

(b) The Developer (M/s. Khedekar's) shall carry out the		
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demolishing of existing building and construct at its own costs. The Developer (M/s. Khedekar's) shall alone be entitled to sell debris. The Developer (M/s. Khedekar's)

shall bear and pay all the expenses for submission of the plans, amended building plans, getting the approval thereof, the cost of construction, Architect and Consultants Fees and other costs, charges and expenses. The Developer (M/s. Khedekar's) shall alone be entitled to debris.



(c) The Developer (M/s. Khedekar's) shall also obtain insurance of labourers, workers and all others and indemnify and keep indemnified the Society from or against loss, damages due to inaction or otherwise on part of Developer from starting demolishing the existing building and till the members re-occupy their new flats in the newly constructed building.

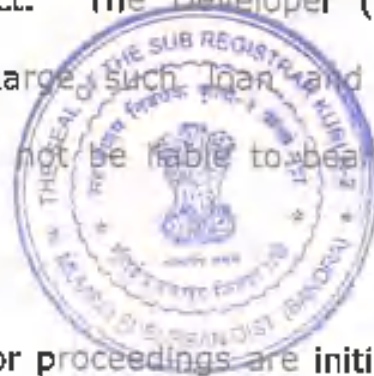


(d) Developer (M/s. Khedekar's) hereby specifically agrees that they shall take pre-caution for carrying out the work as a prudent Contractor/ Developer and shall take all precautionary, measures such as safety and security to their workmen as well as inmates of the said properties and the Developer (M/s. Khedekar) shall be responsible for any acts of commission and/or omission if any person claiming through them, the Developer (M/s. Khedekar) shall also insure the workmen and/or labourers' and indemnify the Society and their members in that regard.

(e) That the Developer shall not assign the benefits of the Development Agreement to anyone else.

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(f) The Developer (M/s. Khedekar's) shall not mortgage the land, and the Premises agreed to be allotted to the Members of the Society thereupon including Ground/ Open Space/ Terrace to any third party or Bank. The Developer (M/s. Khedekar's) is entitled to mortgage saleable flats to the Financial Institute/Bank for Project finance, for the smooth working of the project. The Developer (M/s. Khedekar's) alone shall discharge such loan and the Society and its members shall not be liable to bear the same.



(g) In case if any action is taken or proceedings are initiated by Municipal Authorities or any other authorities against the Society due to any of the act of the Developer (M/s. Khedekar's) under MRTP Act or such other statutes, the Developer (M/s. Khedekar's) undertakes to indemnify and keep indemnified the Society and its members at all times against all such acts and proceedings and also undertakes to settle such matters at their cost and consequences.

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(h) The Developer (M/s. Khedekar's) shall construct Building comprising of Residential flats.

(i) On the completion of the Project, the Developer (M/s. Khedekar's) shall hand over to the Society copies of all documents pertaining to the said new building/s as may have been obtained by the Developer and/or their

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Architects from the Municipality and other concerned authorities which include but are not limited to sanctioned plans, I.O.D., Commencement Certificate, Occupation Certificate, Fire Fighting permissions and drawings, requisite permissions for the elevators, water and electric supply, correspondence of various authorities and also pass on guarantee/warrantee if any, provided by the Manufacturers of the Appliances and fixtures provided in the new building as and by way of amenity.



MODIFICATION OF PLAN

The Developer (M/s. Khedekar's) shall be entitled to modify the approved building plans as they may deem fit provided the same does not affect (i) the area agreed to be allotted to the Existing Members, (ii) location of new premises agreed to be allotted to members, or (iii) floor of premises of Existing Members. However, if any changes or alterations are to be made in the plan of flats of the members, then the Developer (M/s Khedekar's) shall take necessary consent from such member.

- (b) It shall be the responsibility of the Developer (M/s. Khedekar's) to complete the entire development and construction in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai.

(c) The common terrace above the top floor ~~अबसे~~ new building shall always and exclusively belong to the Society. The Developer (M/s. Khedekar's) shall ~~नहीं~~ deal with the rights in the said terrace with any one in any manner whatsoever.

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15) RIGHT TO ENTER PROPERTY:

The Society shall handover possession of the said property to the Developer (M/s. Khedekar's) for the purpose of development and to carry out the requisite and preparatory development work on the said property.

Put up the development of the said Property as per the plans thereof that may be approved and sanctioned by the Municipal Corporation of Greater Mumbai.



Rajiv S.R. Kothari

16) DEPOSITS AND OTHER FEES:

The Society hereby authorize the Developer (M/s. Khedekar's) to keep deposits, securities, fee, etc., in its name and on the Developer (M/s. Khedekar's) fully complying the conditions of I.O.D. and Occupation Certificate, the Society shall permit the Developer (M/s. Khedekar's) to obtain refund of the said deposit. It is also agreed by and between the parties hereto that as and when the aforesaid deposit securities, fees, etc. are refunded by the concerned department to the Society, the same shall be Transferred/refunded to the Developer (M/s. Khedekar's) within 10 days of credit in the bank account of the Society.

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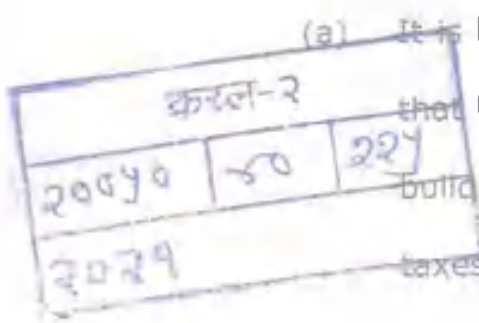
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17) EXPENSES FOR REDEVELOPMENT:

(a) It is hereby specifically agreed between the parties hereto that till the date of handing over vacant possession of the buildings the Society alone shall be responsible and pay all taxes, assessment, Electricity Bills of Society, flats, water charges etc. if any, payable in respect of the said property till completely vacated by all members and the Developer (M/s. Khedekar's) shall not be liable to pay the same. The Developer (M/s. Khedekar's) shall be liable to pay all taxes the said Property only after getting the vacant possession of the said Property.

The Developer (M/s. Khedekar's) shall at its own costs and expenses, carry out construction by utilizing basic F.S.I. and all other available FSI in Any name and getting the plans sanctioned for the proposed new building from the Municipal Corporation of Greater Mumbai and all concerned authorities. All the expenses for purchase of TDR and other Premium FSI and all deposits payable to the Municipal Corporation of Greater Mumbai for getting the plans approved and sanctioned, obtaining Commencement Certificate, Occupation Certificate, etc., from Municipal Corporation of Greater Mumbai and all expenses, directly or indirectly connected with the redevelopment of the said property, or incidental to the redevelopment will be borne and paid by the Developer (M/s. Khedekar's) and shall include:



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- (I) All premium payable to the Municipal Corporation of Greater Mumbai and other Concerned Authorities;

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- (II) Payment of LUC tax, IOD deposits, Security fees, Charges and/or Fees payable to Municipal Corporation of Greater Mumbai and other Authorities for obtaining permission for Carrying out development work or any amount payable to the authorities by whatever name called for construction and completion of the new building;

- (III) Cost of acquiring TDR and all other FSI in whatever name required to be utilized in the said new building and the premium/fees payable to Municipal Corporation of Greater Mumbai for utilizing such TDR/available FSI;



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- (iv) Premium payable to the Municipal Corporation of Greater Mumbai for open area deficiency (if any);

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- (v) Fees of Architect and Engineers, engaged in carrying out construction work. This will also include the fees for preparation of the Building Plans and getting the same approved from the Municipal Corporation of Greater Mumbai (MCGM) and also, if found necessary, for having amendment to the building plans and for supervising the construction work;

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- (vi) Bills of various contractors/agencies engaged in construction work; Bills of Suppliers of building materials and all fittings and fixtures; and will be fully responsible for payment VAT /GST under the works contract, turn over tax as well as service tax and/or other tax, which may be liable to be paid on account of transaction, contemplated by this agreement;



- Wages and salaries of workmen and others engaged in construction work; the Developer (M/s. Khedekar's) shall indemnify the Society/members from and against all actions, costs, claims, demands that may be made or raised on the Society as result of said construction activity will be to the account of the Developer (M/s. Khedekar's) only as provided herein;



- (viii) Bills for water and electricity consumed in construction work;
- (ix) Charges payable to the concerned authorities for obtaining electricity and water connections to the said new building;
- (x) All premium for deficiency payable to the concerned authorities for getting occupation certificate & Building Completion Certificate of the said new building if the same is required;

For Khedkar
By Khedkar
S.P. Khedkar

Khedkar

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By Khedkar

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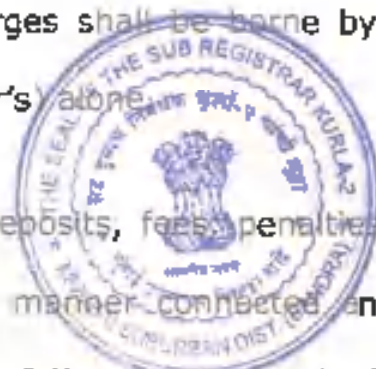
(xi) Any premium payable to the Municipal Corporation of Greater Mumbai and other Authorities for obtaining permission for construction of additional areas in the said new building in lieu of the areas comprising balcony, staircase, lift wells and other common areas of the said new building. Such premiums, fines, fees etc will be paid directly by the Developer (M/s. Khedekar's);

(xii) Electric cable laying charges shall be borne by the Developer (M/s. Khedekar's) alone

(c) Any other cost, charges, deposits, fees, penalties etc by whatever name in any manner connected and/or arising out and in respect of the development of the said property as contemplated hereunder shall be borne and paid by the Developer (M/s. Khedekar's)

(d) It is agreed upon that expense of electricity charges, water charges, property tax & any other charges payable during the period of construction of the new building shall be borne by the Developer (M/s. Khedekar's) alone. It is further agreed by the Society that from the date of occupying by the members newly constructed premises in building constructed by the Developer (M/s. Khedekar's), society members shall pay all taxes and charges to concerned authorities effective from the date of taking occupation as per

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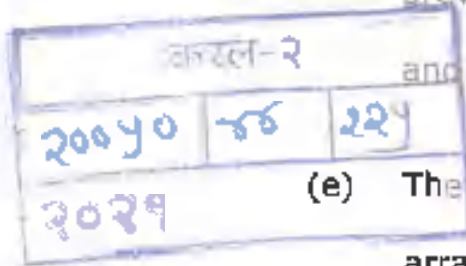
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prevailing rules and regulations and hereby indemnify

and keep indemnified the Developer for same.



- (e) The Developer (M/s. Khedekar's) shall make its own arrangements for obtaining water supply and electrical power to meet his requirements. The entire cost for the same shall be borne by him including the charges for monthly consumption and a copy of the receipt of the same shall be furnished to the Society.



SALE BY THE EXISTING MEMBERS:

- (a) In the event, any of the member sells his/her present Flat or new Flat agreed to be provided by the Developer (M/s. Khedekar's), such new purchasers shall be bound by the terms & conditions of this Agreement as also by the Individual Permanent Alternate Accommodation Agreement between the Developer & the Existing Member. Such new member shall not object to the Development Programme of the Society and shall execute Declaration to that effect. If the existing member sells his/her premises to new prospective purchasers, then also the condition of this Development Agreement shall be binding on the New Purchasers also and shall execute Declaration to that effect.

- (b) Total existing 12 flats in Karuna sagar CHS is occupied 4176 sq.ft area and M/s. Khedekar's allotting them 4932 sq.ft RERA carpet area.

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**TOTAL FLATS AREA ALLOTTED TO KARUNA SAGAR CHS, LTD BHANDUP
EAST AS BELOW**

SR.NO.	NAME	EXISTING FLAT NO.	EXISTING FLAT AREA (SQ.FT)	FREE AREA (SQ.FT)	PURCHASE AREA	TOTAL FLAT AREA (SQ.FT)	ALLOTTED FLATS NO.
1	Smt. Anjali V. Mani Smt. Kavita Harvender Singh Bansal, Smt. Anshu S. Singh, Shri. Chandrapati Sharma	1	348	63	NIL	411	601
2	Shri. Pawan Parsh	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			503
5	Dr. K.K. Mishra Shri. Ashutosh Mishra	5	348	63			
6	Shri. N.G. Kachankar	6	348	63			
7	Smt. Vijayalaxmi Suvetan	7	348	63			
8	Smt. Nandam Mishra, Shri. Shashank Mishra	8	248	46	118		803
9	Shri. Saanbhaji V. Joshi, Smt. Supriya S. Joshi	9	448	81	253	822	501/502
	Smt. Shamala R. Kulkarni	10	348	63	NIL	411	703
	Shri. K.N. Shukla	11	248	63	NIL	411	801
12	Smt. Suruchi Gauravwar	12	348	63	NIL	411	402



18) SALEABLE AREA & SALE BY THE DEVELOPER (M/s. Khedekar's):

- (a) The Developer (M/s. Khedekar's) shall be entitled to sell the balance flats and 50% Parking Spaces of Developer part in the newly constructed building to such Purchasers and at such price as it may think fit and proper and the Developer (M/s. Khedekar's) alone shall be entitled to appropriate the sale proceeds to itself.
- (b) The Developer (M/s. Khedekar's) will enter into separate Agreements for Sale of the new additional residential premises.

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Rajna
Aman

Handwritten signature:
Pawan

Handwritten signatures:
Bibhi
Hoshi

Handwritten signature:
K.N. Bhalu

Handwritten signature:
Madhu Singh

Handwritten signature:
K.N. Bhalu

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though are totally unoccupied and are not in any use until
the new purchaser start paying society outgoing.

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20) PURCHASE OF ADDITIONAL AREA BY MEMBERS

The existing members of the Society shall be entitled to purchase additional of Carpet Area mutually agreed with the developers and members of the society. Provided such member informs the Developer in writing about the purchase of Additional area. The terms of sale of area and rate mutually agreed shall be recorded in the individual agreement for Permanent Alternate Accommodation.



A) It has been further clarified that developers reserve the right to adjust the corpus fund against consideration for extra area.

B) It is agreed that time for payment is essential part of contract. The Developer (M/s. Khedekar's) shall not be liable to handover possession of Permanent Alternate Accommodation to the Purchaser till entire payment with interest is paid to the Developer.

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S.R. Khedekar*

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21) LOANS/BORROWINGS:

(a) The Developer (M/s. Khedekar's) shall be entitled to seek financial assistance from banks and/or financial institutions after grant of full C.C. by M.C.G.M. to perform its roles and obligations under this Agreement and for the payment and discharge of the Developers (M/s. Khedekar) Project Costs and construction of the Project. The obligation for repayment of such loans shall lie solely with the

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Developers (M/s. Khedekar) and the Society shall have no liability towards the same. However, the Developer (M/s. Khedekar's) shall not be entitled to Mortgage the Project land and premises and parking spaces allotted to the Society and its members.

- (b) The Developer (M/s. Khedekar's) shall be entitled to create mortgage and/or other security interest on the Free Sale component in the New Building, as collateral to secure the repayment of the loan and interest thereon to the banks and/or financial institutions, (without incurring any personal obligation of the members and Society towards the repayment of the loans).

22) RERA Compliance

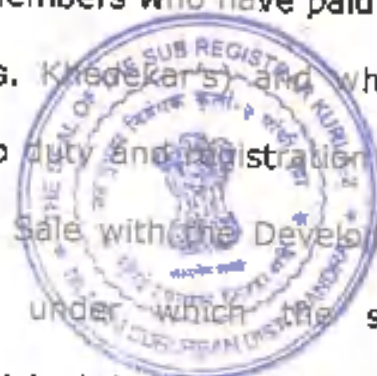
- (a) The Developer (M/s. Khedekar's) shall be solely responsible in relation to the compliance of the RERA Act and its Rules.
- (b) The Developer (M/s. Khedekar's) shall procure the Title Certificate as required for RERA from its Advocate at their own cost inter alia certifying that the Society have clear and marketable title in the Project Land and the Old Building without any encumbrance and litigation and that the Society have right to grant development rights in favour of the Developer (M/s. Khedekar's) in relation to Project Land and the Old Building as contemplated in this Agreement. The Developer (M/s. Khedekar's) have got prima facie satisfied about the title of the Society on the basis of copies of Documents given to the Developers (M/s.

Khedekar's).

23) ENROLLEMENT OR PURCHASERS OF THE DEVELOPERS MEMBER OF THE SOCIETY.

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The Society hereby agrees that the purchasers of the new Flats other than those allotted to the existing members shall be admitted as members/Shareholders of the Society on payment of Share money and Entrance Fee as per Bye-laws of the Society and on compliance of other requirements as per Bye-laws of the Society. It is agreed by and between the parties that the Society shall admit those Flat purchasers as members who have paid full consideration to the Developers (M/s. Khedekar's) and whose names along with particulars of stamp duty and registration fee paid by them on the Agreements for Sale with the Developers (M/s. Khedekar's) and registration under which the said Agreements are registered, are furnished by the Developers (M/s. Khedekar's) to the Society. All consideration which shall be received by the Developer (M/s. Khedekar's) from purchasers of Developer's premises shall belong exclusively to the developers (M/s. Khedekar's) and will be received by them on their own account



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In case the Developers (M/s. Khedekar's) have not sold all the Developer's premises on the date of delivery of the possession of the member's new flats, the society shall admit the purchaser of unsold flats as members of the society as and when and forthwith upon being requested or recommendation by the Developer (M/s. Khedekar's). The Developer (M/s. Khedekar's) shall be liable to pay Municipal taxes, property tax and common maintenance charges of the unsold flats after OC.

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The prospective purchasers of the developer's premises upon recommendation of the Developers (M/s. Khedekar's) shall be enrolled as Member/Shareholder of the society, at the next committee meeting after receipt of such recommendation which shall not be held later than 30 days from the date of receipt of the aforesaid recommendation, without any premium, transfer charges or donation as prescribed.

All stamp duty and registration charges etc., in respect of execution of this Development Agreement, Individual permanent accommodation Agreement and General Power of Attorney executed between the Society and Existing members of the Society and the Developer (M/s. Khedekar's) shall be borne and paid by Developer (M/s. Khedekar's) alone.

(b) The professional fees of an Advocate & consulting Architect, for the redevelopment work appointed by the Developer (M/s. Khedekar's) in connection to the redevelopment of the said Property shall be borne and paid by the Developer (M/s. Khedekar's) only.

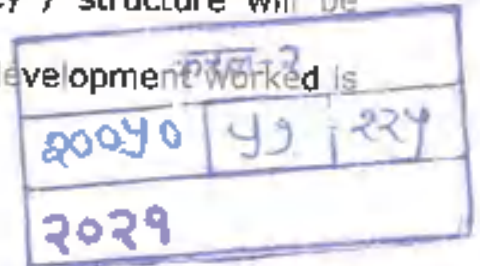
(c) The Developer (M/s. Khedekar's) shall be permitted at its own cost to construct Site Offices, stores and other facilities, such as canteens, toilets, etc. all to comply with the Society's requirements. Any necessary Municipal permission shall be obtained by the Developer, and all charges/cost for these temporary structures shall be borne

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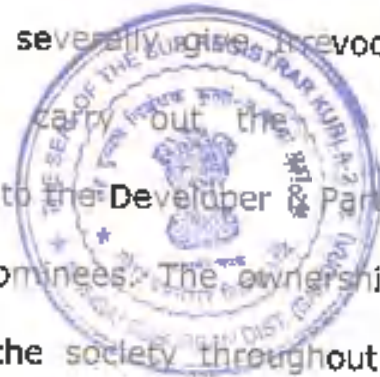
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solely by the Developer such facility / structure will be demolished immediately once the redevelopment work is completed.



(d) The Society shall not be liable for any damage and /or loss, to the Developer plant, machinery and equipment and the Developer shall ensure that the same are covered by insurance prior to bringing the same to the Site.

(e) The Society shall jointly and severally give Irrevocable Power of Attorney Only to carry out the said redevelopment of the property to the Developer & Partners (M/s. Khedekars) and their nominees. The ownership of the society will remain with the society throughout the redevelopment.



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(f) The Developer (M/s Khedekar's) covenants that the Developer itself will develop and complete the said Redevelopment project and they shall not transfer; assign their right to any third party.

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(g) The tenure of this agreement is valid till handing over the possession with Occupation Certificate or 36 months whichever is earlier.

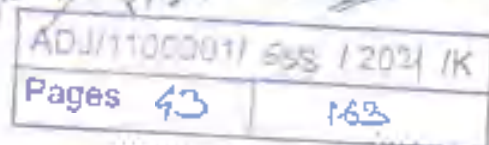
(h) This Agreement has been executed in Mumbai. The property is situated at Mumbai and the payments are made in Mumbai. Hence it is subject to Jurisdiction of Mumbai Courts of Law.

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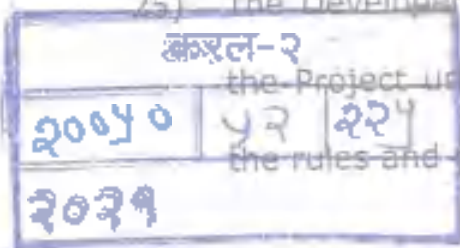
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25) The Developer (M/s. Khedekar's) and the Society shall register the Project under the Provisions of RERA and will be bound by the rules and regulations therein.



26) It is agreed that all members of the Society shall join the execution of the Development Agreement. The Developer (M/s. Khedekar's) alone shall be liable to pay the Stamp duty and Registration charges on the Development Agreement, and General Power of Attorney. The Members who do not join the execution of the Development Agreement shall be liable to pay the stamp duty and Registration Charges on their individual Permanent Alternate Accommodation Agreement and also the GST payable in law.



27) The Society hereby grants permission to Developers to grant NOC to Bank for granting loan to Flat Purchasers by mortgaging the Flats and they alone shall clear the loan. The Society and its member shall not be responsible to discharge such loan.



28) **SPECIFIC PERFORMANCE OF THIS AGREEMENT:**

- (i) If the Society commits any wilful delay and/or default in complying its obligation specified in this Agreement, then the Developer (M/s. Khedekar's) shall be entitled to enforce specific performance of these presents and/or to recover all the costs charges and expenses incurred by the Developer on account of compelling them to enforce specific performance of these presents.

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- (ii) If the Developer (M/s. Khedekar's) commits any wilful delay and/or default in complying its obligation specified in this Agreement, then the Society shall be entitled to enforce specific performance of these presents and/or to recover all the costs, charges and expenses incurred and the losses and/or damages that might be sustained by the Society on account of compelling it to enforce specific performance of these presents.

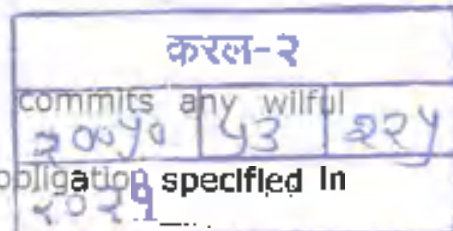
29) The Members hereby confirm the terms of Development Agreement and agree to abide by the same.

30) All clauses of this Development Agreement should be read harmoniously with each other's and not be read in Isolation to prejudice and contradiction to each other.

The Draft of this agreement is approved in the special General Body Meeting held on 26th October 2021 and the principal office bearers, i.e. Chairman & Secretary are empowered to execute this agreement and all other documents to be executed in due course of time, incidental to this agreement.

32) In the event of any dispute either regarding Interpretation of this Agreement or any other dispute arising out of the Development of the Property, the same shall be referred to the Arbitration of Sole Arbitrator whose decision shall be binding on parties. The Arbitration shall be as per the provisions of Arbitration and Reconciliation Act, 1996.

IN WITNESS WHEREOF parties hereto have hereunto set their respective hands and seals to this deed the day and year first hereinabove written.



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THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT plot of land admeasuring 418 Sq.mtrs. having the building of Karuna Sagar Co-operative Housing Society Ltd. (previously known as Agadh Sagar CHS LTD), having Ground +03 upper floors situated at Plot No. 49, Datar Colony, Bhandup (East), Mumbai - 400 042 and on plot land bearing City Survey No. 751 of village Kanjur, Taluka Kurla, Mumbai Suburban District.

ON OR TOWARDS EAST : 30 FEET ROAD

ON OR TOWARDS WEST : PLOT NO. 48, PADMA APRTS.

ON OR TOWARDS NORTH : PLOT NO. 44, SANMITRA APRTS

ON OR TOWARDS SOUTH : PLOT NO. 54, SARASWATI SADAN

SIGNED, SEALED AND DELIVERED BY]

THE WITHIN NAMED " SOCIETY"]

KARUNASAGAR CO-OPERATIVE]

HOUSING SOCIETY LTD.,]

Through its office bearers Pursuant to a]

Resolution of its General Body passed at]

its Special General Body Meeting]

Held on 29th day of Sept in 2021,]

by Shri **K.N.Shukla**, the Chairman]

Karuna Sagar CHS Ltd]

Shri **Dr. K.K.Mishra**, the Secretary]

Karuna Sagar CHS Ltd]

_____, Committee Member]

_____]

PAN NO. AAGAK6869C

1) SHRI. JITENDRAPAL S. SHARMA

PAN NO. AFNPM1120R

SMT. KAVITA HARVINDER SINGH BANSAL

PAN NO. AL2PB1654P

SMT. ARCHANA S. SINGH

PAN NO. BDEPS3896Q

SMT. ANJALI VIJAY MANE.

(POWER OF ATTORNEY HOLDER & SELF)

PAN NO. AFNPM1120R

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2) SHRI. PRAVIN PARAB

PAN NO. AWOPP5736G

3) SHRI. MUKESH JADHAV

PAN NO. AECPT 7907E

4) SHRI. R.B. SINGH

PAN NO. ACBPS 8958G

Through its RoA Holder.

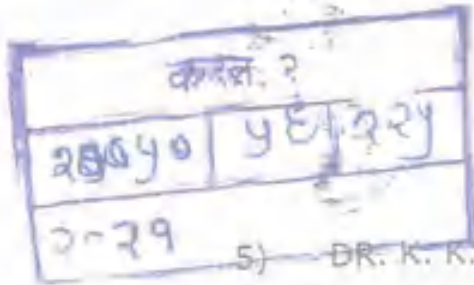
PRAVIN SINGH

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SMT. MADHU S. SINGH

PAN NO. BXOPS8756F



5) DR. K. K. MISHRA

PAN NO. AKWPM3212G

Madhu Singh



SHRI. ASHUTOSH MISHRA

PAN NO. CRXPM6374H

Ashutosh



6) SHRI. S. G. NACHANKAR

PAN NO. ABI PN 3253H



7) SMT. VIJAYALAXMI SUVERNA

PAN NO. _____



8) SMT. NEELAM MISHRA

PAN NO. ARRPM8786B

Neelam

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SHRI. SHASHANK MISHRA

PAN NO. DEYPM2032B

Shashank



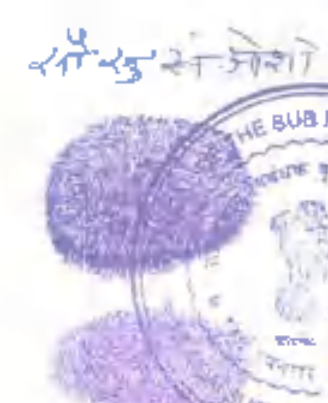
9) SHRI. SAMBAJI V. JOSHI

PAN NO. ADHPJ0128J



SMT. SUPRIYA S. JOSHI

PAN NO. BDZPJ4256N



10) SMT. PRAJNA R. KOTIANKAR

PAN NO. AAIFYK0663P



SMT. SHAMALA R. KOTIAN

PAN NO. AFYPM4251J



11) SHRI. K. N. SHUKLA

PAN NO. AGZRS8911P

K N Shukla



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P: ५९	१६३

12) SMT. SUREKHA GAVANKAR

PAN NO. ADKPG4368



[Signature]

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in the presence of

1. *[Signature]*
2. *[Signature]*

SIGNED, SEALED AND DELIVERED BY

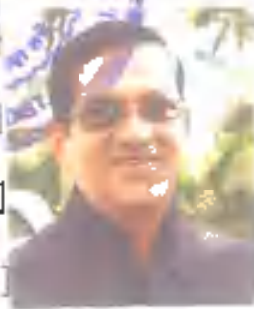
THE WITIN NAMED "DEVELOPER

M/S. KHEDEKAR'S

Through its Partners

SHRI RAJESH M. KHEDEKAR

in presence of



[Signature]



1. *[Signature]*

2. *[Signature]*

DATED THIS ____ DAY OF ____ 2021

करल-२

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ये

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BETWEEN

KARUNASAGAR CHS LTD.,

THE SOCIETY

AND

M/S. KHEDEKAR'S

THE DEVELOPERS

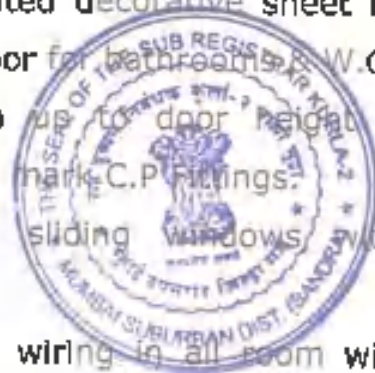
DEVELOPMENT AGREEMENT

"Annexure B"

AMENITIES

Internal:

1. Living & Dining: 2 X 2 Vitrified Flooring, Telephone, T.V. point, Cable P.
2. Kitchen: 2 X 2 Vitrified Flooring, Granite Kitchen platform with Stainl Steel Sink, Color Glazes Tiles on Dado, Fridge Point, Aquaguard Point.
3. Bed Room: 2 X 2 Vitrified Flooring in Bed Rooms, With Telephone, T A.C, & Cable point.
4. Door: Main Door in wood with laminated decorative sheet having h quality fixtures & fitting. Water proof door for bathrooms & W.C
5. Toilet: Glazed Tiles Flooring & Dado up to door height to W.C bathrooms concealed plumbing with ISI mark C.P fittings.
6. Windows: Aluminum powder coated sliding windows with modu switches.
7. Electrical: Concealed Electrical Copper wiring in all room with modu switches.
8. Painting: POP finish wall with oil bound distemper & wooden doors with paints.
9. Entrance: Decorative & Spacious Entrance Lobby.
10. Lifts: Reputed Brand lift with power backup.
11. External walls: Acrylic Paint for external wall.
12. Design: Earth-Quake Resistance R.C.C Structure with elevation
13. Fire: Advance Fire Fighting & Detection System.
14. Power Backup: Power Backup to staircase & Lobby.



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"Annexure B"

AMENITIES

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Internal:

1. Living & Dining: 2 X 2 Vitrified Flooring, Telephone, T.V. point, Cable Point
2. Kitchen: 2 X 2 Vitrified Flooring, Granite Kitchen platform with Stainless Steel Sink, Color Glazes Tiles on Dado, Fridge Point, Aquaguard Point.
3. Bed Room: 2 X 2 Vitrified Flooring in Bed Rooms, With Telephone, T.V., A.C, & Cable point.
4. Door: Main Door In wood with laminated decorative sheet having high quality fixtures & fitting. Water proof door for bathrooms & W.C.
5. Toilet: Glazed Tiles Flooring & Dado up to door height to W.C. & bathrooms concealed plumbing with ISI mark C.P Fittings.
6. Windows: Aluminum powder coated sliding windows with modular switches.
7. Electrical: Concealed Electrical Copper wiring in all room with modular switches.
8. Painting: POP finish wall with oil bound distemper & wooden doors with oil paints.
9. Entrance: Decorative & Spacious Entrance Lobby.
10. Lifts: Reputed Brand lift with power backup.
11. External walls: Acrylic Paint for external wall.
12. Design: Earth-Quake Resistance R.C.C Structure with elevation.
13. Fire: Advance Fire Fighting & Detection System.
14. Power Backup: Power Backup to staircase & Lobby.



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Sub: Proposed Redevelopment of your Society Building.

The terms of our offers are as under:

1. As per plan provided No.1 we would like to offer you the area which is 411 Sq.ft (Carpet Area) of each members flat area as per plan provided, the stamp duty and Registration charges will be borne by us.
2. After the construction of the Building is ready the Parking space will be allotted to the society & the developers in the ratio of 50:50.
3. The responsibility of Property card in the name of society will be ours. The work of making N.A land will be our responsibility.
4. We had paid an amount Rs. 8, 00,000/- (Rupees Eight Lakh Only) to M/s. Kamal Joshi Construction towards full and final settlement with them and Stamp duty, Registration & other charges Rs.1,00,000/- (Rupees One Lakh Only) This amount will be adjusted in your Rent account which please may be noted.

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KHEDEKAR'S

ADVOCATE & CO.

करल-२		
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5. We will pay you an amount of Rs.3, 00,000/- (Rupees Three Lakh only) & Rs.75, 000/- deducted from this amount, you will received final amount Rs. 2, 25,000/- if project is completed within 24 months. If project is completed in 36 months we will pay you Rs. 4,00,000/- (Rupees Four Lakh Only) & Rs.75, 000/- deducted from this amount, you will received final amount Rs. 3,25,000/- as a full & final consideration at the time of possession of your flats.

6. Legal Documents related to property & Title clearance is your responsibility.

The project will be completed within 30 Months from the date of obtaining of C.C.

We hope you will find abovementioned terms of us quite reasonable. We await for your favorable response to our offer at an early date.

Thanking you,

Yours faithfully,

For M/S. KHEDEKAR'S

Bhaskar

PARTNER



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KHEDEKAR'S
BUILDER & DEVELOPERS

Shop No. 2 Plot No. 17, V. Shri Ganga (45) Ganga Colony III, 2nd Floor, 2nd Floor, 2nd Floor

AMENITIES

Internal:

Living & Dining: 2 X 2 Vitrified Flooring, Telephone, T.V. point, Cable Point

Kitchen: 2 X 2 Vitrified Flooring, Granite Kitchen platform with Stainless Steel Sink, Color Glazes Tiles on Dado, Fridge Point, Aquaguard Point.

Bed Room: 2 X 2 Vitrified Flooring in Bed Rooms, With Telephone, T.V., A.C., & Cable point.

Door: Main Door in wood with laminated decorative sheet having high quality fixtures & fitting. Water proof door for bathrooms & W.C.

Toilet: Glazed Tiles Flooring & Dado up to door height to W.C. & bathrooms concealed plumbing with ISI mark C.P Fittings.

Windows: Aluminum powder coated sliding windows with modular switches.

Electrical: Concealed Electrical Copper wiring in all room with modular switches.

Painting: POP finish wall with oil bound distemper & wooden doors with oil paints.

Entrance: Decorative & Spacious Entrance Lobby.

Lifts: Reputed Brand lift with power backup.

External walls: Acrylic Paint for external wall.

Design: Earth-Quake Resistance R.C.C Structure with elevation.

Fire: Advance Fire Fighting & Detection System.

Power Backup: Power Backup to staircase & Lobby.

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अर्जदार श्री. रमेश चंद्र शर्मा यांचा दिनांक १७/१०/२०२० चे निवेदी
अर्जावरून नगर भूमापन २०१५ त्र. कुल देवेंद्र न. भू. क. ६५७ चे पुनर्विलोकन
आलेख / रेगिस्ट्रार कार्यालय ६५७ यरन तखत केलेल्या नकाशाची कारणापूरती नक्कल.

नगर भूमापन : २०१५

तालुका : कुर्ता
जिल्हा : मुंबई वृन्धनगर



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- १) सदरची नक्कल मुळ नगर भूमापन आलेखन/आलेखन आलेख / पुनर्विलोकन आलेखावरून देणेत आली आहे.
 - २) सदरची नक्कल मुळ नगर भूमापनचे वेळची आरोग्य परिस्थिती दर्शविते / पुनर्विलोकनाचे वेळी आरोग्य आकड्यात आलेली परिस्थिती दर्शविते.
(जेथे उल्लेख आहे त्या ठिकाणी मुळ नगर भूमापनचे कां अथवा पुनर्विलोकन कोणत्या नकाशाप्रमाणेही कळतेत असे यामाध्यम तपासीस कळू करवा.
 - ३) सदरची नक्कल जागरूकित अद्ययावत स्थिती नवी. जागरूकित अद्ययावतस्थिती दर्शविल्या नकाशावरती योग्यी करून घेणे आवश्यक आहे.
- टीप: सदरचे नकाशाप्रमाणे तहत तपासी ६५७ यरन तखत केलेल्या नकाशाची कारणापूरती नक्कल.

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प्रमाण १:५००

अर्ज क्रमांक १०२८ लून नोंदी / नकारो १०२८
अर्ज दाखल दिनांक १०/१०/२०२० नकलचे मुल्य ५०५
नक्कल तयार दिनांक १०/१०/२०२० कागद की २०५
नक्कल दिल्याचा दिनांक १५/१०/२०२० लून की ६०५

वि. १०२८
नगर भूमापन अधिकारी
मुंबई

०६.३
नगर भूमापन अधिकारी
मुंबई

१०२८
नगर भूमापन अधिकारी
मुंबई

१०२८
नगर भूमापन अधिकारी
मुंबई

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MUNICIPAL CORPORATION OF PANAJI
(Development Plan Department)

Land Boundary (T-3) Map of KAMAJAR-Village, Ward 12

This plan is a map with additional information given in letter no CH/DP/24202003/112/7900091502



Legend

- Survey Markers
- Survey Roadlines
- Storm Water Drains
- Water Mainlines
- Canals
- Water Boundary
- Traffic Roadlines
- Survey Lines
- Water

Scale 1:250

Date: 12/07

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२०२५



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MUNICIPAL CORPORATION OF GREATER

NO. Ch.E/DP34202003111267906 D.P. Rev. dt. Refer Inward Number: S/2020/111267914 Payment Dated 04/03/2020

करल-२		
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मुंबई		

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

To,

Mr./Mrs. Santosh Shripati Kumbhar
shop no. 1

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 751 of KANJUR-E Village situated in S Ward, Mumbai.

Ref: Application w/no. S/2020/111267914 Payment Chellan No. DP34202003111267906 Dated 04/03/2020 certifying payment of charges made under Receipt no. 18200069935 Dated 04/03/2020

Gentlemen/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	751	
Village	KANJUR-E	
Development Plan 2034 referred to Ward	S	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Note:		
The remarks are offered based on the records of CS/GTS boundaries/CS/GTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.		

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This is electronically generated report. Hence personal signature is not required.

ChE/DP34202003111267906/DP/6

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२०२९		



Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/B2B/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/B2B/CR-2017/2017/UD-11 dt. 7.2.2018, TPB.4317/B2B/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/B2B/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Sewerline Remark:

Sewer Manhole near the plot (Node No. 25278603, 4.79 meters far) has invert level 30.85 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 31.60 meters and maximum 32.80 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

As far as Traffic department is concerned, there is no any proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 751 of Village/Division KANJURE in S ward of M.C.G.M. as shown bounded blue on accompanying plan.

You are also requested to obtain remarks from Asst. Engineer (Survey) S Ward. The earlier R.L. Remarks issued by this office if any shall be treated as cancelled.

The above remarks are issued without prejudice to the ownership, status of the structure, plot boundaries and not superseded to the earlier remarks and shall be valid for one year from the date of its issue.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

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