

CUSTOMER COPY / ग्राहक प्रति

Tel. : 22702881/22661266

पृष्ठ सं. / Scroll No.



देना बैंक
DENA BANK

दिनांक / Date 23-10-18

मुद्रिक शुल्क/Stamp Duty रु./Rs.	100	बैंक के उपयोग हेतु / (For Bank's use) स्टैम्प कोड नम्बर / Stamp Code No.
सेवा प्रभार /Service Charges रु./Rs.	10	
कुल /Total रु./Rs.	110	
Rupees in Words <u>One Hundred Ten Only.</u>		

Name & Address of

Stamp duty paying party

सत्यमेव जयते

सिद्धी सुब्बासु और पत्नी

PLEASE USE CAPITAL LETTERS

Signature of the counter party

दस्तावेज का नाम / Name of documents

आदेश प्रतिलिपि न चदि गये/ DD/PO No. 17/2020

विशेष सेवा पर आधारित/Division on Bank/Branch

15.D. Carbon Pet. - 1/2 full

SP Centre 41/44 Nindor Desa

Mong, Colaba Mumbai-400 005

Tel. No. 410.22663475

runner party Samata Nagar CHS

Proof of Combination

वस्तुवेज का बोध Particulars of Documents for Franklin

क्रमांक Sr.No.	प्रकार/Type	Per Document Rs.	मूल कर्तव्य Ch. of Documents	योग राशि Total
1.	Deed of Confirmation			100
	Total Amount of Documents & Franking			100

DD/Pay order should be in favour of Bona Bank Capital Market Branch A/c Strong Duty.

Confirmation Letter from Bank Having Issued payorder / D. D.

Serv. Charge Rs. 10/- per document

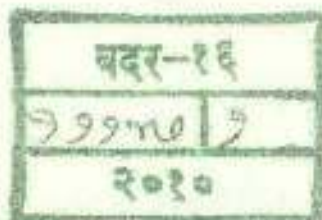
RTGS IFSC CODE - BKDN 0407715

Massage Type : R-42 beneficiary Dena Bank Capital Market Branch

Inter Bank A/c No. 11150050050002

Please collect the document on the same day before 5 p.m.

खरीद करनेवाले का नाम और हस्ताक्षर
Name & Signature of Purchaser





Thursday, October 28, 2010
12:08:01 pm

पावती

Original

सॉफ्टवेयर 39 39,
Regn. 39 39

पावती क्र. : 11465
दिनांक : 28/10/2010

पावती क्र. : पावती

दस्तावेजाचा अनुक्रमांक : यदर16 - 11147 - 2010

दस्तऐवजाचा प्रकार : मान्यता पत्र

सदर करणाऱ्याचे नाव : एस डी कॉन्सल्टिंग प्रा लि लॉ सिनिअर मॅनेजर लिमिटेड संजय डी समंत

कि. नोंदणी फी : ₹.30,000.00

दस्त हाताकणी फी : ₹.2,160.00

पृष्ठांची संख्या : 107

एकूण ₹.32,160.00

आपणास हा दस्त अदाळे 12:08PM रव. वेळीस मिळेल



सह दु. नि. पोरीवली 7

सद. दुष्कर निरांक पोरीवली-७,

सह उपनगर विज्जा,

बाजार मुल्य : ₹.956,916,500/-

मोबदला :

कारसेले मुद्रांक शुल्क : ₹.100/-

1) देयकाचा प्रकार : By Demand Draft रक्कम: ₹.30,000

ड्रेडिट/ धनादेश क्रमांक : 006954 दिनांक : 27/08/2010

किंवे नाथ व पत्ता : रॉयल्टीस बँक

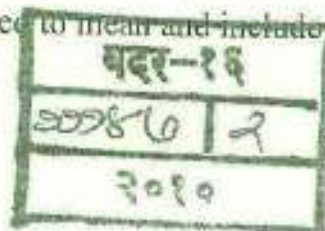
2) देयकाचा प्रकार : By Cash रक्कम: ₹.2,160

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 28-10-10



DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION made at Mumbai this 28th day of October, 2010 between SAMATA NAGAR CO-OPERATIVE HOUSING SOCIETY UNION LIMITED, a federal society registered under the Maharashtra Co-operative Societies Act, 1960 under Regn. No. BOM / WR / HSG / (OH) / 3246 / 1987-88 having its Office at 25/486, Vishwa Darshan, Samata Nagar, Kandivali (E), Mumbai - 400 101 hereinafter referred to as 'THE SAID FEDERAL SOCIETY' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its member-societies, office-bearers and successors in office) of the FIRST PART AND S. D. CORPORATION PRIVATE LIMITED a company registered under the Companies Act, 1956, having its administrative office at SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005 hereinafter referred to as 'THE DEVELOPERS' (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 OTHER PART;



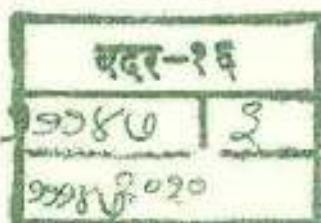
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RECORDED
102461
R.00001001-P85081
10/27/2010

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WHEREAS:

1. A Development Agreement dt.19th day of February, 2007 was executed between the said federal Society and the Developers for development of Property as per policy of MHADA being buildable FSI arising from the pieces and parcels of lands admeasuring about 2,13,867.5 sq. mts. being C.T.S. No.837 to 840 of Village Poisar, Taluka Borivali, situated, lying and being at Kandivali (E), Mumbai and more particularly described in the Schedule hereunder written and for the sake of brevity, hereinafter referred to as 'The Said Lands' and accordingly the Developers have commenced / undertaken Development work as per the terms and conditions contained therein.
2. Accordingly the Developer have obtained NOC for development of the said lands from the MHADA as required under the said Development Agreement dt.19.2.2007 vide their NOC for proposed integrated redevelopment of existing building of LIG BIG SIZE (1 to 45), LIG SMALL SIZE (1 TO 31), EWS (37) known as Samata Nagar Co-op. Hsg. Union Ltd., bearing CTS No.837 to 840 (Pt. S. No.53 & 56 at Samata Nagar, Kandivali (E), Mumbai - 400 101. The said MHADA NOC bearing No. CO / MB / ARCH / NOC / 1163 / 98 dt.29.12.2008 is Annexed herewith as 'Annexure - A'.
3. As the said Development Agreement dt.19.2.2007 was bearing Franking of Stamps for Rs.100/- only and the Collector of Stamps, Enforcement - 1, Mumbai have impounded the said development agreement and after going through the submissions, the Collector of Stamps, Enforcement - 1, Mumbai have determined proper stamp duty Rs.95,69,165/- (Rupees Ninety Five Lakhs Sixty Nine Thousand One Hundred Sixty Five only) chargeable on the said Development Agreement alongwith interest chargeable Rs.82,29,500/- (Rupees Eighty Two Lakhs Twenty Nine Thousand Five Hundred only) vide their Demand Notice dt.17.8.2010



SS
R
M

which the Developer have paid on 18.08.2010 and thereafter the said Development Agreement dt.19.2.2007 was certified u/s 41 of The Bombay Stamp Act, 1958 vide Case No. Adj / Enf - 1 / EVN / 1937 / 10 on 23.8.2010 by the Collector of Stamps, Enforcement -1, Mumbai.

4. The said Development Agreement dt.19th day of February, 2007 was not registered with the Registrar's office at Borivali Taluka, Mumbai Suburban District and now both the parties herein above desires to register the same and therefore approached the Registrar's Office for Registration of the said Development Agreement dt.19th day of February, 2007 and it is necessary and expedient to confirm the said Development Agreement dt.19th day of February, 2007 and both the parties hereto in the manner appearing hereinafter agreed for the same.



NOW THIS INDENTURE WITNESSETH that in the premises the said Federal Society and the Developers confirms that the Development Agreement dt.19th day of February, 2007 for Development of lands as per policy of MHADA being buildable FSI arising from the pieces and parcels of lands admeasuring about 2,13,867.5 sq. mts. being C.T.S. No.837 to 840 of Village Poisar, Taluka Borivali, situated, lying and being at Kandivali (E), Mumbai was duly executed and both the parties hereby declare that the said Development Agreement dt.19th day of February, 2007 shall be admitted and taken as full and complete evidence thereof and may be acted upon all the rights and remedies persuade with regard thereto in like manner and effectually as if the execution has been admitted. Hereto annexed 'A' is the original Development Agreement dt.19th day of February, 2007.

IN WITNESS WHEREOF BOTH THE PARTIES HAVE HEREUNTO SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

FIRST SCHEDULE HEREINABOVE REFERRED TO

बदर-१६	
३३९७	५
२०१०	

...4.

[Handwritten signatures and initials]

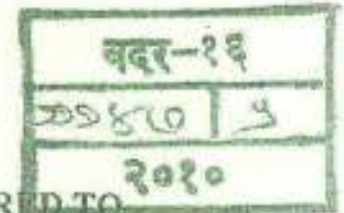
ALL THAT piece and parcel of land bearing City Survey Nos.837 to 840 of Village Poisar, Taluka Borivali, in Mumbai Suburban District, admeasuring 2,13,867.5 sq. mtrs., situated, lying and being at Village Poisar, Taluka Borivali, Mumbai Suburban, now known as Samata Nagar, Kandivali (E), Mumbai - 400 101 and bounded as follows:-

On or about the East by : C.T.S. Nos. 791, 763 and 863

On or about the West by : Mahindra & Mahindra Factory
(Akurli Village Boundary)

On or about the North by : C.T.S. Nos.848, 835 and 842

On or about the South by : Western Express Highway.



SECOND SCHEDULE HEREINABOVE REFERRED TO

ALL THAT FSI buildable, arising from the piece and parcel of land bearing City Survey Nos. 837 to 840, of Village Poisar, Taluka Borivali, in Mumbai Suburban District, admeasuring about 2,13,867.5 sq. mts., situated, lying and being at Village Poisar, Taluka Borivali, Mumbai Suburban District, now known as Samata Nagar, Kandivali (E), Mumbai - 400 101 and bounded as follows:-

On or about the East by : C.T.S. Nos. 791, 763 and 863

On or about the West by : Mahindra & Mahindra Factory
(Akurli Village Boundary)

On or about the North by : C.T.S. Nos.848, 835 and 842

On or about the South by : Western Express Highway.

Handwritten signatures and initials in green ink.

SIGNED AND DELIVERED

By the within named 'THE FEDERAL SOCIETY'

SAMATA NAGAR CO-OPERATIVE HOUSING

SOCIETY UNION LIMITED

Through its office-bearers

(1) SHRI ASHOK V. SAWANT - CHAIRMAN

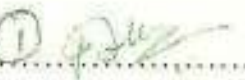


(2) SHRI RAGHUNATH C. CHOUDHARI - SECRETARY



(3) SHRI KISHORE J. TAMBE - TREASURER



In the presence of (1)  (Pramod Patil)

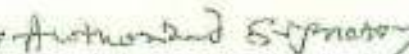
(2)  (Raghunath Bhide)

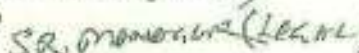


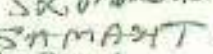
SIGNED AND DELIVERED

By the within named 'THE DEVELOPERS'

S. D. CORPORATION PRIVATE LIMITED.

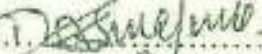
Through its Director 

~~SRI DILIP R. THACKER~~ /  (Legal)

~~MR. S. D. CORPORATION~~ /  (Legal)

Pursuant to the Resolution of the Board,

Dated the 19th day of February, 2007

In the presence of (1) 

(2) 

