

370 20050

इतर पावती

Original/Duplicate

Tuesday, 15 February 2022 11:46 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2667 दिनांक: 15/02/2022

गावाचे नाव: -कांजूर

दस्तऐवजाचा अनुक्रमांक: करल2-20050-2021

दस्तऐवजाचा प्रकार: विकसनकारणाचा

मादर करणाऱ्याचे नाव: मेसर्स. खेडेकर्स रफे भागीदार राजेश एम्. खेडेकर
दर्शन

वस्तु हाताळणी फी

रु. 240.00

पृष्ठांणी संख्या: 12

एकूण:

रु. 240.00

सह दु:निबंधक कुर्ला 2

1); देवळाचा प्रकार: DMC रकम: रु.240/-

डीडी/अनादेश/वे ऑर्डर क्रमांक: 1402202203419 दिनांक: 15/02/2022

बँकेचे नाव व पत्ता:

सह दु:य्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा .

15 2022

370/20050

पावती

Original Duplicate

Tuesday, December 28, 2021

नोंदणी क्र. : 385

9:13 AM

Regn : 394

पावती क्र. : 21385 दिनांक : 28/12/2021

गावाचे नाव: कांजूर

दस्तावेजाचा अनुक्रमांक: करल2-20050-2021

दस्तावेजाचा प्रकार : विकसनकारनामा

सादर करणाऱ्याचे नाव: मेसर्स. खेडेकर्स र्क भागीदार राजेश एम. खेडेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4260.00

पृष्ठांची संख्या: 2/3

एकूण

रु. 34260.00

सह दुय्यम निबंधक कुर्ली-2

बाजार मूल्य: रु. 33375500/-

मोबदला रु. 44336000/-

भरलेले मुद्रांक शुल्क : रु. 2216800/-

सह दुय्यम निबंधक कुर्ली-2

मुंबई दफ्तनगर जिल्हा

1) देयकाचा प्रकार: DMC रक्कम: रु. 3000/-

डीडी धनादेश पे ऑर्डर क्रमांक: 27/2202116587 दिनांक: 27/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DMC रक्कम: रु. 260/-

डीडी धनादेश पे ऑर्डर क्रमांक: 27/2202117239 दिनांक: 27/12/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DMC रक्कम: रु. 2000/-

डीडी धनादेश पे ऑर्डर क्रमांक: 27/2202117283 दिनांक: 27/12/2021

बँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: eChallan रक्कम: रु. 3000/-

डीडी धनादेश पे ऑर्डर क्रमांक: M11010756564202122E दिनांक: 28/12/2021

बँकेचे नाव व पत्ता:

5) देयकाचा प्रकार: eChallan रक्कम: रु. 27000/-

डीडी धनादेश पे ऑर्डर क्रमांक: M11010756702202122E दिनांक: 28/12/2021

बँकेचे नाव व पत्ता:

ORIGINAL REGISTERED
DOCUMENT DELIVERED 16 FEB 2022



15/02/2022

सूची क्र.2

दृष्यम निबन्धकः सप्त दुःखि, कथा ५

२-१ क्रमांक : 20050/2021

नैऋती ;

Regn:63m

गावाम्ने नाम : कांजूर

(1) विनोबाचा वक्ता	विनोबतपरागमना
(2) मावदला	44336000
(3) वातावरण(माडेपट्ट्याच्या वळविनपट्ट्याकार आकाशी तेंवो की पट्टेशार ने नमुन करवा)	33375500
44) अन्वयन पोट्टिमा य घरकपांक(अमन्याम)	1) शालिकेचे नाव:-मुंबई मनगा इतर वर्णन :- इतर माहिती: विनोबत करगतामा,मोडे बांधकामार्ग,भांडा पूर्व जमीन व बांधकाम,सी.टी.एम.नं. 751,येथील मिळकतीचे क्षेत्र 418.00 चौ.मी. व त्यावरील बांधकाम,कच्चा मागार सी.एम.एन. लि.,दानार कॉलनी,कांजुमार्ग पूर्व,प्लॉट 400042 -नव मिल्कनीबायतता विनोबत करगतामा ज. इस्प कन्वेक्टर ऑफ स्टॅम्प कृती यांचे कटून अभिनिर्णित करत घेतला आहे. इस्प कपांक एडीजे नं.1100901/658/2021/क/1176/2021 दिनांक-23.12.2021,मरवेचे मुद्रांक शुल्क रु. 22,18,800/- (C.T.S. Number : 751 ;)
(5) धावफल	1) 418 00 चौ.मीटर
(6) अन्वयन पीट्टा जडी देण्यात अर्पण नेव्हा,	
17) इन्वयेन्स करन देणा-या/लिष्टन देवणा-या पक्षकाराचे नाव किंवा दिवर्णा न्यायनरयाचा इकमनामा किंवा आदेश अमन्याम,प्रतिवादिचे नाव व वक्ता	1): नाव:-कल्याण मागार सी. एच. एम. लि. तर्फे चेअरमन के. एन शृंगार बेग:-74; पत्ता:-प्लॉट नं फ्लॉट नं. 49 , माळा नं: -, इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-AAGAK6869C 2): नाव:-कल्याण मागार सी. एच. एम. लि. तर्फे पॅन्टरी के.के. मिथ्या वय:-50; पत्ता:-प्लॉट नं: फ्लॉट नं. 49 , माळा नं: -, इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-AAGAK6869C 3): नाव:-मिन्टपाल एम. मिह तर्फे मुख्याय अंजनी विजय माते वय:-47; पत्ता:-प्लॉट नं: फ्लॉट नं. 01 , माळा नं: नळ मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-AFNPM1120R 4): नाव:-रुजिना हर्गिंद मिह इन्वयन तर्फे मुख्याय अंजनी विजय माते वय:-47; पत्ता:-प्लॉट नं: फ्लॉट नं. 01 , माळा नं: नळ मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-ALZPB1854P 5): नाव:-अर्चना एम. मिह तर्फे मुख्याय अंजनी विजय माते वय:-47; पत्ता:-प्लॉट नं: फ्लॉट नं. 01 , माळा नं: नळ मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-BDEPS3896Q 6): नाव:-अंजनी विजय माते वय:-47; पत्ता:-प्लॉट नं: फ्लॉट नं. 01 , माळा नं: नळ मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-AFNPM1120R 7): नाव:-शरणा - पय वय:-39; पत्ता:-प्लॉट नं: फ्लॉट नं. 2 , माळा नं: नळ मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-AWQP35738G 8): नाव:-मुक्ता - आश्रय वय:-52; पत्ता:-प्लॉट नं: फ्लॉट नं. 3 , माळा नं: नळ मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-AECPJ7607F 9): नाव:-शर मिह तर्फे मुख्याय पवन राज बहादुर मिह वय:-44. पत्ता:-प्लॉट नं: फ्लॉट नं. 04 , माळा नं: 1 ला मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-ACBPS8958G 10): नाव:-मधु एम. मिह वय:-50; पत्ता:-प्लॉट नं: फ्लॉट नं. 04 , माळा नं: 1 ला मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-BXOPS8756F 11): नाव:-ई. के. के. मिथ्या वय:-50; पत्ता:-प्लॉट नं: फ्लॉट नं. 05 , माळा नं: 1 ला मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-AKWPM3212G 12): नाव:-अशुतोष - मिथ्या वय:-24; पत्ता:-प्लॉट नं: फ्लॉट नं. 05 , माळा नं: 1 ला मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-CRXPM6374H 13): नाव:-एच. वि. नातणकर वय:-75; पत्ता:-प्लॉट नं: फ्लॉट नं. 06 , माळा नं: 1 ला मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-ABIPN3253H 14): नाव:-नीलम - मिथ्या वय:-48; पत्ता:-प्लॉट नं: फ्लॉट नं. 06 , माळा नं: 2 ला मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-ARRPM8786B 15): नाव:-ज्योति - मिथ्या वय:-23; पत्ता:-प्लॉट नं: फ्लॉट नं. 08 , माळा नं: 2 ला मजला , इमारतीचे नाव: कल्याण मागार सी. एच. एम. लि. , ब्लॉक नं: दानार कॉलनी, भाडूय पूर्व , रोड नं: -, मद्रागपु, MUMBAI. पिन कोड:-400042 पॅन नं:-DEYPM2032B

- 16): नाव:-मंभाजी , व्ही गोशी वय:-70; पत्ता:-प्लॉट नं: फ्लॉट नं. 9 , माळा नं: 2 रा मजला , इमारतीचे नाव: कल्याण सागर सी. एच. एम. लि. , ब्लॉक नं: दानाग कॉलनी, भाईपूर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400042 प्लॉट नं:-ADHPJ0128J
- 17): नाव:-मुशिवा एम. जोशी वय:-70; पत्ता:-प्लॉट नं: फ्लॉट नं. 9 , माळा नं: 2 रा मजला , इमारतीचे नाव: कल्याण सागर सी. एच. एम. लि. , ब्लॉक नं: दानाग कॉलनी, भाईपूर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400042 प्लॉट नं:-BDZPJ4256N
- 18): नाव:-प्रज्वा आर. फोटिशनकर वय:-34; पत्ता:-प्लॉट नं: फ्लॉट नं. 10 , माळा नं: 3 रा मजला , इमारतीचे नाव: कल्याण सागर सी. एच. एम. लि. , ब्लॉक नं: दानाग कॉलनी, भाईपूर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400042 प्लॉट नं:-AAYFK0663P
- 19): नाव:-आमला आर. फोटिशनकर वय:-36; पत्ता:-प्लॉट नं: फ्लॉट नं. 10 , माळा नं: 3 रा मजला , इमारतीचे नाव: कल्याण सागर सी. एच. एम. लि. , ब्लॉक नं: दानाग कॉलनी, भाईपूर पश्चिम , रोड नं: -, महाराष्ट्र, मुम्बई पिन कोड:-400042 प्लॉट नं:-AFYPK4251J
- 20): नाव:-क. एन. शकुन्ता वय:-74; पत्ता:-प्लॉट नं: फ्लॉट नं. 11 , माळा नं: 3 रा मजला , इमारतीचे नाव: कल्याण सागर सी. एच. एम. लि. , ब्लॉक नं: दानाग कॉलनी, भाईपूर पूर्व , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400042 प्लॉट नं:-AGZPS8911P
- 21): नाव:-मुरबा - गजराजकर वय:-58; पत्ता:-प्लॉट नं: फ्लॉट नं. 12 , माळा नं: 3 रा मजला , इमारतीचे नाव: कल्याण सागर सी. एच. एम. लि. , ब्लॉक नं: दानाग कॉलनी, भाईपूर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400042 प्लॉट नं:-ADKPG4368G

(8) दस्तावेज करून घेणा-या पत्राचाराले व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश प्रत्यक्षात, प्रतिबाधित नाव व पत्ता

(9) दस्तावेज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केवळचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) वातावरण प्रमाणे मूद्रांक शल्क

(13) वातावरण प्रमाणे नोंदणी शल्क

(14) धरा

1) नाव:-मंसूर, खंडेकर नॉर्बे भागीदार गजराज एम. खंडेकर वय:-53; पत्ता:-प्लॉट नं: शॉप नं. 3 , माळा नं: 15, माळा नं: 15 मजला , इमारतीचे नाव: निशिंगळा सी. एच. एम. लि. , ब्लॉक नं: दानाग कॉलनी, भाईपूर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400042 प्लॉट नं:-AAYFK0663P

28/12/2021

15/02/2022

20050/2021

2216800

30000



मुल्यांकनासाठी लिनागल जेवलेला नपशील :-

मुल्यांकनाची आवश्यकता नाही कारण अधिनिर्णीत दस्त कारणाचा नपशील ADJ NO1100901/658/21/K/1175/21

पुढील शल्क आकारनाला निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सीह हेमल निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Certificate	ADJ NO1100901/658/21/K/1175/21	858/21	2216800	SD		
2	eChallan		MH010756584202122E	3000	RF	0005150238202122	26/12/2021
3	eChallan		MH010756702202122E	27000	RF	0006358640202122	15/02/2022
4	DHC		2712202116587	2000	RF	2712202116587D	28/12/2021
5	DHC		2712202117239	260	RF	2712202117239D	28/12/2021
6	DHC		2712202117203	2000	RF	2712202117203D	28/12/2021

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

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2712202117203

Date 27/12/2021

Received from MS KHEDEKARS, Mobile number 9820535842, 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 2 of the District Mumbai Sub-urban District.

करल-२

Payment Details

2000

9

220

Bank Name IBKL

Date

27/12/2021

Bank CIN 10004152022122719128

REF No. 2733785446

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

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2712202117239

Date 27/12/2021

Received from MS KHEDEKARS, Mobile number 9820535842, 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 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name IBKL

Date

Bank CIN 10004152022122713161

REF No. 2733788132

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

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2712202116587

Date 27/12/2021

Received from MS KHEDEKARS, Mobile number 9820535842, 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 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name IBKL

Date

27/12/2021

Bank CIN 10004152022122712883

REF No.

2733778898



CHALLAN
HTR Form Number-6

करल-२		
२००५०	२	२२७
२२९		



GRN	MH010756702202122E		BARCODE			Date	28/12/2021-09:00:40		Form ID
Department				Inspector General Of Registration					
Registration Fee				Payer Details					
Type of Payment				Ordinary Collections IGR		TAX ID / TAN (If Any)			
						PAN No. (If Applicable)			
Office Name				KRL2_JT SUB REGISTRAR KURLA NO 2		Full Name		MS KHEDEKARS	
Location				MUMBAI					
Year				2021-2022 One Time		Flat/Block No.		PLOT NO.49, C.T.S. NO.751, VILLAGE KANJUR	
Account Head Details				Amount In Rs.		Premises/Building			
0030063301 Amount of Tax				27000.00		Road/Street		DATAR COLONY, BHANDUP EAST	
						Area/Locality		MUMBAI	
						Town/City/District			
						PIN		4 0 0 0 4 2	
						Remarks (If Any)			
						Second Party Name=KARUNACHAR CHS LTD			
Total				27,000.00		Amount In Words		Twenty Seven Thousand Rupees Only	
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		69103332021122811520 2720775964	
Cheque/DD No.				Bank Data		RBI Data		28/12/2021-09:01:42 Not Verified with RBI	
Name of Bank				Bank Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :

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

Mobile No : 9820636842

सदर चलन केवल दृश्यम निबन्धक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Department ID : Mobile No : 9820535842
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलण केवल दुर्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करताच्या दस्तासाठी सदर चलण लागू नाही.

करल-२		
२०८५०	४	२२५
२-२९		

१) शिबिन परिपत्रक क्रमांक, २०००/९४/प्र.क.२५/म-१, दि. २४/३/२०००
 २) नो.प्र.नि.अ.मु.नि., पुणे यांचे पत्र क्र.कन-३/संगणक/०६/३९९, दि.४/१०/२००६

HEAD OFFICE : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001
OFFICE : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA, CHEMBURKAR MARG, MUMBAI - 400 071.

B 063857

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. *khedekars Developers*

Receipt Date: *16/11/2021*

Received From

On Account of

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
-----------------	----------------------------	------	--------------------	-----------	-----------------

4415 ml10083013812021

DELIVERED



Case No. *AS1 1100101/658/21*

23 DEC 2021

Lot No.

Lot Date

Total D.O.

Sl. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
---------	----------------------------------	----------	--------------	-----------------

Handing over *05/01/2022*

DELIVERED

23 DEC 2021



Rs.:

Rupees:

Cashier / Accountant

Signature / Designation

मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळमजला, नविन प्रशासकीय इमारत, आर.सी. मार्ग, चेंबूर मुंबई-७६

करल-२

20040

4

224

20040

जा.क्र/ मुजीकु / आदेश / 6047/21

दि. 28/02/21

(महाराष्ट्र मुद्रांकअधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100901/658/2021 अन्वये पक्षकार M/s Khedekar's यांनी दिनांक 16/11/2021 रोजी Development Agreement चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Unexecuted
Type of Document	Development Agreement
The Society	Karuna Sagar CHS. LTD
The Developer	M/s Khedekar's
The Member	Smt Anjali V Mane & Others
Detail of the Property	
Village	Kanjur
Taluka	Kurla
Plot Area	418.00 sq.mt
C.T.S No	CTS No. 751 Village- Kanjur
Zone 2020-21	120/549 , Kanjur
Rate per sq.mt	
Land Rate	Rs. 69,030/-
Const.Cost	Rs. 30,250/-
Resi . Rate	Rs. 1,55,290/-

संबंधित दस्ताबाबत सहाय्यक नगर रचनाकार यांनी खालील प्रमाणे अहवाल सादर केला आहे.

अभिनिर्णयाकरीता प्राप्त झालेला उपरोक्त दस्त हा Development Agreement चा दस्त असून निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसून येते की, दस्तात नमुद Shdeduled नुसार भुखंडाचे एकुण क्षेत्र ४१८.०० चौ.मी आहे. त्यावर सोसायटीची जुनी इमारत असून त्यामध्ये एकुण १२ सदनिका आहेत. सोसायटी सदर दस्ताद्वारे सदर भिळकतीचे विकसनाचे अधिकार विकासकास देत आहे. दस्तात नमुद केल्यानुसार सभासदाच्या ताब्यात एकुण ४६५.७२ चौ मी अस्तित्वातील बाधिव क्षेत्र असून सदर सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभासदास एकुण ५४६.२१ चौ मी बाधिव क्षेत्र विनामुल्य देणार आहे, तसेच १२ कार पार्किंग देणार आहे. दस्तात नमुद केल्यानुसार विकासक सभासदाना भाडे, बॉकरेज व शिफ्टींग चार्जेस इत्यादी देणार असल्याचा उल्लेख आहे

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालिकाच्या D.P Remarks व त्यासोबत असलेला block Plan जोडलेला असून त्याचे अवलोकन केले असता दस्तातील भूखंडाचे क्षेत्र ४१८.०० चौ मी व ९.१५ मी या अस्तित्वातील रस्त्यावर

प्रचलित मार्ग
निर्वाहक - २०२४ मधील
२०२४
उपरावत बाबा
२०२४
मालकास मिलणा-या हिश्या



Seal of the State of Karnataka

Area in Sq.mt

Plot Area	418.00						
Permissible FSI (AS PER DCPB 2034, RULE 30 TABLE 12)-	2.00						
Permissible Builtup area	836.00						
Fungible FSI (35%)	292.60						
Permissible Builtup area -	1128.60						
				Builtup area (Sq. mt)		Value in Rupees	
Basic 1 FSI	418.00	418.00	X	69030		₹ 2,88,54,540	
Premium Paid Addl FSI	209.00	209.00	X	69030	x	0.65	₹ 93,77,726
TDR	209.00	209.00	X	69030	x	0.65	₹ 93,77,726
Fung. FSI	292.60	292.60	X	69030			₹ 2,01,98,178
Total	1128.60						₹ 6,78,08,169
							A
Less Value of Fungible FSI premium							
	292.60	465.72	x	35%	163.00		₹ 31,31,152
	129.60	x	69030	x	35%		
TOTAL VALUE							₹ 6,46,77,017
Nos of Society member							12
Area retained by Society							546.21
Bal area available to developer							582.39
	1128.60	546.21					
Value of Developers area							₹ 3,33,75,197
₹ 6,46,77,017	1128.60	X	582.39				
						Say	Rs. 3,33,75,500/-
						CONSIDERATION	
Const. cost of area retained by Owner -							₹ 1,73,48,995

कर २		
२०१०	७	३३५
२०२१		

546.21 X 30250 X 1.05		
Hardhip Compensation / Corpus Fund		
300000 X 12	3600000	
0 X 0	0	
- Parking		
12 X 13.75 X 30250 X 0.25		₹ 12,47,813
Development Charges under MR&TP Act		
546.21 X 69030 X 2%		₹ 7,54,098
Soc Off/s.cabin /gym		
25.20 X 30250		₹ 7,62,300
Infrastructure charges		
546.21 X 5000		₹ 27,31,050
First Developer Pay To Society		9,00,000
Value Of New Area Over & Above Free Fungible FSI Area		₹ 1,69,90,882
425.57 X 79850 X 50%		
TOTAL VALUE (A TO L)		₹ 4,43,35,137

SAY ₹ 4,43,36,000/-

चरील प्रमाणे दस्तालील मिळकतीचे मोबदला मुल्य ₹ 4,43,36,000/- हे बाजारमुल्य Rs. 3,33,75,500/- पेक्षा जास्त असल्याने बाजारमुल्य ₹ 4,43,36,000/- (Rupees Four Crore Fourty Three Lacs Thirty Six Thousand Only) जास्तीचे मुल्य असल्याने त्यावर मु.शु. आकारणे योग्य वाटते, त्यानुसार मुद्रांक शुल्क भरण्याची खालीलप्रमाणे

A.V.	Article	Stamp Duty
Rs. 4,43,36,000/-	5(g-a)	Rs. 22,16,800/-



सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि २२/१२/२०२१ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरीम आदेशाच्या अनुषंगाने M/s Khedekar's यांनी रोजी दि २२/१२/२०२१ चे पत्रान्वये M/s Khedekar's यांनी सदर मुद्रांक शुल्क मान्य असून त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे

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

अंतिम आदेश

- अभिनिर्णयाकरीता सदर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसूची १ मधील अनुच्छेद ५ (६ - a) नुसार मुद्रांक शुल्क रु. २२१६८००/- नेच असल्याबाबत जा.क्र.अभि/ आदेश/६२२०/२१ दिनांक. २२/१२/२०२१ अन्वये आदेश पारित करण्यात आला आहे. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दिनांक २२/१२/२०२१ रोजी विरूपित केलेल्या चलना वरून



२. प्रस्तुत प्रकरणात पक्षकारांचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यचहार वेंकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी सर्वोर्ध्वत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुला हे जबाबदार राहणार नाहीत.

३. एकूण पाने १ ते १६३ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुबंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

कचन अणु याची नोंद घ्यावी

(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	M/s Khedekar &
पता	Shop No 3 Plot No 15 Nishigandha CHS Ltd Datar Coloney bhandup E Mumbai 400042
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Signature	
Name of authorized person	
Mobile No	
Date & B Regd.	





CHALLAN
MTR Form Number-8



GRN MH010548340202122E		BARCODE		Date 23/12/2021-11:21:17		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 SoS				PAN No. (If Applicable)			
Office Name CSK_COLLECTOR OF STAMPS KURLA				Full Name KARUNA SAGAR CHS LTD			
Location MUMBAI				Flat/Block No.			
Year 2021-2022 One Time				PARCEL OF LAND WITH BUILDING			
Account Head Details		Amount In Rs.		Premises/Building		Road/Street	
0030050801 Amount of Tax		2216800.00		Road/Street		CTS NO.751 VILLAGE - KANJUR	
				Area/Locality		MUMBAI	
				Town/City/District			
				PIN		4 0 0 0 4 2	
				Remarks (If Any)			
				ADJ/100901/658/2021/K			
				20040 e 224			
				2029			
				Amount in Words			
				Twenty Two Lakh Sixteen Thousand Eight Hundred Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN Ref. No.			
Cheque/DD No.				BB103332021122312410 2720048564			
Name of Bank				Bank Date RBI Date			
				23/12/2021-11:23:20 Not Verified with RBI			
Name of Branch				Bank-Branch			
				IDBI BANK			
				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 चालान केवल दस्तावेज निबंधक कार्यालयों में ही दर्ज कराने के लिए मान्य है। नॉन-दर्ज दस्तावेजों के लिए यह चालान मान्य नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		00050620482202122	23/12/2021-17:23:02	IGR241	2216800.00
Total Defacement Amount					22,16,800.00

कमल-२		
२०६५०	१०	२२५
२०२१		



मुद्रांक जिल्हाधिकारी, कुर्ला या कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मुल्यांकन अहवाल प्रपत्राचा नमुना

प्रकरण क्रमांक :- ADJ/658/2021/K

दिनांक :- 11/2021

सादर,

विषय :- मुल्यांकन अहवाल

मौजे Kanjur सि.स.नं. CTS No. 751

(१) संदर्भित अर्ज व त्यासोबतचा दस्तऐवज पसुदा कृपया अवलोकनास सोदर.

(२) अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती.

करल-२		
20090	55	224
2029		

१. लिहून देणार :- m/s. Karunasagar Chs Ltd--- Society
२. लिहून घेणार :- M/s Khedekar's ---Developers.
३. दृढ्यम निबंधक कार्यक्षेत्राचे नाव :- Kurta
४. दस्ताचा प्रकार :- Development Agreement
५. दस्त निष्पादित आहे/नाही :- Unexecuted
- असल्यास निष्पादनाचा दिनांक :- 2021
६. मिळकतीचा प्रकार :- Land with building

(उदा. खुली जमीन :- शेती व ना विकास/विनशेती/ संभाव्य

विनशेती/गुंठेबारीनुसार विकास/ मोठ्या आकाराचे क्षेत्र/ आरक्षित क्षेत्र / सदनिका : नव्याने विकसीत / जुनी इमारत भाडेकरू व्याप्त जमीन / लिजहोल्ड मिळकत / निवासी / कार्यालयीन / औद्योगिक व्यापारी वापर

७. दस्त मिळकतीचे वर्णन/ तपशील :- CTS No. 751 Of Village- Kanjur

८. दस्तातील एकूण क्षेत्रफळ :- 418.00 Sq.Mtrs.

९. पक्षकारांमध्ये ठरविण्यात आलेला दस्तातील मोबदला (अंकी, अक्षरी) Constructed area.

१०. सन 2020-21 चे बाजारमूल्य दर तक्त्यानुसार Zone No.120/549 - Kanjur

मूल्य विभाग क्र १२०/५४९ मूल्य दर रु.-प्रति Land rate-Rs. 69,030/-

Resi. Rate - Rs. 1,55,290/-

११. बाजारमूल्य दर तक्ते व प्रचलीत मार्गदर्शक सुचनांचे अनुषंगाने होणारे मुल्यांकन



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(३) स्थळ निरीक्षण अहवाल

१. स्थळ निरीक्षण केल्याचा दिनांक :-

२. स्थळ निरीक्षणाच्यावेळी उपस्थितांची नावे:-

३. स्थळ निरीक्षणाच्यावेळी आढळून आलेल्या उळक बाबी / मिळकतीचे पक्षकाराने दर्शविलेले

कमल-३		
२०५०	१३	२२
२०२१		

परिणाम करणा-या बाबी / पक्षकाराने अर्जानुसार नमूद केलेली कारणे

अनुक्रमे सविस्तर तपशील लिहावा

योजना दस्तावाची सद्यस्थिती, आजुबाजूचा अनुज्ञेय वापर / मूल्य दर व

किती अंतर्गत किंवा रस्तासमूह असल्यास त्याचा तपशील द्यावा

(झोन/आरक्षण / शेती अगर ना विकास / संभाव्य विकासाचा कल)

(५) दस्तातील मिळकतीनुसार स्थळनिरीक्षण/गुणदोषांचा विचार करून सविस्तर मुल्यांकन

अभिनिर्णयाकरीता प्राप्त झालेला उपरोक्त दस्त हा Development Agreement चा दस्त असून निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसून येते की, दस्तात नमूद Sheded नुसार भुखंडाचे एकूण क्षेत्र ४१८.०० चौ.मी आहे. त्यावर सोसायटीची जुनी इमारत असून त्यामध्ये एकूण १२ सदनिका आहेत. सोसायटी सदर दस्ताद्वारे सदर मिळकतीचे विकसनाचे अधिकार विकासकास देत आहे. दस्तात नमूद केल्यानुसार सभासदाच्या ताब्यात एकूण ४६५.७२ चौ म. अस्तित्वातील बाधिव क्षेत्र असून सदर सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभासदास एकूण ५४६.२१ चौ मी बाधिव क्षेत्र विनामुल्य देणार आहे, तसेच १२ कार पार्किंग देणार आहे. दस्तात नमूद केल्यानुसार विकासक सभासदाना भाडे, बॉकरेज व शिफ्टिंग चार्जेस इत्यादी देणार असल्याचा उल्लेख आहे

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा D P Remarks व त्यासोबत असलेला Block Plan जोडलेला असून त्याचे अवलोकन केले असता दस्तातील मालमत्ता ही १२५ मी. च १२५ मी. च अस्तित्वातील रस्त्यावर स्थित असल्याने प्रचलित मार्गदर्शक सुचना क्रमांक ३१ नुसार, बृहन्मुंबई महानगरपालिका सुधारीत विकास नियंत्रण नियमावली - २०३४ मधील नियम क्रमांक ३०, टेबल क्रमांक १२ नुसार FSI अनुज्ञेय राहिल.

उपरोक्त बाबी विचारात घेत भुखंडधारक सोसायटीस मिळणा-या वरील सर्व बाबींचे मूल्य हे जमिन मालकीस मिळणा-या हिश्याचे मोबदल्याचे मूल्य म्हणून विचारात घेणेत येत आहे. तसेच जागा भाड्याच्या मालकीची असल्याने विकास नियंत्रण नियमावली ३३(५) नुसार विकसित होणार असल्याने म्हाडा प्रमाणे अनुज्ञेय असलेला मुळ FSI; तसेच नियमावलीतील नियम क्रमांक ३१(३) नुसार अनुज्ञेय असलेल्या Fungible FSI विचारात घेवून त्यानुसार भुखंडावर अनुज्ञेय होणारे बांधकामातून भुखंडधारक सोसायटी यांना विनामोबदला मिळणारे बांधकाम क्षेत्रा वजा जता विकासकास विक्रीसाठी उपलब्ध क्षेत्राचे जमिनदराने येणारे मूल्य हे विकसनकर्ताला मिळणा-या हिश्याचे मूल्य म्हणून विचारात घेणेत येत आहे. वरील दोन्ही मुल्यापैकी जास्तीचे मूल्य हे या दस्ताचे मूल्य बाजारमूल्य म्हणून विचारात घेणेत येत आहे.

सदर दस्ताचे मुल्यांकन बाजार मूल्यदर तक्त्यातील मार्गदर्शक सुचना क्रमांक २५ व २७A नुसार करण्यात येत आहे. सविस्तर मुल्यांकन पुढील पानावर सादर

- Plot Area
- Permissible FSI (AS PER DCPR 2034, RULE 30 TABLE 12)-
- Permissible Builtup area
- Fungible FSI (35%)
- Permissible Builtup area -

करल-२			418.60
20030	93	221	838.60
2029			29.60
			112.60

		Builtup area (Sq:mt)		Value in Rupees	
Basic 1 FSI	418.00	418.00	X	69030	₹ 2,88,54,540
Premium Paid Addl.FSI	209.00	209.00	X	69030 x	0.65 ₹ 93,77,726
TDR	209.00	209.00	X	69030 x	0.65 ₹ 93,77,726
Fung.FSI	292.60	292.60	X	69030	₹ 2,01,98,178
Total	1128.60				

₹ 6,78,08,169 A

Less Value of Fungible FSI premium

292.60	455.72	x	35%	163.00	₹ 31,31,152 B
129.60	x	69030	x	35%	

TOTAL VALUE ₹ 6,46,77,017

No. of Society member 12

Area retained by Society 546.21

Bal area available to developer 582.39

1128.60 546.21

Value of Developers area ₹ 3,33,75,197

6,46,77,017 1128.60 X 582.39

Say Rs. 3,33,75,500/-

CONSIDERATION

Const. cost of area retained by Owner - ₹ 1,73,48,995

546.21 X 30250 X 1.05

Hardship Compensation / Corpus Fund ₹ 36,00,000

300000 x 12 3600000

0 x 0 0

Part. ₹ 12,47,813

12 X 13.75 X 30250 X 0.25

Development Charges under MR&TPAct ₹ 7,54,098

546.21 X 69030 X 2%

Soc Off/s.cabin /gym ₹ 7,62,300

25.20 x 30250

Infrastructure charges ₹ 27,31,050

546.21 X 5000

First Developer Pay To Society 9,00,000

Value Of New Area Over & Above Free Fungible FSI Area ₹ 1,69,90,882

425.57 x 79850 x 50%

TOTAL VALUE (A TO L) ₹ 4,43,35,137

SAY ₹ 4,43,36,000/-



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वरील प्रमाणे दस्तातील मिळकतीचे मोबदला मुल्य ₹ 4,43,36,000/- हे बाजारमुल्य Rs. 3,33,75,500/- पेक्षा जास्त असल्याने बाजारमुल्य ₹ 4,43,36,000/- (Rupees Four Crore Forty Three Lacs Thirty Six Thousand Only) जास्तीचे मुल्य असल्याने त्यावर मु.शु. आकारणे योग्य वाटते. त्यानुसार घटक शुल्क आकारणी खालीलप्रमाणे

A.V.
Rs. 4,43,36,000/-

Article
5(g-a)

Stamp Duty
Rs. 22,16,800/-

अर्जदार यांनी प्रकरणा सोबत सादर केलेल्या कागदपत्रांचे अवलोकन करून उपरोक्त प्रमाणे केलेले मुल्यांकन हे सर्वसाधारणपणे योग्य आहे

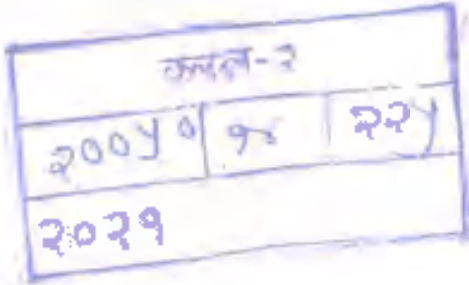
तथापि, आदेशार्थ सादर

Manoj
ल.स. घटमळे

सहाय्यक नगररचनाकार

हरिश्चंद्र पाटील

मुद्रांक जिल्हाधिकारी कुर्ला





करल-२		
20040	94	227
२-२९		

S.No.	NAME	Existing Flat No.	Old Area Sq. Ft.	Free Area Sq. Ft. RERA	Purchase Area Sq. Ft.	Total Area Sq. Ft. RERA	Allotted Flats No.
1.	SMT. ANJALI V. MANE SMT. KAVITA HARVINDER SINGH BANSAL	1	348	63	NIL	411	601
2.	SMT. ARCHANA S. SINGH MR. JITENDRAPAL S. SINGH	2	348	63	NIL	411	702
3.	SHRI. MUKESH JADHAV	3	348	63	NIL	411	301
4.	SHRI. R. B. SINGH SMT. MADHU S. SINGH	4	348	63	NIL	411	503
5.	DR. K. K. MISHRA SHRI. ASHUTOSH MISHRA	5	348	63	NIL	411	802
6.	SHRI. S. G. NACHAKAR	6	348	63	NIL	411	602
7.	SMT. VIJAYALAXMI SUVERNA	7	348	63	NIL	411	603
8.	SMT. NEELAM MISHRA SHRI. SHASHANK MISHRA	8	248	45	118	411	803
9.	SHRI. SAMBHAJI V. JOSHI SMT. SUPRIYA S. JOSHI	9	448	81	253	822	501/502
10.	SMT. SHAMALA R. KOTIAN	10	348	63	NIL	411	703
11.	SHRI. K. N. SHUKLA	11	348	63	NIL	411	801
12.	SMT. SUREKHA GAWANKAR	12	348	63	NIL	411	402



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करसी-२		
२००५०	१६	२२]
२०२१		



REDEVELOPMENT AGREEMENT

करल-२		
२००९०	१७	२२५

THIS **RE-DEVELOPMENT AGREEMENT** made and executed at Mumbai
this 28th day of December 2021

BETWEEN

KARUNA SAGAR CO-OPERATIVE HOUSING SOCIETY LTD, Reg. No: MUM-
2/W-5/HSG/(T.C.)/10500/2012-2013 Dated 06/09/2012

A Society registered under the provisions of Maharashtra Co-
operative Societies Act, 1960 bearing Registration No. BOM/
W-5/HSG/3724 of 1972, and PAN No. **AAGAK6869C** having its
registered office at Plot No.49, Datar Colony, CTS No.751 of village
Kanjur, Taluka - Kurla, Mumbai Suburban District, 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 its
successors and assigns) of the **FIRST PART**;

AND

M/S. KHEDEKAR'S, the Partnership Firm, having PAN No.
AAYFK0663P, and its registered office at Shop No.3, Plot No.15,
Nishigandha CHS Ltd., Datar Colony, Bhandup (East), Mumbai - 400
042, hereinafter referred to as the "**DEVELOPERS**" (which expression
shall, unless, it be repugnant to the context or meaning thereof shall
be deemed to mean and include the Partners for the time being
constituting the firm, the last surviving partner, his heirs, executors,
administrators and assigns) of the **SECOND PART**;

AND

करल-२		
२००५	३८	२२
२०२१		

WHEREAS:

- A) Shri Govind Damodar Vaze and Shri Gopal Damodar Vaze were the Owners of the Plots of and bearing Plot No.49, Datar Colony, corresponding CTS No. 751 of Village Kanjur, Taluka - Kurla in Mumbai Suburban District and more particularly described in the Schedule hereunder written.
- B) By a Deed of Conveyance dated 29.09.1972 registered under Serial No.S-5640 of 1972 the said Owners had sold and conveyed Plot No.49, Datar Colony, CTS No.751 measuring 418 Sq.mts. as per Property Card to Agadh Sagar CHS Ltd (Now known as Karuna Sagar CHS LTD) on the terms and conditions mentioned therein.
- C) The Society in order to facilitate the expeditious sanction of the plan has executed General Power of Attorney dated 7th November, 2012 registered under Serial No.11671 in favor of the partners of the Developer (M/s Kamal Joshi Constructions) therein.
- D) The Society has on several occasions called upon the partners of the Developer namely Kamal Joshi Constructions to start the development of the said property without any positive response:
- E) Although more than 6 years have elapsed, the Developer (M/s Kamal Joshi Constructions) could not even purchase TDR, Premium FSI and Fungible FSI and submit the plan to the Municipal Corporation of Greater Mumbai and thereby Committed total breach of the said Development Agreement



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Handwritten signature 'Rajna S.R. Kothari' in blue ink.

Handwritten signature 'Neelam Prashant' in blue ink.

Handwritten signature 'Bhushan' in blue ink.

Handwritten signature 'Anand' in blue ink.

Handwritten signature 'Rohit' in blue ink.

Handwritten signature 'सं. सु. सं. जोशी' and 'K.M. Shinde' in blue ink.

Handwritten signature 'मोहन सिंह' and 'K.M. Shinde' in blue ink.

Handwritten signature 'Ashutosh' in blue ink.

Handwritten signature 'S.N. S. S. S.' in blue ink.

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Pages 11	163

dated 7 th November, 2012 (hereinafter referred to as "said		
20090	20	224
2029	Agreements)	

F) In the meeting held between the office bearers of the Society and the partners of the Developer (M/s Kamal Joshi Constructions), the office bearers of the Society explained the loss caused to the members of the Society due to unreasonable delay on the part of the Developers (M/s Kamal Joshi Constructions) inspite of extending all co-operation by the Society and its members and in the meeting held on 14th October 2018 it was mutually agreed that the said Development Agreement dated 7th November, 2012 and General Power of Attorney dated 7th November, 2012 shall be mutually cancelled between the parties and Society considering the loss and expenses incurred by the Developer (M/S Kamal Joshi Constructions) has agreed to pay the sum Rs.8,00,000/- in full and final settlement of the claim of the Developer(M/s. Kamal Joshi Constructions).

G) By a Cancellation Deed dated 16th December, 2018 registered under Serial No.KRL-2/598 of 2019, entered between the said Society and M/s. Kamal Joshi Construction, the Development Agreement dated 7th November, 2012 registered under Serial No.11670 of 2012 was cancelled.

H) The Existing Building were constructed sometime in the year 1975-76 comprising of Ground + 3 upper floors and the same is now in dilapidated condition. It is not possible to repair the said Building due to the heavy cost and lack of experience and

therefore the Society, in its Special General Body meeting held

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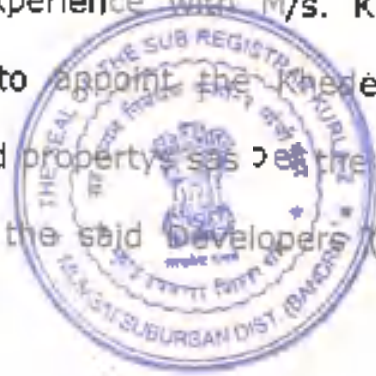
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करल-२		
२०१९	२९	२२५
२०२१		

on 29th September 2019, have resolved that the said Property be re-developed by demolishing the Existing Building, and constructing a new building thereon. The copy of the Resolution passed by the Special General body of the Society in its meeting held on 29th September 2019 is annexed hereto and marked as **"ANNEXURE A"**.

- I) Accordingly, society having bad experience with M/s. Kamal Joshi Constructions have decided to appoint the Khedekar's Developers herein to develop the said property as per the offer letter Dated 24/07/2021 given by the said Developers (M/s. Khedekar's).



The Developer (M/s. Khedekar's) have submitted the Draft Development Agreement and General Power of Attorney for approval of the Society.

- K) The Society in its Special General Body meeting held on 17th October 2021, authorized **Mr. K.N. Shukla** Chairman, **Mr. Dr. K.K. Mishra** Secretary and Managing Committee Members to finalize the Development Agreement and General Power of Attorney also sign, execute and register the Development Agreement and General Power of Attorney.

Rajna
S.R. Kothari

Neelam
Shankar

- L) The Society in its Special General Body Meeting held on 26th October 2021, approved the Draft Development Agreement and General Power of Attorney and asked the Developer to get the same adjudicated as required under the Provisions of Bombay Stamp Act.

Shukla

Amore

Rish

25 सितंबर 2021
K.M. Shukla

Melo

Madhu Singh

Kishor

25.10.2021

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20090		22/22
2029		

NOW THIS DEED OF RE-DEVELOPMENT WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS:

1) **RECITALS:**

The parties repeat, reiterate and confirm the contents of the
recitals and recitals contained above shall be deemed to be a
part of the operative part of this agreement as if the same are
incorporated herein verbatim.



2) **PURPOSE:**

Under consideration of the Society entrusting the Development
Rights of the said Property, the Developer will allot 12 newly
constructed flats to existing 12 (Twelve) Members. The
Developer shall allot a Flat admeasuring 411 Sq.ft. of RERA
Carpet Area inclusive of Fungible area free of cost on ownership
basis and other benefits as mentioned in this Agreement.

3) **REPRESENTATION BY THE SOCIETY**

- I. The Society covenants with the Developer (M/s
Khedekar's) that its name is recorded In the Property
Register Card and its title is clear, marketable and free
from encumbrances. The Developer (M/S Khedekar) has
obtained all the Records required by them and they are all
primafacie In order.
- II. The Society and its members are fully aware that the area
of said property is hardly 418 Sq.mts and with constraint
of open space, required to be provided.

Pr. H.

Madhu Singh

Madhu Singh

Ashwini

30/10/2020

Neelam

करल-२		
20070	23	224
2007/9		

- iii. The Developers have paid sum of Rs.9,00,000/- (Rupees Nine Lakhs only) it is Rs. 800000/- as indicated above to M/s. Kamal Joshi Constructions for and on behalf of the Society and its members and therefore the Developers is entitled to adjust the sum of Rs.9,00,000/- i.e. Rs.75,000/- from each member except Flat No 8 & 9 (proportionate payment from both flat) against the payment to be made to existing members of the Society

4) CONSIDERATION FOR DEVELOPMENT

- i) That in consideration of the said society entrusting complete Development Rights of the said property with benefit of all types of FSI as available under DCPR 2034, including the benefit of Scheme under Article 33(7) (B) of DCPR 2034 the Developer (M/s Khedekar) shall be entitled to sell additional flats and Parking spaces after providing flats and 50% parking spaces to the existing members of the said society and appropriate the sale proceeds on its own

- ii) The Developer (M/s. Khedekar's) shall provide following benefits to the exciting members of the Society as under: -

- a) Allot a new flat as per approved MCGM plan having 411 Sq.ft. of RERA Carpet area inclusive of Fungible area free of cost. Tentative plan for Flats of the Existing members in the proposed new redeveloped building shall be approved prior to registration of this Development Agreement and the Plan approved by

MCGM shall be final.

करल-२		
20090	२४	224
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b) The Developers shall pay Corpus/ hardship allowance sum of Rs.3,00,000/- (Rupees Three Lakhs only) to each of the members (proportionate payment to flat no 8 & 9) subject to deduction of Rs. 75,000/- (proportionate deduction from flat no 8 & 9) i.e. Rs.2,25,000/- is to be actually paid at the time of handing over possession of the Flat In the newly constructed building If the possessions is given within 30 months from date of full Commencement Certificate & grace period of six months. After that the Developers shall pay Rs.4,00,000/- (proportionate payment to flat no 8 & 9) instead of Rs.3,00,000/- subject to deduction of Rs. 75,000/- (proportionate deduction to flat no 8 & 9) i.e. actually Rs.3,25,000/-



c) The DEVELOPER (M/s Khedekar's) shall give guarantee for Three (3) years for entire project for all the material used such as Pumps, Lift, electrical accessories, Water proofing terraces, Painting tiles, etc. to the SOCIETY. The DEVELOPER shall provide very good quality (Branded) Lift with assured prompt service. The Lift capacity will be as per norms of MCGM. That the members hereby agree and confirm that they shall not make any changes or alterations in their respective flats. The members agree and confirm not to hold the developers responsible for any damages and loss caused in their respective flats.



For Khedekar's
Payma
CP Khedekar

Bhulke

Anand

Roh

Harsh

K.N. Singh

Prakash

Madhu Singh

Ashutosh

Nedam

Prashant

5) **COVENANTS BY THE SOCIETY AND ENTRUSTMENT OF THE DEVELOPMENT RIGHTS:**

- (a) The said property is not subject to any mortgage, lease, lien, charge, litigation etc., or attachment before or after judgment, or any decree or order, and no judicial or quasi-judicial proceedings are pending in respect of the said property or any part thereof before any Court or authority.

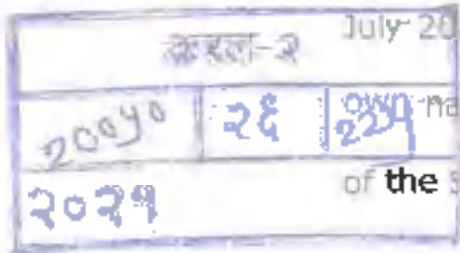
There is a difference in the area of the Society in its physical possession and in Property Cards.

- (b) For and on behalf of the Existing Members, as sanction of the plan after the registration of development Agreement, the Society has authorized the Developer (M/s. Khedekar's) to demolish the existing building and construct new building thereon. The PAA shall be executed after Commencement Certificate.

- (c) The Members of the Society have resolved to entrust the development rights only in respect of the said property to the Developer (M/s. Khedekar's) herein and is now further confirmed by execution of Development Agreement and General Power of Attorney. The said development rights shall not be transferred or assigned by the Developer (M/s. Khedekar's) to any person, without written consent of the Society.

- (d) The Society shall put the Developer (M/s. Khedekar's) in possession of the said property by handing over the vacant possession on execution of this Agreement. The society

have already obtained IOD No. P5542/2020/3 dated 15th



The Developers shall get the IOD and CC in their names by getting the IOD transferred from the name of the Society to their name from M.C.G.M.

- (e) The Developer (M/s. Khedekar's) shall appoint its own Architects, R.C.C. Consultants, Structural Engineer and any other consultants and Professional for undertaking the Redevelopment Project at its own cost, expenses, risk and responsibility.



The Developer (M/s. Khedekar's) shall obtain Commencement Certificate within 3 months' subject to execution of Permanent Alternate Accommodation Agreement by all member's and subject to Force Majeure

- (g) The Developer (M/s. Khedekar's) shall develop the said Property in accordance with the Rules and Regulations, guidelines, directives, bye-laws, etc. It will be Developer responsibility to do the necessary co-ordination/ follow up with MCGM, Municipal Authorities, CFO & any other Government, Semi Government, Authorities to obtain necessary/ required permissions /approvals/ permits, NOC's, etc. for satisfactory progress & timely completion of the work. The cost of said approval and clearances shall be borne by the Developer (M/s Khedekar). All the Approvals/NOC shall be handed over to the Society by the Developer (M/s. Khedekar) on completion of development of the Said Property.



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(h) In case of any notice, circular, direction, communication, proceedings, etc. Is issued/ adopted by any authorities concerned with the development of the said Property for any reason whatsoever including breach of rules, regulations, guidelines, directives, bye-laws, sanctions, NOC's, etc. the same shall be responded and dealt with by the Developer at its own cost and expenses. The Society and its members shall not be held responsible therefor in any manner.



(i) The Society shall execute the General Power of Attorney in favour of the Developer & its partners (M/s. Khedekar's) for the purpose of Development of the said property simultaneously with the execution of Development Agreement.

(j) The General Power of Attorney shall be executed simultaneously with Development Agreement.

6) UTILISATION OF F.S.I. / T.D.R. & FUNGIBLE F.S.I.:

(a) The Society hereby agrees that the Developer (M/s. Khedekars), for developing the said property described in the Schedule hereunder written, shall be entitled to demolish existing building and construct new building therein by utilizing the basic FSI, Premium FSI, TDR, Fungible FSI and any other FSI in said society name at developers own cost and expenses as available to the said Property and the same will be utilized at the same plot (i.e., Plot no 49, CTS no 751). The Developer (M/s.

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Khedekars) has agreed to construct the same with a view to allot new 12 flats and allot 50% of parking spaces to the existing members of the Society and to sell the balance flats and Parking spaces (i.e., other than the Flats agreed to be allotted to the members of the said Society), to the Prospective Purchasers on ownership basis and to appropriate sale proceeds. It is made clear that the Developer (M/s. Khedekar) shall be entitled for F.S.I. benefit including the benefits under Article 33(7)(B) of under DCPR 2034 including Fungible FSI and all other FSI.



Any further increase in FSI which is sanctioned by MCGM by virtue of change of DCPR 2034 Rules shall be property of society, over and above FSI of 1.33 plus TDR 0.7 plus fungible FSI of 0.7, making total 2.7. If the developers (M/s. Khedekar's) avail FSI of more than 2.7 then the benefit of additional FSI over on above 2.7 shall be shared as mutually agreed between the parties.



(c) The said Building is very old and dilapidated and is not feasible to carry out repairs. The said Property is capable of being developed by demolishing existing building and constructing new building as early as possible.

(d) The Development hereby envisaged shall be in accordance with the plans got sanctioned by the Developer (M/s. Khedekar's) through their Architects by utilizing all F.S.I. available in respect of the said property which plan shall be prepared in consultation with the Members of the Said

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Anwar

Prin

25/10/2024
K. N. Singh

10/10/24

Medhu Singh
KMD

Ashutosh

Neelam

Prashant

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Society. It is further agreed that the entire existing as well as additional F.S.I. that shall be granted by the concerned authority shall be utilized by the Developer (M/s. Khedekar's) in carrying out the development activities, as mentioned in clause No.6(a) & (b) above.

- (e) After the new building is constructed on the said Property with Occupation Certificate and possession of flats are offered to the Existing Members the Developer (M/s. Khedekar's) shall be entitled to handover possession of the remaining flats to the Prospective Purchaser and the Developer (M/s. Khedekar's) alone shall be entitled for all sale proceeds.



7)

RE-DEVELOPMENT:

The Developer (M/s. Khedekar's) shall develop the said property more particularly described in the Schedule hereunder written, by constructing a new building by utilizing all available F.S.I. in any form under any name and by purchasing the additional F.S.I. that shall be granted by the said authority at its cost and expenses. It is clearly understood between the parties that at no time the Society or individual members of the Society will be asked to contribute towards any financial liabilities for construction.

8)

PERMANENT ALTERNATE ACCOMMODATION AREA:

- (a) In consideration of the Society granting Development Rights of the said Property more particularly described in the schedule hereunder written, the Developer (M/s. Khedekar's)

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shall allot to each existing member of the said Society the New Permanent Alternate Accommodation on ownership basis as mentioned in clause 4(ii) above without any encumbrance whatsoever.

- (b) For the purpose of these presents, the expression carpet area for allotment to Members shall mean the carpet area as defined under RERA and Rules framed therein and saleable premises shall mean the carpet area as defined under RERA and Rules framed therein.

It is expressly agreed and accepted that under no circumstances, the existing members shall be provided with flats having an area less than their entitlement as mentioned in this clause. If the area given to the member is found to be lesser than the committed area or area is found more than the entitled area of members, then the Developer (M/s. Khedekar's) shall pay at the rate as per market rate per sq.ft. of carpet area to member for lesser area and members shall pay at the rate as per market rate per sq.ft. of carpet area to the Developer (M/s. Khedekar's) for more area. It has been however agreed that the variance could be upto the extent of 2% of RERA Carpet Area.

- (d) Amenities to be provided by Developer (M/s. Khedekar's) and approved by the Society and the Existing Members and the list of such amenities as annexed hereto as **Annexure "B"**.

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- 9) The Stamp duty and Registration Charges including GST and any other taxes on this agreement shall be borne and paid by the Developer (M/s. Khedekar's) alone. The developer shall also pay Stamp Duty and Registration Charges on Permanent Alternate Accommodation of the Members who have signed the Development Agreement. The GST and Taxes of any other nature will be borne by the Members alone.

- 10) TEMPORARY TRANSIT ACCOMMODATION: The members of the Society have agreed to make provision for their transit accommodation themselves at their own cost.

- 11) TIME LIMIT AND PENALTIES:

- (a) The Developer (M/s. Khedekar's) shall be entitled to appoint Architect and Structural Engineer of their own choice and shall submit the plan for construction of new building to the Municipal Corporation of Greater Mumbai (MCGM) and shall be entitled to obtain, Commencement Certificate, Occupation Certificate and to submit amended plan etc. as may be required, with approval of the Society in the course of its development, provided no area, elevation variation done in the Flats of the Existing members. The Developer (M/s. Khedekar) shall complete the construction within 36 months from date of Issue of Commencement Certificate with grace period of six months and in any case within 36 months from date of Issue of full Commencement Certificate, subject to force majeure. The following factors shall be considered as Force Majeure:



Pravin S.R. Kothari

Pravin S.R. Kothari

Neelam Prashant

Pravin

Amara

Pravin

K.N. Shukla

Pravin

Pravin

Pravin

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- (i) Non-availability of steel, cement, sand or any such building material or by reason of war, civil commotion or any act of God or any prohibitory order of any court against development of property or



- (ii) any notice, order, rules, notification of the Government and/or other public or Competent authority which may be adversely affecting the redevelopment Project of the Society; or

- (iii) changes in any rules, regulation, bye-laws of various statutory bodies and authorities adversely affecting the development and the project; and

- (iv) any adverse order from any of the Courts or authority

- (v) delay in grant of any of the NOC/permission etc. by M.C.G.M. or any other concerned authority for no fault of Developer (M/s. Khedekar's),

- (vi) delay in grant of any NOC/permission/ license/connection for installation of any services, such as lifts, electricity and water connections and meters to the project/flat/road or Occupation Certificate/ Completion Certificate from appropriate authority for no fault of Developer (M/s. Khedekar's).



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Paying
S.P. Khedekar

Handwritten signature:
Madhu

Handwritten signature:
Anand

Handwritten signatures and notes:
P. N. Khedekar
K.N. Khedekar

Handwritten signatures and notes:
Madhu Singh
26/10/10
Ashutosh

Handwritten signatures and notes:
Nec lam
Shachant

(vii) Non co-operation of any of the members of the Society,

(viii) Due to lock down, earth quake, fire, pandemic, war, act of God and force majeure It is specifically noted that financial crisis / shortcomings of Developer (M/s. Khedekar's) shall not be a reason for Force Majeure.

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(b) It is agreed that if delay is caused due to dispute created by any member or due to any order of court or change of policy or restriction imposed by Government or MCGM, Force majeure then such period for which work is stopped shall be taken into consideration and such period shall be excluded from calculation of 36 months.



(c) It is further agreed between parties here to that upon written intimation by the Developer to Members that their respective premises is ready for occupation such Members shall take possession within 30 days from such written intimation.



Rajiv
S.R. Kothari

12) COVENANTS BY THE SOCIETY AND ITS MEMBERS:

The Society and the members hereby jointly and severally confirm that:

(a) They will from time to time and as may be deemed necessary and required by the Developer (M/s. Khedekar's), be bound and liable to render, give and provide to the Developer (M/s. Khedekar's), all assistance, documents and Information, and to sign and execute all papers, writings, deeds and documents in respect of or

Neelam
Bhashant

Shubh

Amar

Pankaj

Harsh

श्री राजेश गोमरी
K.N. Bhat

Officer

Madhu Singh

Yash

Adhikari

3.01.2021

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relating to the Project within 10 days from receipt of such request in writing after the approval and registration of Development agreement and Individual Agreement.

- (b) They will immediately communicate In writing to the Developer (M/s. Khedekar) any information which may come to their knowledge, which may or is likely to affect the project and/or prejudice the rights, benefits and interest of the Developer (M/s. Khedekar) herein.



The Members will not transfer or assign their respective rights, benefits or interests under this Agreement or PAA to any other person on any basis whatsoever without the prior consent of the Society and Developer (M/s. Khedekars) unless the prospective Purchaser/Assignee agrees to abide by the terms of the Development.

- (d) The Society and/or any of its Members have not mortgaged or created any charge In respect of their Premises and the same is free from all encumbrances and shall be handed over for development to the Developer (M/s. Khedekar's) as unencumbered Premises.

- (e) They Society and its Members will not put any obstruction to construction activities to be carried on by the Developer. The Society further agree that it would get vacated their existing Flats from Family members and belongings within 30 days from date of Development Agreement



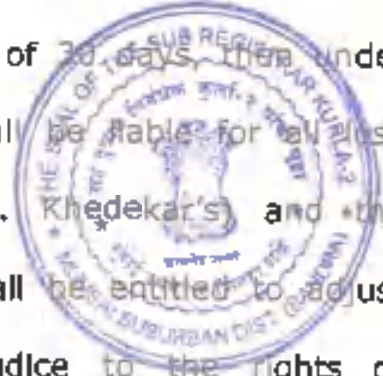
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Madhu Singh
18/8/23
Ashutosh

Neelam
Prabhat

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The Approval / Registration of Development Agreement and Permanent Alternate Accommodation Agreement. It is agreed that the period of 36 Months shall start from date of Issue of full commencement certificate. If the Society fails to vacate and handover the possession of premises after the approval and registration of Development Agreement and Permanent Alternate Accommodation Agreement and after the period of 30 days, then under such circumstances, Society shall be liable for all loss caused to the Developer (M/s. Khedekar's) and the Developer (M/s. Khedekar's) shall be entitled to adjust against payment without prejudice to the rights of Developer (M/s. Khedekar's) to file the suit for appropriate order. The period for completion shall be extended accordingly.



- (f) The Society shall pay and clear all electricity charges, water charges, Municipal Assessment, Non-Agricultural Taxes with interest and penalty, if any till the date of handing over vacant possession of the said Property and thereafter Developer (M/s. Khedekar's) shall pay the same.

Praying
S.R. Khatia

Neelam
Prashank

13) COVENANTS BY THE DEVELOPER:

- (a) The Developer (M/s. Khedekar's) shall carry out the redevelopment work in accordance with the DCPR 2034 and Provisions of law and all concerned authorities and the Society will not be responsible for any breach if any committed by the Developer (M/s. Khedekar's).

Prashank

Aman

Prashank

28
25th Jan 2021
K.M. Bhat

Prashank

Madhu Singh
29

Prashank

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