



GRN	MH001968568202223E	BARCODE	[Barcode]		Date	17/05/2022-13:46:58		Form ID
Department Inspector General Of Registration					Payer Details			
Registration Fee					TAX ID / TAN (If Any)			
Type of Payment Ordinary Collections IGR					PAN No (If Applicable)			
Office Name KRL1JT SUB REGISTRAR KURLA NO 1					Full Name	ADITYARAJ BUILDERS AND DEVELOPERS		
Location MUMBAI								
Year 2022-2023 One Time					Flat/Block No.	BUILDING NO 94 PANT NAGAR		
Account Head Details				Amount In Rs.	Premises/Building			
0030063301 Amount of Tax				30000.00	Road/Street	GHATKOPAR EAST		
					Area/Locality	MUMBAI		
					Town/City/District			
					PIN	400001		
					Remarks (If Any)			
					SecondPartyName=PANTNAGAR SUVARNATULA CHS LTD-			
					Amount In Words	Thousand Ruppes Only ९ 270		
Payment Details STATE BANK OF INDIA					करल - १ ₹30000.00 FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN	Ref No	00040572022051740613 IK08RLVQJL5	
Cheque/DD No.					Bank Date	FBI Date	17/05/2022-01:47:46 Not Verified with RS	
Name of Bank					Bank/Branch STATE BANK OF INDIA			
Name of Branch					Scroll No. Date 138 , 18/05/2022			

Department ID

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

Challan Defaced Details

Sr No	Remarks	Defacement No.	Defacement Date	Userid	Amount
1	(IS)-363-8104	00010654/74202223	18/05/2022-15 36 36	IGR197	30000.00
Total Defacement Amount					30 000.00



CHALLAN
MTR Form Number-8



GRN	MH001958568202223E	BARCODE	17052022134858		Date	17/05/2022-13:48:58	Form ID
Department			Inspector General Of Registration				
Registration Fee			Payer Details				
Type of Payment			TAX ID / TAH (If Any)				
Ordinary Collections IGR			PAN No. (If Applicable)				
Office Name			Full Name				
KRL1_UT SUB REGISTRAR KURLA NO 1			ADITYARAJ BUILDERS AND DEVELOPERS				
Location			Flat/Block No.				
MUMBAI			BUILDING NO. 94, PANT NAGAR				
Year			Premises/Building				
2022-2023 One Time			GHATKOPAR EAST				
Account Head Details			Area/Locality				
Amount In Rs.			MUMBAI				
0010063301 Amount of Tax			Town/City/District				
30000.00			PIN				
			4 0 0 0 7 5				
			Remarks (If Any)				
			SecondPartyName=PANTNAGAR SUVARNATULA CHS LTD.				
			करल - 9				
			2908 2 240				
			Amount In Words				
			2022				
Total			30 000.00				
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN				
Cheque/DD Details			Ref. No.				
Cheque/DD No.			0004057305				
Name of Bank			Bank Date				
			RBI Date				
Name of Branch			17/05/2022-13:48:58				
			Not Validated With RBI				
			Bank-Branch				
			STATE BANK OF INDIA				
			Scroll No. , Date				
			Not Validated With Scroll				

Department ID :
NOTE : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
यह चालन केवल दस्तावेज निकाश के कार्यालय में नोटणी करवायच्या दस्तावेजांसाठी लागू आहे. नोटणी न करवायच्या दस्तावेजांसाठी लागू नाही.



Receipt of Document Handling Charges

PRN 1805202202973

Receipt Date 18/05/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9104 dated 18/05/2022 at the Sub Registrar office Joint S.R. Kuria 1 of the District Mumbai Sub-urban District

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name KKBK

Payment Date 18/05/2022

Bank CIN 10004152022051802760

REF No. 0166572236

Deface No 18052022029730

Date of Date 18/05/2022

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

करल - १
९१०४ - ३ २१०
२०२२





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

Receipt of Document Handling Charges

PRN 1805202208991 Receipt Date 18/05/2022

Received from SELF, Mobile number 9800000000, an amount of Rs. 1000/-, towards Document Handling Charges for the Document to be registered on Document No. 9104 dated 18/05/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name KKBK Payment Date 18/05/2022

Bank CIN 10004152022051808265 REF No. 0166588573

Deface No 1805202208991D Deface Date 18/05/2022

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



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

Receipt of Document Handling Charges

PRN 1805202208883 Receipt Date 18/05/2022

Received from SELF, Mobile number 9800000000, an amount of Rs. 2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9104 dated 18/05/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

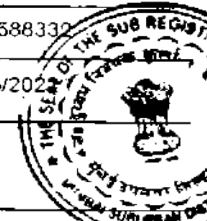
Payment Details

Bank Name KKBK Payment Date 18/05/2022

Bank CIN 10004152022051808177 REF No. 0166588332

Deface No 1805202208883D Deface Date 18/05/2022

This is computer generated receipt, hence no signature is required



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1805202203883	Date 18/05/2022
Received from SELF, Mobile number 9800000000, an amount of Rs 2000/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Kuria 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name KKBK	Date 18/05/2022
Bank CIN 10004152022051808177	REF No. 0168588332
This is computer generated receipt, hence no signature is required.	

जॉरल - १		
२१०४	५	२५०
२०२२		

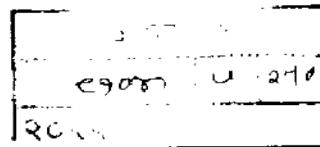


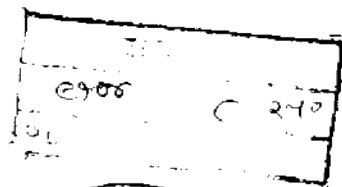
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 18052022089991	Date 18/05/2022
Received from SELF, Mobile number 9800000000, an amount of Rs. 1000/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S. R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name KKBK	Date 18/05/2022
Bank CIN 10004152032061908265	REF No. 0186588573
This is computer generated receipt, hence no signature is required	

करल - १		
२१०४	९	२४०
२०२२		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1805202202973	Date 18/05/2022
Received from SELF, Mobile number 9800000000, an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name KKBK	Date 18/05/2022
Bank CIN 10004152022051802760	REF No. 0168572236
This is computer generated receipt hence no signature is required.	





१) शासन पीपलक असा ००००/१४/प्रक्र.सं. प-१, दि. ०६.३.००००.
२) मे.प.सि.प्र.सि. १०००/१४/प्रक्र.सं. प-३, दि. ०६/३/१९९९, दि. ४/१०/२००६

HEAD OFFICE: GENERAL STAMP OFFICE, TOWN HALL, FORT MUMBAI - 400 001
OFFICE: COLLECTOR OF STAMP MUMBAI, DEVELOPMENTAL BUILDING, GROUND FLOOR,
JAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B 064381
CMT-1 ADL 372 24 Apr 2022

RECEIPT FOR PAYMENT TO THE GOVERNMENT
NOT TRANSFERABLE

Receipt No

ADJ FEE

Receipt Date

Received From :

On Account of :

Mode of Payment

DD/PO/CHQ/
RBI-Challan No.

Date _____

Bank Name & Branch

Area
Code

**Amount
(In Rs.)**

MM001223453702223P

PAID BY GRAS GRN NO

Rs. 100

ADJ: 1100901-372-22/K

Case No

Lot No. :

Lot Date :

Sr. No.	Description of Stamp : / Franking
---------	--------------------------------------



Denomination

Amount
(in Rs.)

~~Rs. 100.00~~

~~ONE HUNDRED ONLY~~

~~TOTAL: PHOTARE~~

Rs.:

Ruppes .

FOR COLLECTOR OF STAMPS, KURL
NEW ADM. BLDG. P.C. MARC. CHEMBUR, MUMBAI.

Cashier / Accountant

Signature / Designation

मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळमजला, नविन प्रशासकीय इमारत, आर.सो. मार्ग, चेंबूर मुंबई-७९

जा.क्र/मुजीकु/आदेश/१२६६/२२

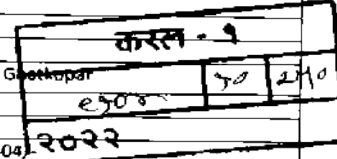
दि. 18/05/22

(महाराष्ट्र मुद्रांक अधिनियम १९६८ च्या कलम ३१ खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक AD/J/1100901/372/2022/k अन्वये पक्षकार M/s Adityaraj Builders & Developers यांनी दिनांक २९/०४/२०२२ रोजी Development Agreement (DA) चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Unexecute
Type of Document	Development Agreement
The Society	Pantnagar-Suvaranatala CHS Ltd
The Developer	M/s Adityaraj Builders & Developers
Detail of the Property	
Village	Ghatkopar
Faluka	Kurla
Plot Area	875.06 Sq.Mtrs
C.T.S No	CTS No. 184 (Part), Village - Ghatkopar
Zone 2022-23	102/483 Ghatkopar
Rate per sq.mtr	
Land Rate	Rs. 78,640/- + 10% = Rs. 86,504/-
Const. Cost	Rs. 30,250/-
Fiat Rate	Rs. 1,47,730/-



संबंधित दस्ताबाबत सहाय्यक नगर रचनाकार यांनी खालील प्रमाणे अहवाल मुद्रांक विभागात सादर केला आहे. उपरोक्त दस्त हा Development Agreement चा दस्त म्हणून निधीदित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसून येत की, दस्तात नमुद Scheduled नुसार भूखंडाचे एकूण क्षेत्र ८७५.०६ चौ.मी. आहे. त्यावर सोसायटीची जुनी इमारत असून त्यामध्ये एकूण ३२ सदनिका आहेत. सोसायटी सदर दस्तासाठी सहाय्यक नगर रचनाकारांचे विकसनक्षे अधिकार विकासकस देत आहे. दस्तात नमुद केल्यानुसार सभासदांच्या ताब्यात एकूण क्षेत्र ८७५.०६ चौ.मी. अंतिमत्वासाठी बांधव क्षेत्र असून सदर सदनिकेच्या पोबंदल्यात विकासक नविन इमारतीमध्ये सभासदास प्रत्येकी ५०० चौ.फूट कार्पेट क्षेत्राचे एकंदर म्हणजेच एकूण १८४०० चौ.फूट कार्पेट म्हणजेच १८८१.०४ चौ.मी. बांधव क्षेत्र विकासक सहाय्यक नगर रचनाकारांच्या पाकींग देणार आहे. दस्तात नमुद केल्यानुसार विकासक सभासदांना वाडे, बॉकरेज व शिफ्टिंग बाबतचे देणारे दस्तात नमुद केलेले आहेत.

सदर प्रकल्पाची म्हाडा यांचे कडून म्हाडा ऑफर लेटर प्राप्त झालेले नसल्यामुळे सद्यस्थितीत व्हन्मुबई महानगरपालिका संधारोत विकास नियंत्रण नियमावली -२०३४ मधील नियम क्रमांक ३३(५) नुसार अनुज्ञेय असलेला FSI विचारात घेवून पुनर्वाकन करण्यात येत आहे. म्हाडा यांचे कडून भविष्यात ऑफर लेटर प्राप्त झाल्यानंतर व त्यामध्ये FSI मध्ये वळ झाली असल्यास वाढीव FSI नुसार हिराबित होणा-या मुद्रांक शुल्काच्या अनुषंगाने पुरवणी करारनामा करण्यात येईल असे दस्तातील पृष्ठ क्रमांक ३१ परी. A मध्ये नमुद केले आहे.

उपरोक्त बाबो विचारात घेता भूखंडधारक सोसायटीस मिळणा-या वरील सर्व बाबींचे मूल्य हे जमिन मालकास मिळणा-या हिराव्याचे पोबंदल्याचे मूल्य म्हणून विचारात घेणेत येत आहे. तसेच जागा म्हाडाच्या मालकीची असल्याने विकास नियंत्रण नियमावली ३३(५) नुसार विकसित होणार असल्याने म्हाडा प्रमाणे अनुज्ञेय असलेला मूळ FSI, तसेच नियमावलीतील नियम क्रमांक ३३(३) नुसार अनुज्ञेय असलेल्या Fungible FSI विचारात घेवून त्यानुसार भूखंडावर अनुज्ञेय होणारे बांधकामातून भूखंडधारक सोसायटी यांना विनामोबदला मिळणारे बांधकाम क्षेत्रा वजा जाता विकासकास विक्रीसाठी उपलब्ध क्षेत्राचे जमिनदराने

येगारे मूल्य हे विकसतकालीन भिन्नता-या हिरयाचे मूल्य म्हणून विचारात घेणेत येत आहे वरील दोन्ही मूल्यांपैकी जास्तीचे मूल्य बाजारमूल्य म्हणून विचारात घेणेत येत आहे.

येगारे मूल्य हे विकसतकालीन भिन्नता-या हिरयाचे मूल्य म्हणून विचारात घेणेत येत आहे वरील दोन्ही मूल्यांपैकी जास्तीचे मूल्य बाजारमूल्य म्हणून विचारात घेणेत येत आहे.

Area of Plot					875.06
Area permissible					3.00
Permissible B/U area					2625.18
Fungible FSI	2625.18	X	35%		918.81
Total Permissible Builtup area					3543.99
Nos of Society member					32
Area retained by Society member					1881.04
Area available to developer					1663

Value Of Developer Area					₹ 14,38,52,086	A
	1662.95	X	86504			
Less value of Fungible FSI premium					₹ 1,78,06,927	B
	918.81		776.71	X	35%	271.85
	646.96	X	78640	X	35%	
Value of Developers area(A-B)					₹ 12,60,45,159	

Say Rs.12,60,45,500/-

CONSIDERATION

Cons.L. cost of area retained by Owner -					₹ 5,97,45,533	A
	1881.04	X	30250	X	1.05	
		X	32	X	11	9856000
		X	32	X	11	10841600
		X	32	X	11	11925760
		X	32	X	3	3577728
		X	32	X	1	896000
		X	32	X	1	960000
Hardship Compensation / Corpus Fund						₹ 2,40,00,000
	750000	X	32			24000000
Parking						₹ 16,63,750
	16	X	13.75	X	30250	X 0.25
Development Charges under MR&TP Act						₹ 32,54,350
	1881.04	X	86504	X	2%	
Soc Off/s.cabin / gym						₹ 29,06,420
	96.08	X	30250			
Infrastrcutre Charges						₹ 94,05,200
	1881.04	X	5000			
Value Of New Area Over & Above Free Fungible FSI Area						₹ 3,60,06,425
	832.48	X	86504	X	50%	
Legal Fees						Rs. 2,50,000/-
TOTAL VALUE (A TO L)						₹ 17,52,89,766/-

Say Rs.17,52,90,000/-

वरील प्रमाणे दस्तावील मिळकतीचे हे मांडदला मूल्य Rs.17,52,90,000/- हे बाजारमूल्य रक्कम Rs.12,60,49,000/- पेक्षा जास्त असल्याने बाजारमूल्य Rs.17,52,90,000/- (Rupees Seventeen Crore



Fifty Two Lac Ninety Thousand Only) जास्तीचे मूल्य असल्याने त्यावर मु.शु. आकारणे योग्य वाटते, त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे

M.V.

Rs 17,52,90,000/-

Bank guarantee Rs.10000000/-

Article

5(g-a)

54

Stamp Duty

Rs. 87,64,500/-

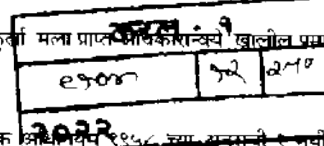
Rs. 50,000/-

Rs. 88,14,500/-

सदर सहाय्यक नगर रचनाकार याचे अहवालानुसार अर्जदार यांस दि. १७/०५/२०२२ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरीम आदेशाच्या M/s Adityaraj Builders & Developers यांनी रोजी दि. १७/०५/२०२२ चे पत्रान्वये M/s Adityaraj Builders & Developers सदर मुद्रांक शुल्क मान्य असून त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

करीता मो श्री हरिश्चंद्र बा. पाटील मुद्रांक जिल्हाधिकारी, कुर्ला मला प्राप्त झाल्याने खालील प्रमाणे आदेश पारित करत आहे.

अंतिम आदेश



- अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या सध्याची २ नवीन अनुच्छेद ५(ग-अ), ५४ नुसार मुद्रांक शुल्क रु. ८८,१४,५००/- देव असल्याबाबत जा.क्र.अभि/ आदेश/ २२५२/२०२२ दि. १७/०५/२०२२ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि. १७/०५/२०२२ रोजी विक्रयित केलेल्या चलना वलन विसून घेत असल्याने दि. १७/०५/२०२२ रोजीचा अंतरीम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणीकरीतरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो अमान्य होणार नाही व अमान्य अनेक असल्यास ते अधिकृत होणार नाही हयाबाबतची सवे जबाबदारी नोंदणीकरीतरी राहिले आहे. महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.
- एकुण पाने १ ते ११९ आहेत. दस्तातील नमूद सर्व Annexure तसेच अनुसूची व अतिरिक्त पत्रे यांचा समाज बनावण्यात येत आहे.
- सदरील आदेशातील बाजारमुल्याबाबत म. मू. अ १९५८ च्या कलम ३२ - ब नुसार अपील करावयाचे असल्यास आदेशाच्या दिनांका पासून ६० दिवसाच्या आत या. अपर मुद्रांक नियंत्रक मुंबई प्रधान मुद्रांक कार्यालय, नगरभयन फोर्ट मुंबई- ०१ यांचे समक्ष करता येईल.

सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ५३ अ चे अधिन राहून देण्यात येत आहे, याची नोंद घ्यावी.

(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला

पति	M/s Adityaraj Builders & Developers
पत्ता	Shop No. 7, Tagore Nagar Vidya Darshan CHS Ltd. Tagore Nagar, Vikhroli (E), Mumbai - 83
प्रत	सह मुख्य निबंधक कुर्ला कार्यालय क्र.१२/३/४/५
Signature	
Name of authorized person	
Mobile No	
Date	

कैरल - १
२९०४ १३ २१०
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GRN	MH001957963202202E	BARCODE	17/06/2022-13-37 53		Form ID
Department: Inspector General Of Registration			Payer Details		
Non-Judicial Stamps			TAX ID / TAN (If Any)		
Type of Payment: Duty on Doc Voluntarily brought for adjudication 90S			PAN No.(If Applicable)		
Office Name: CRK_COLLECTOR OF STAMPS KURLA			Full Name: ADITYARAJ BUILDERS AND DEVELOPERS		
Location: MUMBAI			Flat/Block No.		
Year: 2022-2023 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
003C050801 Amount of Tax:		9814500.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			ADJ/H/1100901/372/2022/K		
			Amount In Words		
			Eighty Eight Lakh Four Hundred Fifty Thousand Rupees Only		
		88,14,500.00			
Payment Details: STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref No.	00040572022051738089HK0BRLYAP1
Cheque/DD No.			Bank Date	RBI Date	17/05/2022-13-24 35 Not Verified with RBI
Name of Bank			Bank/Branch: STATE BANK OF INDIA		
Name of Branch			Scrub No. : Date Not Verified with Scrub		

Document No.: _____ **Mobile No.:** 9819017714

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

सदर करीण कबल दुरायन निवायक कार्यालयान नोदणी करपाखाया दरबाखारी लागू जाते. नोदणी न करपाखाया दरबाखारी सदर चलन लागू जात.

Challan Defaced Details

Sr. No	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0001029/01/202223	17/05/2022-14:55:01	IGR241	8814500.00
Total Defacement Amount					88,14,500.00

करली - १		
२७००	१५	२५०
२०२२		



करल - १		
२००८	५६	२५०
२०२२		

17/05/22
 A.V. = 1752900000 + Bank
 Guarantee = 100000000

Office of the
 Collector of Land Revenue,
 District of Mumbai,
 Maharashtra.
 372/22/15/393/22
 17/05/22
 88145000
 88145000
 54900054
 17/05/22

Builders and Developers

Eighty Eight Lakh twelve thousand five hundred only

Eight Lakh fourteen thousand five hundred only

Area = 875.06 Sq

17/05/22
 88145000
 88145000
 54900054
 17/05/22

DEVELOPMENT AGREEMENT(DA)

THIS DEVELOPMENT AGREEMENT is made at Mumbai, this 18th day of May, in the year Two Thousand and TwentyTwo (2022),

BETWEEN:

PantnagarSuvartnatulaCo-operative Housing Society Ltd. a
 operative Housing Society, registered under the Maharashtra Co-
 Societies Act, 1960 under Registration No. - MUM/H.S.G.



Rocky		Ravi		Rashmi	
1. Laxmi Gauri	Shanti	2. Hingu P.P.	3. V.V. Dhanraj	4. V.V. Dhanraj	5. V.V. Dhanraj
6. V.V. Dhanraj	7. V.V. Dhanraj	8. V.V. Dhanraj	9. V.V. Dhanraj	10. V.V. Dhanraj	11. V.V. Dhanraj
12. V.V. Dhanraj	13. V.V. Dhanraj	14. V.V. Dhanraj	15. V.V. Dhanraj	16. V.V. Dhanraj	17. V.V. Dhanraj
18. V.V. Dhanraj	19. V.V. Dhanraj	20. V.V. Dhanraj	21. V.V. Dhanraj	22. V.V. Dhanraj	23. V.V. Dhanraj
24. V.V. Dhanraj	25. V.V. Dhanraj	26. V.V. Dhanraj	27. V.V. Dhanraj	28. V.V. Dhanraj	29. V.V. Dhanraj
30. V.V. Dhanraj	31. V.V. Dhanraj	32. V.V. Dhanraj	33. V.V. Dhanraj	34. V.V. Dhanraj	35. V.V. Dhanraj
36. V.V. Dhanraj	37. V.V. Dhanraj	38. V.V. Dhanraj	39. V.V. Dhanraj	40. V.V. Dhanraj	41. V.V. Dhanraj
42. V.V. Dhanraj	43. V.V. Dhanraj	44. V.V. Dhanraj	45. V.V. Dhanraj	46. V.V. Dhanraj	47. V.V. Dhanraj
48. V.V. Dhanraj	49. V.V. Dhanraj	50. V.V. Dhanraj	51. V.V. Dhanraj	52. V.V. Dhanraj	53. V.V. Dhanraj
54. V.V. Dhanraj	55. V.V. Dhanraj	56. V.V. Dhanraj	57. V.V. Dhanraj	58. V.V. Dhanraj	59. V.V. Dhanraj
60. V.V. Dhanraj	61. V.V. Dhanraj	62. V.V. Dhanraj	63. V.V. Dhanraj	64. V.V. Dhanraj	65. V.V. Dhanraj
66. V.V. Dhanraj	67. V.V. Dhanraj	68. V.V. Dhanraj	69. V.V. Dhanraj	70. V.V. Dhanraj	71. V.V. Dhanraj
72. V.V. Dhanraj	73. V.V. Dhanraj	74. V.V. Dhanraj	75. V.V. Dhanraj	76. V.V. Dhanraj	77. V.V. Dhanraj
78. V.V. Dhanraj	79. V.V. Dhanraj	80. V.V. Dhanraj	81. V.V. Dhanraj	82. V.V. Dhanraj	83. V.V. Dhanraj
84. V.V. Dhanraj	85. V.V. Dhanraj	86. V.V. Dhanraj	87. V.V. Dhanraj	88. V.V. Dhanraj	89. V.V. Dhanraj
90. V.V. Dhanraj	91. V.V. Dhanraj	92. V.V. Dhanraj	93. V.V. Dhanraj	94. V.V. Dhanraj	95. V.V. Dhanraj
96. V.V. Dhanraj	97. V.V. Dhanraj	98. V.V. Dhanraj	99. V.V. Dhanraj	100. V.V. Dhanraj	101. V.V. Dhanraj

17/05/22
 88145000
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2908	24
2022	

dated 12th May, 1983 having its office at Building No 94, Survey No. 236 - A(Part), C. T. S. No. - 184 (part), Pant Nagar, Gharkopar - (East), Mumbai - 400 075 through their authorised Managing Committee Members, namely, [1] Shri. Dilip Ganpat Borhade(Chairman), [2] Shri. Surendra Sambhaji Masurkar(Secretary) and [3] Shri. Satish Radhakrishnamayekar (Treasurer) hereinafter called and referred to as "the 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 ONE PART;

AND

M. ADITYARAY BUILDERS AND DEVELOPERS, a Partnership Firm through its partners **MR. ROCKY RAJKUMAR KHUSHALANI**, **MR. ROHIT GLE VATTANI**, **MR. RAJESH MOHANDAS CHHATTANI** and **MR. RAMCHAND DHANWANI**, having office address at Shop Tagore Nagar Vidya Darshan CHS Ltd, Plot No.53 Tagore Nagar, Vikhroli Mumbai-400 083 hereinafter called and referred to as "the Said Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their partner or partners for the time being constituting the said firm, the survivor or survivors of them and the heirs, executors

Rocky		Rohit		Chhattani		Ramchand	
03 Lalita Takte	04 Shanti	05 Hingul P.P.	06	07	08	09	10
08	09	10	11	12	13	14	15
18	19	20	21	22	23	24	25
28	29	30	31	32	33	34	35
38	39	40	41	42	43	44	45

administrators of the last surviving partner and his or their respective assigns) of the **SecondPART**:

And

Sr. No.	R. No	Floor	Name
1	2803	Ground	Smt. Lalita Rajaram Takke
			Smt. Nishidha Nandkumar Shetye
			Shri. Krishnakant Rajaram
			Smt. Rupali Rajaram T
2	2804	Ground	Smt. Shanti Narayanan
3	2805	Ground	Shri. Pradip Dulabhdas Hing
4	2806	Ground	Shri. Ajay Pandurang Gaikwad
			Smt. Shraddha Ajay Gaikwad
5	2807	Ground	Smt. Shraddha Nitin Nadkarni
6	2808	Ground	Shri. Madanmohan Shivmangal Mishra



Rajit Rocky Ravani Ravi

03 Lalita Takke K. Shetye R. Rajaram	04 Shanti	05 Shingur P. H.	06 V. V. Ramani	07 Shri. Ajay
08 Ramani	09 R. P.	10 S. Shetty	11 V. S. Shetty	12 K. D. Shetty
13 Shri. Ajay	14 S. S. Hing	15 Dani A. K.	16 R. R. B. K.	17 R. R. B. K.
18 S. S. Hing	19 R. P.	20 R. P.	21 R. P.	22 R. P.
23 S. S. Hing	24 R. P.	25 R. P.	26 R. P.	27 R. P.
28 S. S. Hing	29 R. P.	30 R. P.	31 R. P.	32 R. P.

पत्र - ९		
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Sr. No.	R. No.	Floor	Name
7	2809	Ground	Shri. Dilip Ganpat Borhade
8	2810	Ground	Shri. Santosh Shripad Shetti
9	2811	First	Smt. Varsha Vijay Ramaiya
10	2812	First	Shri. Krishna Naranappa Shetty
11	2813	First	Smt. Sarnisthaben Prafulchandra Shah
12	2814	First	Shri. Ashokkumar Parshottam Borkhatariya
13	2815	First	Shri. Satish Radhakrishna Mayekar
14	2816	First	Smt. Vimala Sadanand Shetty
15	2817	First	Shri. Ashok Anant Achrekar
16	2818	First	Smt. Darshana Dinkar Chavan
17	2819	Second	Shri. Surendra Sambhaji Masurkar
18	2820	Second	Shri. Ashwinkumar Kishorlal Dani
19	2821	Second	Smt. Revati Ravindra Narvekar
20	2822	Second	Smt. Laxmibai Raghunath Surve

Rechnyl	Ravi	Ramamani	Rajesh
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Shanti	Hingup P.P.	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani
Shetty	Shetty	V.V. Ramana	Ramamani

करत - १		
२१०००	२०	२५०
२०२२		

Sr. No.	R. No	Floor	Name
21	2823	Second	Shri. Jayram Ganpati Kamath
22	2824	Second	Shr. Eknath Ramchandra Sawant
23	2825	Second	Shri. Mayur Jagdish Bhanushali
			Shri. Manish Jagdish Bhanushali
			Shri. Jagdish Shivji Bhanushali
24	2826	Second	Smt. Rupali Gajanan Kambali
25	2827	Third	Smt. Jastina Mouris D'cunha
26	2828	Third	Smt. Shilpa Hiten Soni
			Shri. Hiten Valaji Soni
27	2829	Third	Shri. Ulhas Dattatraya Rendale
28	2830	Third	Smt. Raju Mohan Tarachandan
29	2831	Third	Shri. Hemant Krishna Landge
30	2832	Third	Shri. Sunil Dattaram Gawde
31	2833	Third	Shri. Ajay Manjaya Shetty



Rocky	Rohit	Ravish	Rishi
Lalita Talwar	Shanti	Hingur	Sanadkar
Sumit	ADP	SS Shetty	V.V. Ramay
P. Indu	ADP	Indu	V.S. Shetty
ADP	ADP	Dani A.K.	R.R. Nandekar
ADP	ADP	Manu MB	ADP
ADP	ADP	Raju M.T.	ADP

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करल - १		
२१००	२१	२१०
२०२२		

Sr. No.	R. No.	Floor	Name
32	2834	Third	Shri. Ashok Shantaram Narkar

all Indian Inhabitants of Mumbai. Members / occupants / confirming party/ies of PantnagarSuvarnatulaCo-Operative Housing Society Ltd;a Co-operative Housing Society, registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM / H.S.G/ 8010 of 1983 dated 12th May, 1983 having its office at Building No. 94, Survey No. 236 - A, C. T. S. No. 184 (part), Pant Nagar, Gharkopar (East), Mumbai - 400 075 hereinafter for the sake of brevity shall be referred to as "Members/Confirming Party/occupants" (Which term and expression shall unless it be repugnant to the context or meaning thereof shall mean and include its present Members, their successors and/or assigns) of the



From or to December 1977, the Maharashtra Housing Board (formerly the B.H.B.) a statutory body duly constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) (hereinafter referred to as "the Board") was

Pachyul	Rod	Rabattani	Rakhi
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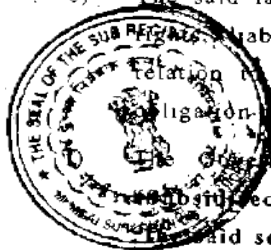
Aug 15

Shri. Talake K. S. Talake K. S. Talake	Shanti	Hingra P. P.	V. V. Rongga	K. V. S. A.
Shri. Talake	Shanti	Shetty	V. S. Shetty	Shetty
Shri. Talake	S. S. Talake	Dani A. S.	R. R. Talake	
Shri. Talake	Shanti	Shetty	Shetty	Shetty
Shri. Talake	Shanti	Raju M. T.	Shetty	Shetty

कलम - 4		
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2022		

The Board was inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No. 236A, City Survey No. 184 (part), village Ghatkopar Kiroli and land admeasuring about 875.06 SquareMeters (Lease Area 759.42 SquareMeters plus tit bit land area 115.64 Sq. Mtrs.) as per demarcation certificate issued by MHADA being part of the said Board's land at Pant Nagar, Ghatkopar (East) in the Revenue and Registration District of Mumbai Suburban District and more particularly described in the First Schedule hereinafter written (hereinafter referred to as "the said land"). The plan of the said land duly certified by the Authority is annexed hereto as Annexure-I.

- e) The said land became the property of the said Authority and all liabilities and obligations of the Board as aforesaid in relation to the said land have become the rights, liabilities and obligations of the said Authority.



The Government of India formulated a Housing Scheme viz "Industrial Housing Scheme" (hereinafter referred to as "the said scheme") for the construction and allotment of tenements on rental basis to industrial workers. The Board had in pursuance of the said scheme built, inter alia, a building bearing No. 94, on the

	Rocky	Ravi	Ravindra	Rajesh
1. Mr. J. K. Patil	Shanti	Hingur P. P.		Sanjay
2. Mr. S. K. Patil	L. P.	S. S. Shetty	V. V. Rangar	R. K. K.
3. Mr. S. K. Patil	Arif S. M. M. M.	Shreyas	V. S. Shetty	A. P. S.
4. Mr. S. K. Patil	S. S. M. S.	Dani A. K.	R. P. M. S.	
5. Mr. S. K. Patil	P. J. T.	M. S. M. S.	R. P. M. S.	M. S.
6. Mr. S. K. Patil	P. S. M. S.	Rajiv M. T.	H. S. M. S.	Page 8 of 89

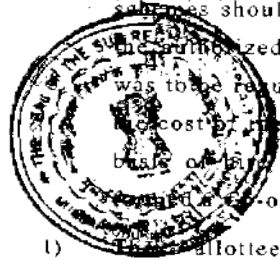
कारण - १		
२००४	२५	२५
२०२२	superannuated workers or the allottees, who had crossed the	

prescribed income limit and consequently had become ineligible for retention of the tenements in their occupation.

j) The Government of India after considering the entire problem permitted the State Governments to transfer such tenements on certain conditions laid down by the Government of India in this behalf.

k) On the basis of the guidelines laid down by the Government of India, the Government of Maharashtra, inter-alia, directed that the buildings built by the housing board and other agencies under certain conditions should be offered for sale on "as is and where is basis" to unauthorized and / or un-authorized occupants, whose occupation was to be regularized on their paying a penalty amounting to 50% of the cost of the tenements in lump sum for residential purpose on the basis of sale purchase after the occupants of such tenements had formed a Co-operative Housing Society.

l) The allottees of the Rooms in Bldg. No. 94 at Pantnagar Suvarnatula C. H. S. Ltd; Pant Nagar, Ghatkopar (East), Mumbai - 400 075 have formed themselves into a Co-Operative Housing Society.



Rocky	Ravi	Ramkumar	Rajesh
-------	------	----------	--------

Salil Talwar K. Talwar K. Talwar	Skanti	Jingup P.	V. V. Rangaraj	Reli T. A.
Ramkumar	A. P.	S. S. Shetty	V. S. Shetty	M. S. Shetty
P. S. Shetty	S. S. Shetty	Dani A. K.	P. S. Shetty	M. S. Shetty
P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty
P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty
P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty
P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty
P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty
P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty
P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty	P. S. Shetty

Ann
VS

operative Housing Society named the "PantnagarSuvarnatulaCo-operative Housing Society Ltd;" (Hereinafter called and referred to as "the said Society") being the Society herein

- m) The said Authority as the successor of the said Board was the owner of and / or otherwise well and sufficiently entitled to the said building and the said building was the absolute property of the said Authority.
- n) The said Authority by an Indenture of Lease dated 25th September 1986 registered with the GrihaNirmanBhavan, Kala Ghoda Road, Bandra (East), Bombay - 400 051 Hereinafter referred to as "the said Lease"), granted lease in respect of the said land bearing Survey No.236 - A, City Survey No.184 (part), village - Ghatkopar (East), Land admeasuring about 875.06 SquareMeters (Lease Area 759.42 SquareMeters plus tit bit lands area 115.64 sq. mtrs.) at Pant Nagar, Ghatkopar (East), Mumbai - 400 075 in favour of the said Society, for a term of 99 years, commencing from the 1st Day April, 1980 for the lease rent of Rs.422 40=00 (Rupees Four Hundred twenty two and paise Forty only) per annum on the terms and conditions, more particularly set out in the said Lease.



Pachay		Ravani		Rakhi	
Lalji, Jaijee K.R. Palkar Rupali, R. Palkar	Shanti	Hingyad	Y.V. Ramdass	J. Wadkar	ADJ/11002011/372/2014/K Page 11 of 89
Shantir	X-29	S.S. Bhatt	V.V. Ramdass	K.R. Palkar	
P.R. Palkar	Shanti	Jaykar	V.S. Shetty	ADJ/11002011/372/2014/K	
Shanti	S.S. Bhatt	Dani A.K.	P.R. Ramdass		
Shanti	P.R. Palkar	Ramdass	P.R. Ramdass		
S.V. Soni	P.R. Palkar	Rajiv M.T.			
Hiten Soni	P.R. Palkar				

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- o) The said building being building No. 94, situated at Pant Nagar, Ghatkopar (East), Mumbai - 400 075 consisting of ground + Three floors with 32 tenements, constructed on the said land (hereinafter referred to as the "Existing Building") was conveyed, sold and transferred to the Society, by a Deed of Sale dated 25th November, 1986 for the consideration and on the terms and conditions set out therein.
- p) In the premises aforesaid the Society is the absolute owner of the Existing Building viz. Building No.94 along with the leasehold rights under the said Lease in respect of the said Land admeasuring 875.06 square meters or thereabout (Lease Area 759.42 Square Meters plus tithe lands area 115.64 sq. mtrs), bearing Survey No.236 - A and now bearing S. No. - 184 (part) and Village: Ghatkopar Kirol being part of the said Board's land at Pant Nagar, Ghatkopar (East), Mumbai - 400 075 in the Revenue and Registration District of Suburban District and more particularly described in the First Schedule hereinafter written.
- q) The Members of the society are occupying the Existing Building viz. Building No.94, consisting of ground + Three floors standing on the said Land consisting of 32 Residential tenements bearing Room Nos

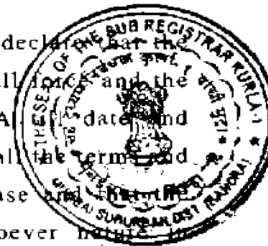


Forbyl	Rajit	R. Rautani	Rajit
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Amr YS	Wahid Tahir R. Rautani R. Rautani	Shanti	Hingur P.D.	Sevoda
	Ramier	A. Jip	S. Shetty	V. V. Ramaiya
	Girishwar - 214	R. R. R. R. R.	Jaydas	W. S. Shetty
	R. R. R.	S. S. Has	Dani A. K.	R. R. R.
	R. R. R.	R. R. R.	R. R. R.	R. R. R.
	R. R. R.	R. R. R.	R. R. R.	R. R. R.
	R. R. R.	R. R. R.	R. R. R.	R. R. R.

from 2803 to 2834 each having a carpet area 217.64 Sq. Ft. i.e. 20.22 sq. Meters and the aggregate carpet area consumed in the construction of the Existing Building is 647.04 sq. Meters i.e. 6964.73 sq. Ft. (the said Land together with the said Existing Building are hereinafter collectively referred to as the "said Property").

- r) The Society and the Members hereby represent and declare that the lease of the said Land is valid, subsisting and in full force and the Society has paid the yearly rent due to MHADA and the same has been observed, performed, carried out and complied with all the terms and conditions and covenants contained in the said Lease and the Society has not committed any breach of whatsoever in this respect thereof. However it is agreed by the Developers that if any Lease Rent is payable then the same will be borne and paid by them.
- s) There are in all 32 bonafide Members of the Society, presently using occupying and in possession of their respective tenements in the Existing Building belonging to the Society, the details of the Members showing their names, respective premises in their occupation the area, etc. are as set out in the Second Schedule hereunder written.



Pocbyl		Ranid		Ranawani		Raj	
Latika Jaiswal	Latika	Hingur	Hingur	Latika	Latika	Latika	Latika
Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji
Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji
Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji
Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji
Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji
Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji
Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji
Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji	Ramji

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1) The Society has a paid-up share capital of Rs. 8,000/- (Rupees Eight Thousand only) consisting of 160 (One Hundred Sixty) shares having face value of Rs.50/- (Rupees Fifty Only) each. The Society has issued 160 shares by allotting 5 (five) shares each to its existing 32 Members. The said existing 32 Members are the only Members and shareholders of the Society and each of them is in use and occupation of their respective Room, allotted to them by the Authority or come to them by way of transfer from the original allottees or Members. The Society undertakes to increase the Authorised, subscribed and paid up capital if needed due to the development process and accordingly issue new Share Certificates to the Members of the newly constructed building.

10. The said existing building is about 56 years old and the same is in a dilapidated and dangerous condition and is beyond repairs and is required to be demolished.

Society had earlier appointed M/s. Rashmi Housing Pvt. Ltd; to redevelop their existing building and accordingly the Development Agreement was registered between the parties therein.

[illegible]

