

Receipt (pavti)

514/16937

Tuesday, December 14, 2021

8:56 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 18369 दिनांक: 14/12/2021

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: ब.दर.18-16937-2021

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स पृथ्वी इंटरप्रायसेस चे भागीदार अमोल विजय रेगे यांच्या तर्फे मुखत्यार अमित मेहता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4000.00

पृष्ठांची संख्या: 200

एकूण:

रु. 34000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:16 AM ह्या वेळेस मिलेल.

Joint S.R. Andheri-7

बाजार मूल्य: रु.86357000/-

मोबदला रु.111585000/-

भरलेले मुद्रांक शुल्क : रु. 5579250/-

सह. दुय्यम निबंदक, अंधेरी क्र.७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1312202119917 दिनांक: 14/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1312202119894 दिनांक: 14/12/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010069063202122E दिनांक: 14/12/2021

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON

16/12/2021

16/12/2021

सूची क्र.2

दुष्यग निर्बंधक : सह दु.नि. अंग्रेजी 7
दस्त क्रमांक : 16937/2021
नौदणी :
Regn 63m

गावाचे नाव : विलेपार्ले

[illegible]

Index-2(सूची - २)

(8) दस्तऐवज करून घेण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	25): नाव:-मंजुळा कारेकर - मॅम्बर - मान्यता देणार - - वय:-71; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- पार्क व्ह्यू को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महात्मा फुले मार्ग (पार्क रोड), महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAIAP1663M 26): नाव:-बी.के.वैद्य - मॅम्बर - मान्यता देणार - - वय:-77; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- पार्क व्ह्यू को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महात्मा फुले मार्ग (पार्क रोड), महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAIAP1663M 27): नाव:-बी.के.वैद्य - मॅम्बर - मान्यता देणार - - वय:-77; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- पार्क व्ह्यू को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महात्मा फुले मार्ग (पार्क रोड), महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAIAP1663M
(9) दस्तऐवज करून दिल्याचा दिनांक	1): नाव:-मेसर्स पृथ्वी इंटरप्रायसेस चे भागीदार अमोल विजय रेगे यांच्या तर्फे मुखत्यार अमित मेहता वय:-45; पत्ता:-प्लॉट नं: ऑफिस 1 आणि 2, माळा नं:-, इमारतीचे नाव: परमार को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: परजपे बी स्कीम रोड नं.2, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AALFP0310P
(10) दस्त नोंदणी केल्याचा दिनांक	07/10/2021
(11) अनुक्रमांक, खंड व पृष्ठ	16/12/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	16937/2021
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5579250
(14) शेर	30000

मुल्यांकनाराठी विचारात घेतलेला तपशील:-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/1052/2021	914	5579250	SD		
2		eChallan		MH010069063202122E	30000	RF	0004796751202122	14/12/2021
3		DHC		1312202119894	2000	RF	1312202119894D	14/12/2021
4		DHC		1312202119917	2000	RF	1312202119917D	14/12/2021

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



दस्तावेज गती क. ११

खरी प्रत

सह, मुख्य निबंधक, अंधेरी क. ७
मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6



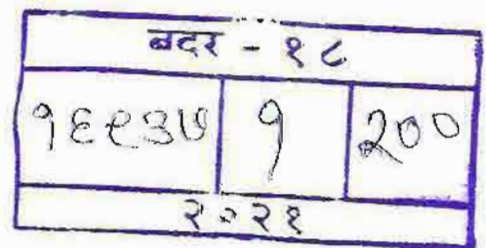
GRN	MH010069063202122E	BARCODE	13/12/2021-18:49:12		Form ID
Department Inspector General Of Registration		Payer Details			
Registration Fee		TAX ID / TAN (If Any)			
Type of Payment Ordinary Collections IGR		PAN No.(If Applicable)			
Office Name BDR18 __JT SUB REGISTRAR ANDHERI 7		Full Name		PRUTHVI ENTERPRISE	
Location MUMBAI		Flat/Block No.		CTS NO 1252 VILLAGE VILE PARLE EAST FP	
Year 2021-2022 One Time		Premises/Building		NO 246 TPS II	
Account Head Details		Amount In Rs.			
0030063301 Amount of Tax		30000.00		Road/Street PARK ROAD	
				Area/Locality VILE PARLE EAST MUMBAI	
				Town/City/District	
		PIN		4 0 0 0 5 7	
		Remarks (If Any)			
		SecondPartyName=PARK VIEW CHS LTD--			
Total		30,000.00		Amount In Words Thirty Thousand Rupees Only	
Payment Details		FOR USE IN RECEIVING BANK			
BANK OF BARODA					
Cheque/DD Details		Bank CIN		Ref. No.	
		02003942021121302331		1265820057	
Cheque/DD No.		Bank Date		RBI Date	
		13/12/2021-18:50:38		Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9821310156

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

सदर चलन केवल दुर्यम निबंधक कार्यालय में ही दर्ज करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करावयाच्या दस्तावेजाची सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH010069063202122E	BARCODE	13 12 2021 18 49 12		Date	13/12/2021-18:49:12	Form ID
Department	Inspector General Of Registration		Payer Details				
Registration Fee	Type of Payment Ordinary Collections IGR		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7		Full Name		PRUTHVI ENTERPRISE		
Location	MUMBAI		Flat/Block No.		CTS NO 1252 VILLAGE VILE PARLE EAST FP		
Year	2021-2022 One Time		Premises/Building		NO 246 TPS II		
Account Head Details			Amount In Rs.				
0030063301 Amount of Tax			30000.00		Road/Street		
					PARK ROAD		
					Area/Locality		
					VILE PARLE EAST MUMBAI		
					Town/City/District		
					PIN		
					4 0 0 0 5 7		
					Remarks (If Any)		
					SecondPartyName=PARK VIEW CHS LTD~		
Total			30,000.00		Amount in Words		
					Thirty Thousand Rupees Only		
Payment Details			BANK OF BARODA		FOR USE IN RECEIVING BANK		
Cheque/DD No.			Bank CIN		Ref. No.		02003942021121302331 1265620057
Name of Bank			Bank Date		RBI Date		13/12/2021-18:50:38 Not Verified with RBI
Name of Branch			Bank-Branch		BANK OF BARODA		
			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9821310156

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

सदर चालन केवल दृष्ट्या निकास करारवाला नाली करारवाल्या दस्तासती लागू आहे. नोदणी न करारवाल्या दस्तासती सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-514-16937	0004796751202122	14/12/2021-08:56:33	IGR555	30000.00

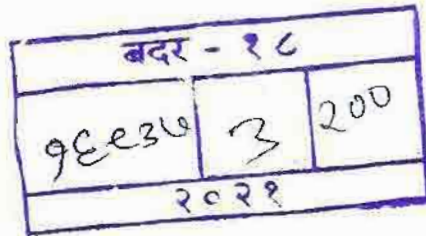
बदर - १८		
१६६३७	२	२००
२०२१		

GRN : MH010069063202122E Amount : 30,000.00

Bank : BANK OF BARODA

Date : 13/12/2021-18.49.12

Total Defacement Amount	30,000.00
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1312202119917

Receipt Date 14/12/2021

Received from dhc, Mobile number 6465984656, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16937 dated 14/12/2021 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name PUNB

Payment Date 13/12/2021

Bank CIN 10004152021121312803

REF No. 349760241

Deface No 1312202119917D

Deface Date 14/12/2021

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 1312202119894

Receipt Date 14/12/2021

Received from dhc, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16937 dated 14/12/2021 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name PUNB

Payment Date 13/12/2021

Bank CIN 10004152021121312788

REF No. 349759813

Deface No 1312202119894D

Deface Date 14/12/2021

This is computer generated receipt, hence no signature is required

१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.

1ST FLOOR, MMRDA BLDG. BKC, MUMBAI - 51

२) मो.म.वि.व.मु.वि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावली दुरुस्ती /०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI) MMRDA BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

COLLECTOR OF STAMPS, ANDHERI

D 106248

CNT-1 ADJ- 1052

07/Oct/2021

RECEIPT FOR PAYMENT TO GOVERNMENT
PRUTHVI ENTERPRISE

NOT TRANSFERABLE

Receipt No.:

ADJ FEE

Received From :

On Account of :

DELIVERED

13 DEC 2021

Mode of Payment DD/PO/CHQ/
RBI-Challan No.

Date

Bank Name &
Branch

Area
Code

Amount
(in Rs)

CHALLAN

Rs.100

ADJ/1100900/1052/2021

Case No.:

DELIVERED

Lot Date :

Lot Date :

13 DEC 2021

Total D.O.:

Sr. No.	Description of Stamps Hearing Date on :	Quantity	Denomination	Amount (in Rs.)
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DELIVERED

13 DEC 2021

ONE HUNDRED ONLY

Total : 100.00

Rs.

बदल - १००
Rupees

Cashier / Accountant

98234 8 200

२०२१

COLLECTOR OF STAMPS, ANDHERI
1ST FLOOR, MMRDA BLDG. BKC, MUMBAI - 51

Signature / Designation

मुद्रांक जिल्हाधिकारी, अंधेरी तालुका, यांचे कार्यालय

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

जा.क्र.अभि./अंतिम आदेश/ 5675

दिनांक - 13 DEC 2021

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

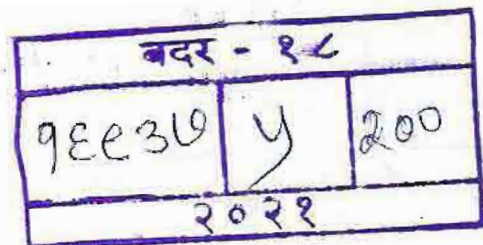
उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/1052/2021 अन्वये पक्षकार M/S. Pruthvi Enterprise यांनी दिनांक 07/10/2021 रोजी Re-Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of Execution	Excuted - Dated - 07/10/2021
Type of Document	Re- Development Agreement
The Society	Park View Co-op Hsg. Soc. Ltd.
The Members	Mr. Bipin K. Gada And Mrs Reshma B. Gada & 17 Others
The Developer	M/s. Pruthvi Enterprise
Detail of the Property	
Village	Vile -- Parle (East)
C.T.S No	CTS. No. 1252/1 to 5, Final Plot No. 246 of TPS - II
Society Registration No.	BOM/(WKE)/HSG/(TC)/10314 of 1998-1999 Dated - 22/02/1999
Total Members	18
Plot Area	936.40 Sq. mtr.
Zone 2021-22	36/183, Village - Vile - Parle (East)
Rate per sq.mtr	
Land Rate	Rs. 1,04,650/-
Flat Rate	Rs. 2,00,090/-
Const. Cost	Rs. 30,250/-
Completion period	30 Months + 06 Months Grace Period
D.P Remark	



अभिनिर्णयाकरीता सादर केलेला दस्त हा Development Agreement या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तात Schedule मध्ये नमूद केल्याप्रमाणे मालमत्तेचे क्षेत्र 936.40 चौ. मी. नमूद आहे. सदरचा दस्त हा सोसायटी, सभासद व विकासक या तीन पक्षकार यांचे मध्ये झालेला आहे.

सदर दस्ताचे अवलोकन केले असता, असे दिसून येते की, सोसायटीच्या इमारतीमध्ये 18 सभासद असलेली "Park View Co-op. Hsg. Soc. Ltd." नावाच्या इमारत मोडकळीस



आल्याने तसेच सदर मिळकतीमधील एकूण 18 सभासद व सोसायटीने विकासकाबरोबर इमारतीच्या पुर्नबांधणीच्या अनुषंगाने करावयाच्या विकसना संबंधी विकसन करारनामा (Development Agreement) केल्याचे दिसून येते. सदनिकाधारक सभासदांना नवीन क्षेत्र जुन्या क्षेत्रावर 16% वाढवून देण्यात येत आहे.

प्रस्तुत विकसन करारनाम्यानुसार एकूण 18 सभासदांच्या ताब्यातील Annexure मध्ये नमूद केल्याप्रमाणे मूळ क्षेत्र 11996.75 चौ.फुट कारपेट म्हणजेच 1337.93 चौ.मी. बिल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहिवासी सभासदांना मूळ कारपेट क्षेत्रावर 16% वाढीव बांधकाम रहिवासी वापराच्या सभासदांना नविन इमारतीमध्ये देत आहेत. 14353.23 चौ.फुट ररा कारपेट म्हणजेच 1467.34 चौ.मी. बिल्टअप नविन इमारतीमध्ये देणेत येत आहे. या शिवाय दस्तात नमूद केल्यानुसार भाडे, ब्रोकरेज, शिफ्टिंग चार्जेस, Hardship Compensation पार्किंग, इ. विकासक सभासदांस देणार आहे. सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. प्रकरणात मूळ सोसायटी रहिवासी सभासदांना त्यांचे ताब्यातील मूळ कारपेट क्षेत्रावर वाढिव देण्यात येणारे क्षेत्र हे 30 टक्के वाढिव देण्यात येणारे क्षेत्र हे वाढिव क्षेत्र 35 टक्के देय फंजिबल क्षेत्रापेक्षा कमी असल्याने त्यावर परिपत्रक क्र. का-15/परिपत्रक/मूल्यांकन/351 दिनांक. 31/03/2018 नुसार अटि क्र (X) लागू होत नाही. सदर मिळकतीस डी.पी. रिमार्क व दस्तात नमूद केल्यानुसार 9.15 मी. रुंदीचा विकास रस्ता उपलब्ध होत असल्याने सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहीत 2.70 चटई निर्देशांक अनुज्ञेय होत आहे. मार्गदर्शक सुचना क्र.21 (ब)(x) नुसार फंजिबल प्रिमियम 0.50 टक्के विचारात घेण्यात येत आहे. त्यानुसार प्रकरणात प्रिमियम हिशोबित करण्यात येत आहे. सदर मिळकतीचा विकास RERA नियमानुसार होणार असल्याने बिल्टअप क्षेत्र मा. नोंदणी महानिरिक्षक यांचेकडील परिपत्रक क्र. जा.क्र.का-15/परिपत्रक/ररा/ कारपेट एरिया/3 दि. 02/01/2018 नुसार घेण्यात येत आहे.

दस्तात नमूद केल्याप्रमाणे बांधून दयावयाचे क्षेत्र विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 936.40 चौ. मी. क्षेत्र व रस्ता रुंदीने बाधित होणारे क्षेत्र विचारात घेऊन प्रकरणी मुल्यांकन सन 2020-21 चे बाजारमुल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.

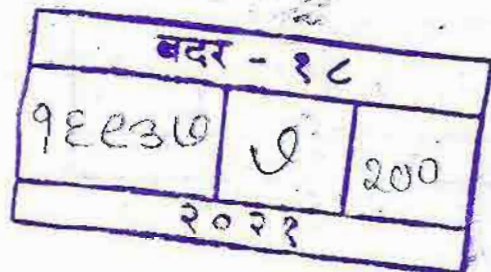
Re-Development Agreement (Completion Period 30 Months + 6 Months Grace Period)					
ADI- 1052 -2021	Land	Flat	Office	Shop	Const.Cost
2020-21	104,650	200,090			30,250
Zone : Village : - Vile - Parle (East)	36/183				
Plot area	936.40	sq.mtrs			
		Existing Carpet Area in Sq. ft.	Total Built up Area in Sq. mtr		
Existing area (Annexure - P)		11997.00	1337.96		
No. of Members	18				
		New Carpet Area in Sq. ft.	Total New Building Area in Sq. mtr		
New Area Additional (Add 16%) (RERA) (Annexure -P)		14353.23	1467.34		

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२०२१		



Permissible Area	936.40	x	2.70	=	2528.28
Permissible / Potential Type of FSI	Area in Sq.mtr.	X Land Rate	X Multiflication		= Total Value of Rs
Existing Basic 1	936.40	104,650			97,994,260
Available TDR 1	936.40	104,650	0.50		48,997,130
Fungible FSI (936.40 + 936.40 = 1872.80 sq.mtrs) (1872.80 x 0.35 = 655.48 sq.mtrs.)					
1,872.80	655.48				
Free Fungible (on existing area)(1337.96 x 0.35 = 468.28)	468.28	104,650	1.00		49,005.961
Charging Premium (655.48 - 468.28 = 187.20)	187.20	104,650	0.50		9,795,010
Total	2,528.28				205,792,362
Average Rate	Total Value/total area		81396.19		
Market Value I	Balance Area * Average Rate				
(Balance Area = Total permissible area - New area given to Society members)					
2,528.28	1467.34	=	1,060.94	sq.mtrs	
	Balance Area * Average Rate				
	1,060.94	81396.19			86,356,667
Value of Developers area is Market Value is i.e. Rs					86,357,000
Consideration					Amount in Rs.
1. New area given to Society members	1467.34	30250	1.05		46606312
2. Temporary Alternate Accommodation/Rent For 30 Months (Page No.13 Para No.2.2.1)					
For First 12 Months	11997.00	81	12		11661084
For 2nd 12 Months (Add 10%)	11997.00	89	12		12827192
For 3rd 06 Months (Add 10%)	11997.00	98	6		7054956
3. Brokerage For One Month (Pega No. 15, Para No.2.5)	11997.00	81	1		971757
4. Hardship Compensation (Pega No. 21, Para No. 4.4.1)	11997.00	1500			17995500
5. Shifting Charges (Pega No. 15, Para No. 2.5)	25000	18			450000
6. Car Parking (Pega No. 11, Para No. 1.2)	13.75	30250	26	0.25	2,703,594
7. Common Facilities(Society office,toilet, W.cabin) (22.30+3+4.64=29.95)	29.95	30250			905,988
8. Infrastructure charges	1467.34	5000			7,336,688
9. Development charges (2%)	1467.34	104,650	0.02		3,071,138
Consideration				Total	111,584,208
				i.e.Rs.	111,585,000

वरील प्रमाणे दस्तातील मिळकतीचे बाजारमूल्य रक्कम रु. 8,63,57,000/- हे मोबदला रक्कम रु. 11,15,85,000/- पेक्षा कमी असल्याने जास्तीच्या मोबदला रक्कम रु. 11,15,85,000/- वर मुद्रांक शुल्क आकारणी करणे योग्य वाटते. तथापि, आदेशार्थ सादर.



मोबदला रक्कम (रु.)	अनुच्छेद	देय मु.शु (रु.)
11,15,85,000/-	5(g-a)(5%)	55,79,250/-

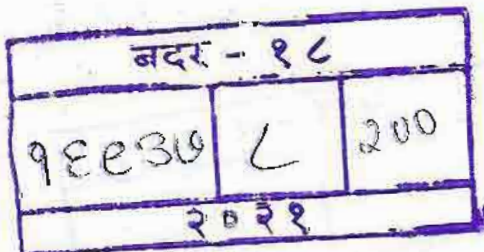
अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 5(g-a)(5%) नुसार मुद्रांक शुल्क रु. 55,79,250/- देय असल्याबाबत जा.क्र.अभि/आदेश/5183/2021 दिनांक. 29/11/2021 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 09/12/2021 रोजी विरुध्ति केलेल्या चलन क्र. MH009895111202122E वरून दिसून येत असल्याने दिनांक. 29/11/2021 रोजीचा अंतरिम आदेश हा अंतिम 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 हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.
3. एकुण पाने 1 ते 121 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(डॉ. जयश्री कटारे)

मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रति	M/S. Pruthvi Enterprise
पत्ता	1 & 2, Parmar Co-Op, Hsg. Soc. Ltd, Paranjape - B Scheme Road No. 2, Vile Parle (E), Mumbai - 400057
प्रत	सह दुय्यम निबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7





CHALLAN
MTR Form Number-6



GRN	MH009895111202122E	BARCODE	09/12/2021-13:34:48		Form ID
Department		Inspector General Of Registration			
Non-Judicial Stamps		Payer Details			
Type of Payment	Duty on Doc Voluntarily brought for adjudicatin SoS	TAX ID / TAN (If Any)			
		PAN No.(If Applicable)			
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI	Full Name	MS PRUTHVI ENTERPRISE		
Location	MUMBAI				
Year	2021-2022 One Time	Flat/Block No.	CTS NO 1252 1252 1 TO 5 VILLAGE VILE PARLE		
		Premises/Building	EAST		
Account Head Details		Amount In Rs.			
0030050801 Amount of Tax		5579250.00			
		Road/Street	PARK ROAD		
		Area/Locality	MUMBAI		
		Town/City/District			
		PIN	4 0 0 0 5 7		
		Remarks (If Any)	ADJ/1100900/1052/2021 REDEVELOPMENT AGREEMENT		
		Amount In	Fifty Five Lakh Seventy Nine Thousand Two Hundred		
		Words	Fifty Rupees Only		
Total		55,79,250.00			
Payment Details		BANK OF BARODA			
Cheque-DD Details		FOR USE IN RECEIVING BANK			
		Bank CIN	Ref. No.	02003942021120900626 1265293040	
Cheque/DD No.		Bank Date	RBI Date	09/12/2021-13:37:03 Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF BARODA		
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.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. 9821310156

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0004713547202122	09/12/2021-17:08:43	IGR240	5579250.00

बदर - १८	
98230	Print Date 09-12-2021 05:08:54
२००	
१०२१	

GRN : MH009895111202122E Amount : 55,79,250.00

Bank : BANK OF BARODA

Date : 09/12/2021-13:34:48

Total Defacement Amount

55,79,250.00



बंदर - १८		
१६६३८	१०	२००
२०२१		



महाराष्ट्र MAHARASHTRA

2021

BD 436034



17 JUN 2021



REDEVELOPMENT AGREEMENT

REDEVELOPMENT AGREEMENT

बदर - १८		
98830	99	200
2021		

Redevelopment of PARK VIEW CO-OPERATIVE HOUSING SOCIETY LTD., bearing Plot No 246, TPS II, C.T.S No. 1252 and 1252/1 to 5 Mahatma Phule Marg (Park Road), Vile Parle (East), Taluka - Andheri, Dist - Mumbai Suburban 400057.

B. B. Gada
R.B. Gada

Prakash D. Jagan

Chaitanya

Manjula P. Shah

R. B. Shah

Nehal J. Jagan

Prakash M. Ph. SUMAN

Manjula P. Shah
V.P. Shah
U. P. Shah

Prakash
Prakash

Eliza J. P. P. Shah

Manjula P. Shah
U. P. Shah

बंदर - १८		
१६६३७	१२	२००
२०२१		



REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT made and entered into at Mumbai this 7th day of Oct, 2021

BETWEEN

PARK VIEW CO-OPERATIVE HOUSING SOCIETY LTD., Society registered under the Maharashtra Co-operative Societies Act 1960 under Registration No.BOM/(WKE)/HSG/(TC)/10314 of 1998 -1999 dated 22-02-1999 having its registered office at C.T.S No.1252, Mahatma Phule Marg (Park Road), Vile Parle (East), Mumbai 400 057, represented by (1) **SHRI PRAFUL GOKUL SHAH**-Chairman, (2) **SHRI VISHVAS KOLHATKAR** -Secretary and (3) **SHRI ASHWIN SHAH** - Managing Committee Member, duly authorized pursuant to Resolutions passed at the Special General Body Meeting of the Society held on 08-08-2021, authorizing them to sign all documents in the manner indicated in the said resolution, for and on behalf of the Society hereinafter referred to as "**THE SOCIETY**" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their Present Office bearers, its successors and assigns] of the ONE PART;

बदर - १८		
980000	93	200
No 022		

AND

	Member (s) Name (s)	Flat No.	Floor
1	Mr. Bipin K. Gada and Mrs. Reshma B. Gada	101	1 st Floor
2	Mrs. Manjula N. Karekar Mr. Manoj N. Karekar	102	1 st Floor

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3	Mr. Dilip G. Kolhatkar	103	1 st Floor
4	Mr. Ashwin Shah	104	1 st Floor
5	Mr. Pramod G. Ranade	201	2 nd Floor
6	Mr. Vishvas S. Kolhatkar	202	2 nd Floor
7	Mr. K.R. Srivastav	203	2 nd Floor
8	Mr. Abhay Shah & Mr. Rajnikant Shah	204	2 nd Floor
9	Mr. B.K. Vaidya	301	3 rd Floor
	Mr. B.K. Vaidya	302	3 rd Floor
11.	Mr. Pinal Jogani & Mrs. Nehal P. Jogani	303	3 rd Floor
	Mr. Gokul B. Shah & Mr. Praful Gokul Shah	304	3 rd Floor
13.	Mrs. Manjulaben Shah, Mr. Jignesh Shah, Mr. Vipul Shah	401	4 th Floor
14.	Mr. Madhukar J. Sathe & Mr. Madhav J. Sathe	402	4 th Floor
15	Mrs. Ilaben Parekh	403	4 th Floor



बदर - १८		
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BKV
BKV
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P. G. Ranade
P. G. Ranade

B. B. Ranade
B. B. Ranade

N. P. Jogani

Ilaben Parekh

P. P. Jogani

U. P. M.

M. P. Shah

16	Mr. Sanjay V. Parikh	404	4 th Floor
17	Mrs. Heena S. Vora & Mrs. Urvashi H. Vora	501 & Terrace	5 th Floor
18	Mrs. Anjana A. Vora & Mrs. Trusha Vora	502	5 th Floor

all having their addresses at the flats shown against their respective names in the **PARK VIEW CO-OPERATIVE HOUSING SOCIETY LTD.**, on C.T.S No.1252, Mahatma Phule Marg (Park Road), Vile Parle (East), Mumbai 400 057, hereinafter collectively referred to as "**THE MEMBERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART,

AND

M/S. PRUTHVI ENTERPRISE, a partnership firm duly registered under the provisions of Indian Partnership Act 1932, having its office at 1 & 2, Parmar Co-operative Housing Society Ltd., Paranjape B Scheme Road No. 2, Vile Parle (E), Mumbai 400 057 hereinafter called "**THE DEVELOPER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present partner/s, its executors, administrators and assigns) of the OTHER PART, represented by (1) SHRI. AMOL VIJAY REGE and (2) MRS.



BHITA AMOL REGE:

बदर - १८		
१६६३८	१५	२००
२०२१		

BK
BEX
4

and under a Deed of Unilateral Deemed Conveyance dated 10/06/2016, executed by and between Shri Subhash Patil, the Competent Authority, u/s. 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 and on account of the

Signature
Date

Signature
P.C. SHARMA

Signature
R.B. Gadh

Shri S. Parikh

Signature
X.P. Joga

Signature
V.P. Joga
Signature
M.P. Joga

Signature
M.P. Joga



B. W.

(B) - The Society building known as 'PARK VIEW Co-operative Housing Society Ltd.', which is duly registered under the Maharashtra Co-operative Societies Act 1960 under 2012 BOM/(W/KE)/HSG/(TC)/10314 of 1998 - 1999 is

consisting of stilt + Fully constructed 4 Upper Floors + Partially constructed 5th Floor with terrace which is standing on the said property and was constructed in 1997 in accordance with the plans duly approved by the Municipal Corporation of Greater Mumbai ("**MCGM**"). Copy of the

on the said property and was constructed in 1997 in accordance with the plans duly approved by the Municipal Corporation of Greater Mumbai ("MCGM"). Copy of the

/ FSI/Incentive FSI.



बदर - १८
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وہ

~~Papita~~
~~Papita~~
P.G. SUMAN.
R.B. Gadh
N.P. Jogani
P. P. Jagani
V. P. Shah
M. P. Shah

- (J) It was decided by the Society that instead of going in for redevelopment by self, it should appoint builders/Developer who would demolish the existing building and shall construct the said intended building on the said property by utilizing the available plot F.S.I. of the said property as well as plot T.D.R. F.S.I./ additional FSI;
- (K) The society invited proposals from various Developers by floating a tender through Project Management Consultant ("PMC") Shri Milind Karambelkar between 9th August 2019 to 11th August, 2019 for carrying out Redevelopment of the society property. The General Body of the Society, received proposals from various Developers for carrying out the development of the said Property in the manner envisaged above, one of which was the offer-letter dated 24/08/2019 alongwith the duly filled Tender Document, of M/s Pruthvi Enterprise. The General Body of the Society along with the PMC scrutinized the proposals received by them in its Special General Body Meeting held on 24th August, 2019 and commenced negotiations with M/s Pruthvi Enterprise and called upon them to provide a revised offer to M/s Pruthvi Enterprise by their letter dated 11th September 2019 extended an offer to give 12% additional RERA Carpet area over and above the existing RERA carpet area of 11,997 square feet (as per tender document) as against their earlier offer of 7%, other terms of the tender remaining constant. A copy of the letter dated 11th September 2019 is annexed hereto and marked **ANNEXURE "E"**.

- (M) The Redevelopment Committee of the society, the PMC and the Developer held extensive meetings on 31st August 2019, 13th September 2019, and 24th September 2019 and by their letter dated 30th September 2019 confirmed the final offer dated 14.09.2019 given by them. In the letter dated 30th September 2019, the Developer further confirmed that they shall give 8 car parking spaces to the Existing Members who

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P. G. Suman

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R. B. Gade

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D. J. P. Kulkarni

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N. P. Jorgani

[Handwritten signature]
P. Adgani

[Handwritten signature]
H. G. Patil

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V. P. B. Thakur

presently own 8 stilt car parkings in addition to the 18 car parking spaces agreed to be provided to the members as per the Tender document resulting into total 26 number of car parking spaces to the members of the Society. The Developer further confirmed that they shall provide 1/3rd of the area of the existing terrace attached to the existing flat on the 5th floor and such area shall be added to their respective entitled area. The Developer further confirmed to provide Additional RERA Carpet Area at Rs.37,000/- per square feet as against the earlier Rs.40,500/- per square feet upto first 1500 square feet collectively within all 18 members if the members desired to purchase such area; subject to the members paying 40% in advance as against 20% advance discussed in the earlier meeting. The Developer further confirmed to pay Rs.81/- per square feet per month towards displacement compensation as against Rs.70/- per square feet per month as provided in the tender. A copy of the letter dated 14th September 2019 is annexed hereto and marked **ANNEXURE "F"**. A copy of the letter dated 30th September 2019 is annexed hereto and marked **ANNEXURE "G"**;

(N) After further extensive meetings, the Developer by their letter dated 5th October, 2019 gave a final consolidated offer inter alia increasing area to be allotted free of cost to be 16% RERA Carpet area as against earlier 12% on existing RERA carpet area. A copy of the letter dated 5th October 2019 is annexed hereto and marked **ANNEXURE "H"**;

(O) In the Special General Body Meeting held on 5th October, 2019, the Society unanimously selected the Developer herein for carrying out the redevelopment work of the Society on the terms and conditions of the Tender Document and recordings in the letter dated 31st August 2019, 13th September 2019, 24th September 2019, 30th September 2019 and 5th October 2019. A copy of the minutes of the SGBM of the Society held on 5th October, 2019 is annexed



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Handwritten signatures and names at the bottom of the page, including: P. S. Shah, R. B. Gada, N. P. 7-2019, D. S. Parakh, V. B. Shah, and others.