. Doshi

M/S. SRP
28-11-2014



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- v) The said Developers shall not be liable to pay GST or any taxes on the new flat to be allotted to the existing members free of cost as and by way of Permanent Alternate Accommodation which is inclusive of the additional area to be provided free of cost to the old members.
- vi) From the date of possession, the Assessment tax of Flat and common areas as per the MCGM BILL will be paid by the Members.
- vii) The name of the newly constructed building on the said property shall be "GURU SHANTI NIWAS" and the Developer shall be entitled to market and/or sell and promote the newly constructed building with the abovementioned name and the Society/members shall not raise any objection to the same.
- viii) The member shall pay to the Developer 20 Months advance maintenance charges in a single cheque of there New flat allotted in the new building (which include Maintenance, Repairs, Recurring cost and Assessment charges of the Flats as well as the Building) at the rate of Rs.10/- per sq.ft. per month to Developers before taking possession of the flat in the new building.


Umang S. Desai


Manoj



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✓ ix) The Developer shall place and/or install a permanent logo and/or illuminated signboard and the society shall not remove SRP LOGO/ illuminated signboard from the newly constructed building throughout the lifetime of the building. If it is electrified then the electric bills and maintenance for that logo shall be paid by SRP Realtors Pvt. Ltd for life long.

x) The Developer shall not pay any maintenance charges to the Society in respect of the unsold flats till 8 months from the Possession date of the old members in the new building . The Society shall raise demand of Maintenance charges only from the proposed purchaser from the date the flat is sold by the Developer to the proposed purchaser or 8 months from the date of possession to the old members in the new building whichever is earlier , rate will be the same 10/- rs per sft per month .

xi) The actual carpet area which shall be provided to the society existing members shall be subject to variation. If there is variation in area of the flat due to planning constraint . the members shall be liable to pay Rs. 20,000/- per sft. Carpet area for the exceeding area and the Stamp duty, registration charges, GST and any other

Handwritten signature
Chaitanya S. Doshi
@hindi
m-n Desai

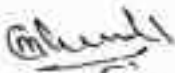


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charges or fees in respect of the additional variation area to be purchased by the Member/s shall be paid by such Member/s.

- xii) The Society shall issue share certificate for all the unsold units in the name of the Developer and no Transfer amount will be taken by the society from the developer or new purchaser of the flat in the when sold in the new building.
- xiii) The Developer shall be entitled to sell the top end part of the open to sky terrace on the 7th floor or the top floor with the adjoining flat and the Society/members/committee shall not raise any objection of any nature for the same lifetime. All the members and the society is fully aware of this part open to sky terrace is been allotted to the adjoining flat lifetime till the new building exists. Future new members, and committee will also be bound with this point at any period of time. Area of the part terrace allotted to the Top floor flat will be approx 1150 sqft and the area of the top end terrace allotted to the society will be approx 1250 sqft, Subject to BMC Approval.


Gaurang K. K. K.


M. K. K.



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- xiv) After 3 to 4 months from the date of registration of this supplementary Agreement IOD of the building shall be received.
- xv) Subject to what is recorded and revised herein, all other terms and conditions of the said Development Agreement dated 28th day of November, 2014 will be binding to both the parties and shall remain in full force.

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

SCHEDULE OF PROPERTY

All that pieces and parcel of land or ground admeasuring 615.60 sq.yards i.e. 514.71 sq.mtrs. or thereabout, situate and lying on West side of Road No.7 of Daulat Nagar, Eksar, Borivli Taluka, together with the structures standing thereon and known as "RAJENDRA VILLA" and two garages standing thereon lying being and situate at on land bearing Survey No.176 and 177 Plot No.61 and C.T.S No.2686 and 2686/1 to 2686/6 and bearing Municipal R Ward No.6688, Daulat Nagar, Road No.7, Borivali (East), Mumbai 400 066 of Village Eksar, Taluka Borivli, Mumbai Suburban District.

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals the day and year first herein above written



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SIGNED, SEALED AND DELIVERED

by the within named "SOCIETY"

RAJENDRA VILLA CO. HSG. SOC. LTD.,

through its office bearers

Chairman

Shri Mafatlal B. Choudhary,

Secretary

Shri Umang S. Doshi &

Treasurer

Shri Manish H. Deora

in the presence of

1. પ્રજ્ઞેશ્વર અમીનજી

2. V. M. Shah

SIGNED, SEALED AND DELIVERED

by the within named "DEVELOPERS"

M/S. SRP REALTORS PRIVATE LIMITED.,

through its Director

Shri Ujashkumar Shantilal Patel

in the presence of

1. પ્રજ્ઞેશ્વર અમીનજી

2. V. M. Shah



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