

378/12376

इतर पावती

Original/Duplicate

Monday, 29 July 2024 2:42 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13955 दिनांक: 29/07/2024

गावाचे नाव: -ओशिवरा

दस्तऐवजाचा अनुक्रमांक: वदर9-12376-2024

दस्तऐवजाचा प्रकार : विकसनकारारनामा

सादर करणाऱ्याचे नाव: मेसर्स गुरुकृपा रिअलकॉन इन्फ्राबिल्ड एलएलपी चे भागीदार महेश लिरा वेरात तर्फे कु. मु. म्हणून राजेश अनंत कारभारी

वर्णन

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 2200.00

1); देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724298503765 दिनांक: 29/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724297803639 दिनांक: 29/07/2024

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

7/29/2024

30000.00

document to be registered in SUB R
क कोर्टाच्या न्यायाधीश्या द

THE SEAL OF THE SUB-REGISTRAR ANDHRI NO.
Signature Not Verified
Directly from the POS
DIRECTORATE OF ACCOUNTS
AND TREASURY MUMBAI 02
Date 2024/11/14 09:05 IST
Reason: GPRS Signature Document
Location India

Defacement No.
0003007127202425

MUMBAI SUBRAN DISTRICT

7/10/14-14:54:20 UserID Deface



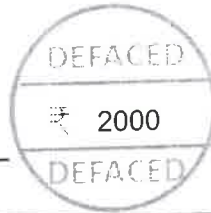


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724225408219	Receipt Date	31/07/2024
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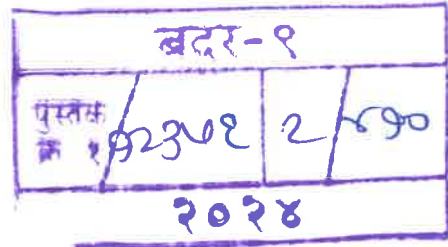
Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12376 dated 22/07/2024 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	22/07/2024
Bank CIN	10004152024072206066	REF No.	420436586868
Deface No	0724225408219D	Deface Date	22/07/2024

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



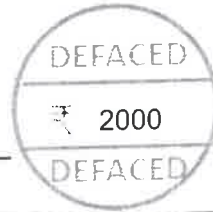


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724215702416	Receipt Date	31/07/2024
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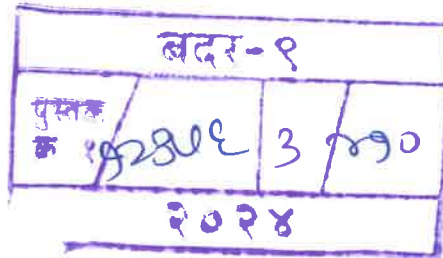
Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12376 dated 22/07/2024 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	21/07/2024
Bank CIN	10004152024072102289	REF No.	420313667127
Deface No	0724215702416D	Deface Date	22/07/2024

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





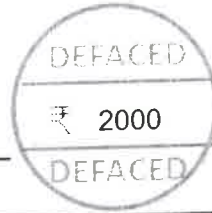
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724211502438

Receipt Date 31/07/2024

Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12376 dated 22/07/2024 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 21/07/2024

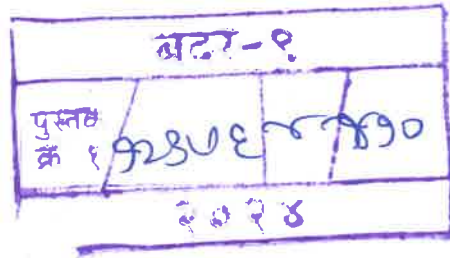
Bank CIN 10004152024072102312

REF No. 420354570055

Deface No 0724211502438D

Deface Date 22/07/2024

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





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

Receipt of Document Handling Charges

PRN	0724297803639	Receipt Date	29/07/2024
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Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12376 dated 29/07/2024 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

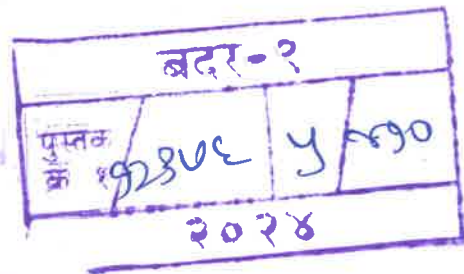
Payment Details

Bank Name	SBIN	Payment Date	29/07/2024
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Bank CIN	10004152024072903442	REF No.	421129524633
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Deface No	0724297803639D	Deface Date	29/07/2024
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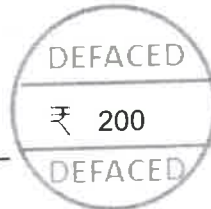
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724298503765

Receipt Date 29/07/2024

Received from Self, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 12376 dated 29/07/2024 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 29/07/2024

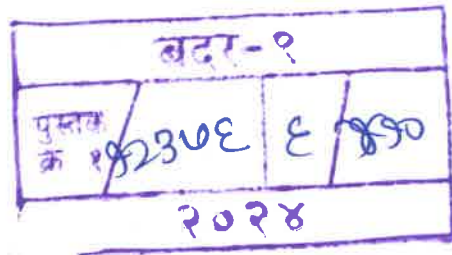
Bank CIN 10004152024072903555

REF No. 421180357549

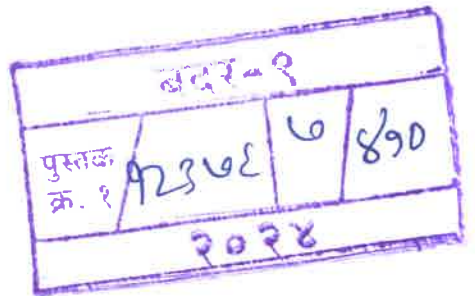
Deface No 0724298503765D

Deface Date 29/07/2024

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724215702416	Date 21/07/2024
Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 21/07/2024
Bank CIN 10004152024072102289	REF No. 420313667127
This is computer generated receipt, hence no signature is required.	





Handwritten text in a rectangular box, possibly a return address or a note. The text is mostly illegible but appears to include "New York" and "1871".



CHALLAN
MTR Form Number-6



GRN	MH005520429202425P	BARCODE	[Barcode]		Date	21/07/2024-19:22:18		Form ID			
Department					Inspector General Of Registration						
Type of Payment					Registration Fee						
Type of Payment					Ordinary Collections IGR						
Office Name					BDR9_ANDHERI NO 3 SUB REGISTRAR		Full Name		GURUKRUPA REALCON INFRABUILD LLP		
Location					MUMBAI		Flat/Block No.		CTS NO 1 PART, ADARSH NAGAR		
Year					2024-2025 One Time		Premises/Building		OSHIWARA JOGESHWARI WEST		
Account Head Details					Amount In Rs.		Road/Street		MUMBAI		
0030063301 Amount of Tax					30000.00		Area/Locality		MUMBAI		
							Town/City/District				
							PIN		4 0 0 1 0 2		
							Remarks (If Any)				
							SecondPartyName=OSHIWARA RIDHHI SIDDHI CHS LTD~				
Total					30,000.00		Amount In		Thirty Thousand Rupees Only		
							Words				
Payment Details					STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		10000502024072102117 5767771589920		
Cheque/DD No.					Bank Date		RBI Date		21/07/2024-19:22:25		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.







मुद्रांक जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांद्रे कुर्लासंकुल, वांद्रे- पूर्व, मुंबई - 400 051.

दुरध्वनी : 022 26591894

ई मेल : cos.andheri@igrmaharashtra.gov.in

जा.क्र.अभि./अंतिम आदेश/

1246

दिनांक -

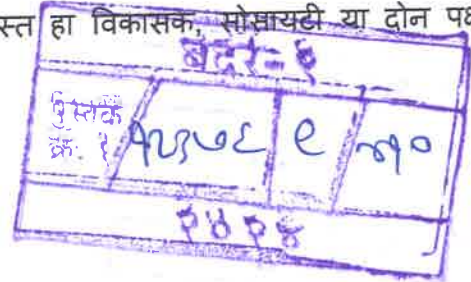
12 JUL 2024

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/393/2024 अन्वये पक्षकार Gurukrupa Realcon Infrabuild LLP यांनी दिनांक 01/07/2024 रोजी Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of Execution	UnExecuted
Type of Document	Development Agreement
The Society	Oshiwara Ridhi Siddhi Co-Operative Housing Society Limited
The Developer	Gurukrupa Realcon Infrabuild LLP
Detail of the Property	
Village	Oshiwara
Members	58 Residential Members 40 shop/Commercial Members
	98 Total Members.
C.T.S. No.	Plot No.921 to 1018 , Survey No.41 (part) CTS No.1 (part)
Plot Area	4092.96 sq.mtrs
Zone 2024-25	50/243A
Land Rate	75,170/-
Resi.	1,51,280/-
Const. Cost	Rs. 30,250/-
Society Registration No.	MUM/T&A/MHADDB/HSG/(TC)/13066/YEAR-2011
Completion period	30 Months + 6 Grace Period
D.P Remark	Ch.E./DP34202302111448085 K/W/2023/111448173 Dated - 27/02/2023

अभिनिर्णयाकरीता सादर केलेला दस्त हा ReDevelopment Agreement या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तात Schedule मध्ये नमूद केल्याप्रमाणे मालमत्तेचे क्षेत्र 4092.96 चौ.मी. इतके आहे. सदरचा दस्त हा विकासक, सोसायटी या दोन पक्षकार यांचे मध्ये झालेला आहे.



सदर दस्तावे अवलोकन केले असता, असे दिसून येते की, म्हाडाच्या इमारतीमध्ये सभासद असलेली "Oshiwara Riddhi Siddhi Co-Operative Housing Society Limited" इमारत आहे. तसेच सदर मिळकतीमधील एकूण 98 Members (58 Residential Members + 40 Shop/Commercial Members) सभासद सोसायटीने विकासकाबरोबर इमारत पुर्नबांधणीच्या अनुषंगाने करावयाच्या विकसना संबंधी विकसन करारनामा (Development Agreement) केल्याचे दिसून येते.

प्रस्तुत विकसन करारनाम्यानुसार 58 Residential Members सभासदांच्या ताब्यातील Members List मध्ये नमूद केल्याप्रमाणे मूळ क्षेत्र 15607.80 चौ.फूट कारपेट म्हणजेच 1740.65 चौ.मी. बिल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहीवासी वापराच्या सभासदांना 49300.00 चौ.फूट रेरा कारपेट क्षेत्र 5039.96 चौ.मी. बिल्टअप क्षेत्र नविन इमारतीत देणार आहे तसेच 40 Shop/Commercial Members सभासदांच्या ताब्यातील Members List मध्ये नमूद केल्याप्रमाणे मूळ क्षेत्र 10764.00 चौ.फूट कारपेट म्हणजेच 1200.45 चौ.मी. बिल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहीवासी वापराच्या सभासदांना 28160.00 चौ.फूट रेरा कारपेट क्षेत्र 2878.81 चौ.मी. बिल्टअप क्षेत्र नविन इमारतीत देणार आहे. या शिवाय दस्तात नमूद केल्यानुसार भाडे, Shifting Charges, ब्रोकरेज, कार पार्किंग, इ. विकासक सभासदांस देणार आहे. सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. प्रकरणात मूळ सोसायटी सभासदांना त्यांचे ताब्यातील मूळ कारपेट क्षेत्रावर वाढिव देण्यात येणारे क्षेत्र हे अंदाजे 35 टक्के पेक्षा जास्त हिशोबित होत आहे. हे वाढिव क्षेत्र 35 टक्के देय फंजिबल क्षेत्रापेक्षा जास्त असल्याने अटि क्र 21 अ (X) लागू होत आहेत. त्यानुसार गणिती हिशोब करण्यात येत आहे.

सदरची मिळकत DCPR 2034 नियम 33(5) नुसार विकसीत होत आहे. म्हाडा पॉलिसीनुसार 4.00 इतका FSI Index अनुज्ञेय होत आहे. यामध्ये टी.डी.आर मिळत नसल्याने Road width TDR अनुज्ञेय होत नाही. तथापि, फंजिबल F.S.I अनुज्ञेय होत आहे. मार्गदर्शक सुचना क्र. 21(ब) नुसार फंजिबल प्रिमियम 0.50 टक्के विचारात घेण्यात येत आहे. त्यानुसार प्रकरणात प्रिमियम हिशोबित करण्यात येत आहे. प्रिमियम मुल्य विचारात घेण्यात येत आहे, ते 50% हिशोबित होत आहे. सदर प्रकरणी पक्षकारास Offer Letter प्राप्त झाले नसल्याने पक्षकारांनी बंध पत्र सादर केलेले आहे.

सदरची मिळकत ही LIG म्हणजेच Economic Weaker section Scheme Lower Income group असल्याबाबत दस्तातील पृष्ठ क्र.1 मध्ये नमूद करण्यात आले आहे तसेच पक्षकार यांनी दस्तासोबत Indenture Of Lease चा अभिनिर्णित दस्त क्र. ADJ/180/2024 सादर केला आहे. सभासद अभिनिर्णित दस्तामध्ये Economic Weaker section Scheme Lower Income group नमूद आहे. सदरची मिळकत ही LIG मधील असल्यामुळे DCPR 2034 नियम 33(5) Table C-1 नुसार 0.45% प्रिमियम मुल्य विचारात घेण्यात येत आहे. वरील बाबींचा विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 4092.96 चौ.मी. क्षेत्र आहे.

विषयांकित मिळकत म्हाडाचे त्यावरील 33(5) नुसार अनुज्ञेय 4.00 इतका FSI विचारात घेऊन प्रकरणी मुल्यांकन सन 2024-25 चे बाजारमुल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.

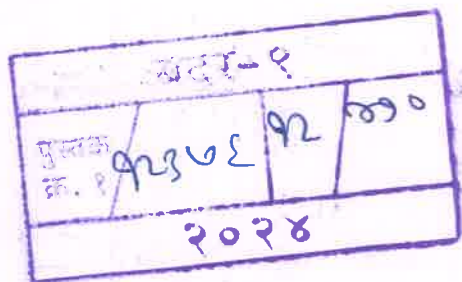
4507 191

7/11/24

पुस्तक क्र. 1	44560	90	890
2028			

Development Agreement (Completion Period - 30 Months + 06 Month Grace Period)					
ADJ/393/2024	Land	Flat	Office	Shop	Construction Cost
2024-25	75,170	1,51,280		2,26,570	30,250
Zone - Village- Oshiwara	50/243A				
Plot Area	4092.96	sq.mtrs			
		New Carpet Area in Sq. ft	Total New Buildup Area in Sq. mtr		
Additional New Area (As per Members List)	98	26371.80	2941.09		
Residential Members (269.1 x 58 = 15,607.8 Sq.mtrs)	58	15607.80	1740.65		
Shop/Commercial Members (269.1 x 40 = 10,764 Sq.Mtr)	40	10764.00	1200.45		
		New Carpet Area in Sq. ft	Total New Buildup Area in Sq. mtr		
Additional New Area (As per Members List)	98	77460.00	7918.77		
Residential Members (850 x 58 = 49,300 Sq.ft)	58	49300.00	5039.96		
Shop/Commercial Members (704 x 40 = 28,160 Sq.ft)	40	28160.00	2878.81		
Permissible Area	4092.96		4.0	=	16371.84
Fungible FSI	16371.84	x	0.35	=	5730.14
Total FSI	16371.84	+	5730.14	=	22101.98
Permissible Area including 35% of fungible FSI					22101.98
Less New area given to Society 98 Member with fungible FSI				=	7918.77
Balance FSI	22101.98	-	7918.77	=	14183.21
Value of Balance FSI	14183.21	x	75170	=	1,06,61,51,953
Free Fungible on Societies area	2941.09	x	0.35	=	1029.38
Charging Premium	5730.14	-	1029.38	=	4700.76
Less Value of Charging Premium	4700.76	75,170	0.50	=	17,66,78,120
Net Balance Value	1066151953	-	176678120	=	88,94,73,833
Market Value - i.e.Rs.					88,94,74,000
Consideration					Amount in Rs.
1. New area given to Flat members	7918.77	30250	1.05		25,15,20,035
2. Hardship Compensation (page No.21, para No.f)	20,00,000	98			19,60,00,000
3. Rent For 6 Shop/Commercial Units Members (page No.22, para No.h) & As per List					
For 12 Months + 1 Month Additional Rent	100000	6	13		78,00,000
For 12 Months	110000	6	12		79,20,000
For 6 Months	121000	6	6		43,56,000
4. Rent For 5 Shop/Commercial Units Members (page No.23, para No.ii) & As per List					
For 12 Months + 1 Month Additional Rent	60000	5	13		39,00,000
For 12 Months	66000	5	12		39,60,000
For 6 Months	72600	5	6		21,78,000
5. Rent For 29 Shop/Commercial Units Members (page No.25, para No.iii) & As per List					
For 12 Months + 1 Month Additional Rent	60000	29	13		26,20,000

For 12 Months	66000	29	12		2,29,68,000
For 6 Months	72600	29	6		1,26,32,400
5. Rent For 58 Residential Units Members (page No.26,para No.iv) & As per List					
For 12 Months + 1 Month Additional Rent	45000	58	13		3,39,30,000
For 12 Months	49500	58	12		3,44,52,000
For 6 Months	54450.00	58	6		1,89,48,600
6. Brokerage For 6 Members (page No.23)	2,00,000	6	1		12,00,000
7. Brokerage For 5 Members (page No.25)	1,20,000	5	1		6,00,000
8. Brokerage For 29 Members (page No.26)	1,20,000	29	1		34,80,000
9. Brokerage For 58 Members (page No.27)	90,000	58	1		52,20,000
5.Shifting Charges (page No.22,para No.g)	25000.00	98	2		49,00,000
8. Mhada Premium (33(5) Table C(1)) or Charging Premium As per Ready Reckoner Guideline No. 21.(106660/30250 = 3.52 Ratio FOR LIG 45% Premium 7918.77 - (2,941.09 x 1.35 = 3,970.47) = 3,948.3 SQ.Mtrs	3,948.30	75,170	0.45		1,55,57,170
9. Rent For Society Office (page No.41,para No.i)	35,000.00	30			1,05,00,000
10. Society Expenditure (page No.41,para No.ii)	20,000.00	30			6,00,000
11. Society SSS Compentiaon (page No.41,para No.iii)					51,00,000
12. Common Facilities (Society office,toilet, W.cabin) (22.30+3+4.64=29.94)	29.94	30,250			9,05,685
13. Fitness Centre (Annexure XXIII)	22101.98	30,250	0.02		1,33,71,700
14. Parking (page No.21,para No.e)	13.75	30,250	98	0.25	1,01,90,469
15. Development Charges (2%)	2941.09	75,170	0.02		44,21,639
16. Infrastructure Charges	2941.09	75,170	0.07		1,54,75,737
Total Consideration					82,32,57,435
STAMP DUTY PAYABLE ON MARKET VALUE OR MARKET VALUE WHICHEVER IS HIGHER					Rs. 82,32,58,000
	Amount	Article	Stamp Duty Amount		
Market Value	88,94,74,000	5(g-a) @ 5%	4,44,73,700		
Bank Guarantee (page No.23,para No. Rs.10,00,00,000/-)	10,00,00,000	54 @ .3% or Max 20 lac	3,00,000		
Total Stamp Duty Payable Rs.					4,47,73,700



वरील प्रमाणे दस्तातील मिळकतीचे मोबदलामूल्य रक्कम रु. 82,32,58,000/- हे बाजारमूल्य रक्कम रु. 88,94,74,000/- पेक्षा कमी असल्याने जास्तीच्या बाजारमूल्य रक्कम रु. 88,94,74,000/- वर मुद्रांक शुल्क वसूल करण्यात आला आहे.

बाजारमूल्य रक्कम (रु.)	अनुच्छेद	देय मु.शु (रु.)
88,94,74,000/-	5 (g-a)(5%)	4,44,73,700/-
Bank Gurantee (page No.23,para No. Rs.10,00,00,000/-	54(ii)3%	3,00,000/-
एकूण		4,47,73,700/-

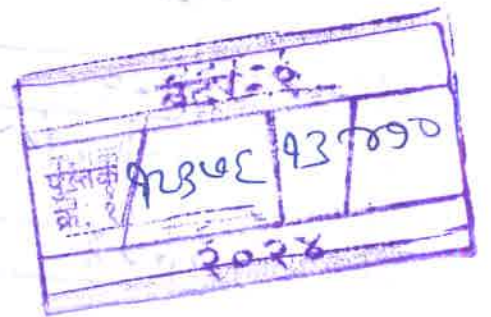
अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5 (g-a)(5%) & 54 @ .3% नुसार मुद्रांक शुल्क रु. 4,47,73,700/- देय असल्याबाबत जा.क्र.अभि/आदेश/1719/2024 दिनांक. 11/07/2024 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 12/07/2024 रोजी विरुपित केलेल्या चलन क्र. MH005092616202425E वरून दिसून येत असल्याने दिनांक. 11/07/2024 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.
- एकूण पाने 1 ते आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(डॉ. जयश्री कटारे)

मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रति	Gurukrupa Realcon Infrabuild LLP
पत्ता	C-106, Vashi Plaza Sec-17 Vashi Navi Mumbai - 400075.
प्रत	सह दुय्यम निबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7





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वर्ग-९			
पुस्तक	४२३७६	१६९९७०	
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Office of the Collector of Stamp, Andheri
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958
cos.andheri@igrmaharashtra.gov.in



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH004350655202425E Dated
28-06-2024.


Collector of Stamps
Andheri

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये नोंदणीत केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरावरून नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.


मुद्रांक जिल्हाधिकारी
Andheri



Case No. **Adj/IGR240/393/2024**

Certificate Number: **CER-AND-ADJ-IGR240-393-2024**

Market Value/Value (if any): **Rs. 889474000**

Consideration Amount (if any): **Rs. 823258000**

Received from **GURUKRUPA REALCON
INFRABUILD LLP** Residing at **MUMBAI**. Stamp duty
of **Rs. 44773700/- (Rs. Four Crore Forty Seven
Lakh Seventy Three Thousand Seven Hundred
only)**. Vide e-Challan GRN No **MH005092616202425E**
Dated :- **11-7-2024** The defacement number is
0002778081202425.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of **Rs. 44773700/- (Rs. Four
Crore Forty Seven Lakh Seventy Three Thousand
Seven Hundred only)** with which this instrument is
**chargeable under Article 5- 5(ga) Development
Agreement of Schedule I of the said Act, has been
paid.**

This Certificate is subject to the provisions of section
53(A) of the said Act.



Place: **Andheri**

Date: **12-07-2024**


Collector of Stamps
Andheri





बंदर-९		
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रकम पृष्ठ १ ते १५०

Plot Area- 4092.96 Sq. Mtrs.

Certificate u/s 32(1) (b) of the Maharashtra Stamp Act.

Office of the

Collector of Stamps

Case No. Adj/11600000/393/2024

Dated 01/07/2024

Received from Shri. Gurukrupa Realcon InfraBuild LLP

residing at

Stamp Duty of Rs. 4,47,73,700/-

Four Crore Forty seven lakh seventy three thousand seven hundred only.

vide challan No. dated

Certified under Section 32(1) (b) of the Maharashtra Stamp Act, that the full duty

of Rs. 4,47,73,700/- Four Crore Forty seven lakh seventy three thousand

with this instrument is chargeable has been paid vide article No. 5(a)

of schedule I. 54(ii)

This certificate is subject to the provisions of section 53-A of the Maharashtra Stamp Act.

Place Andheri

Date 12 JUL 2024 Collector of Stamp Andheri

MUM05092616202425R
Date-12/07/2024



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and entered into at Mumbai this 22 day of July 2024

BETWEEN:

OSHIWARA RIDDHI SIDDHI CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the provisions of the

Maharashtra Co-operative Societies Act, 1960 bearing Registration No.

MUM/T&A/MHADB/HSG/(TC)/13066/YEAR 2011-201 and classified

as Housing Society and Sub Classified as Tenant Ownership/Tenant Co-

Partnership Housing Society, having its Registered Address at 976,

Adarsh Nagar, Plot bearing CTS no. 1(part), Sub plot no. C-4, MHADA

Scheme Code No. 034, Economic Weaker section scheme, Lower income

group, New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102

by the hands of its (1) Chairman-Mr. Bhalekar Madhusudan Rukmaji,

(2) Secretary-Mr. Ansari Kabir Ahmed, (3) Treasurer-Mr. Surve

Ramesh Ganpat, (4) Pandurang Vaman Thakur (Committee

Member), (5) Baddruddin Khariuddin Shaikh (Committee Member),

(6) Liladhar Ghanshyam Patil (Committee Member), (7) Tarun Jagjit

ओशिवा रिव्ही सिध्दी स.ग.सं. (म)

अध्यक्ष

सचिव

खजिनदार

For Gurukrupa Realcon InfraBuild LLP
Partner

Chhabra(Committee Member), (8)Vijay Vishram Yadav(Committee Member),(9)Manju Atmaram Pirwani(Committee Member), (10) Suman Vijay Singh(Committee Member), are hereinafter referred to as “Society” (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors in title) of the FIRST PART;

AND

GURUKRUPA REALCON INFRABUILD LLP, a Limited Liability Partnership, duly incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its Registered Address at C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai 400 703 and Corporate Office at Building 45, First Floor, Pant Nagar, Chhatkopar (East), Mumbai 400 075 having Partners (1) Mr. Mahesh Lira Verat and (2) Mrs. Urmila Mahesh Verat, hereinafter referred to as “Developer” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successors in-title) of the SECOND PART, by the hands of one of its Partners, Mr. Mahesh Lira Verat.

AND

EXISTING MEMBERS OF THE SOCIETY

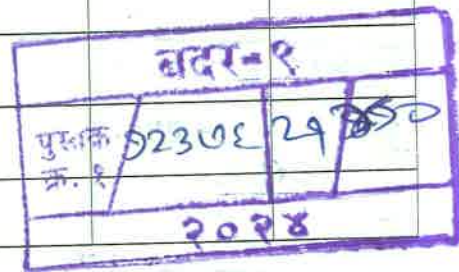
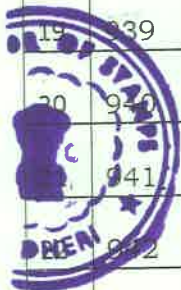
SR NO	ROOM NO	NAME	RESIDENTIAL/ COMMERCIAL	PAN NO	AADHAR NO	Share No
1	921	Mr. Shetty Ajit Diwakar	Residential			
2	922	Mrs. Singh Seema Roshan	Residential			
3	923	Mr. Ahmad Issrar Moujud	Residential			
4	924	Mrs. Tad Kaushalya Amit	Residential			
5	925	Mrs. Kamble Sadhana Bhimrao (Mr. Kamble Bhimrao Shankar: Associate Member)	Residential			
6	926	Mrs. Avasthi Bhavana Sureshkumar	Residential			
7	927	Mrs. Chauhan Sarala Sunil	Residential			
8	928	Mrs. Pirwani Manju Atmaram	Residential			

पुस्तक क्र. १ २०२४

ओशिवरा रिष्दी सिध्दी स.ग.सं. (म)
अध्यक्ष सचिव खजिनदार

For Gurukrupa Realcon Infrabuild LLP
Partner

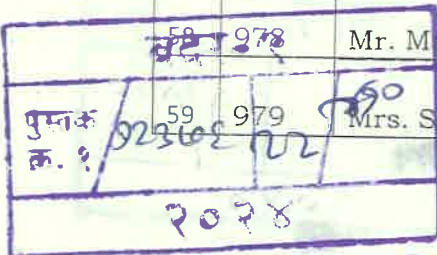
9	929	Mr. Mujahit Tajuddin Maqdoom Ali	Shops/Commercial			
10	930	Mr. Mujahit Tajuddin Maqdoom Ali	Shops/Commercial			
11	931	Mrs. Ajgaonkar Ranjana Pandurang	Shops/Commercial			
12	932	Mr. Wadkar Mahesh Purushottam	Shops/Commercial			
13	933	Ms. Shinde Sukrita Ram (Mr. Shinde Ram Pralhad: Associate Member)	Residential			
14	934	Mr. Khan Toufique A	Residential			
15	935	Mr. Jadhav Suryakant Ganpat	Residential			
16	936	Mr. Chandure Anil Shyamrao	Residential			
17	937	Mr. Kade Ganesh Bharat	Residential			
18	938	Mr. Kade Bharat Dagadu	Residential			
19	939	Mrs. Shaikh Qamerunnisa Irshad	Residential			
20	940	Mrs. Sharma Meera Suresh	Residential			
21	941	Mr. Vardhan V. G.	Residential			
22	942	Mr. Mahendrakar Pandharinath Ramdas	Residential			
23	943	Mr. Arolkar Mohan tukaram	Residential			
24	944	Mr. Jadhav R. K.	Residential			
25	945	Mrs. Jaggi Anamika Sanjeev (Associate Member: Mr. Sanjeev Jaggi)	Residential			
26	946	Mr. Nagarani V. J.	Residential			
27	947	Mr. Parte Vishnu Hariba	Residential			
28	948	Mr. Agarwal Shankarlal Jhabarmal	Residential			
29	949	Mr. Toraskar Suresh Tatoba	Shops/Commercial			
30	950	Mrs. Toraskar Sudha Taloba	Shops/Commercial			
31	951	Mr. Gubitra Mohammed Altaf Salim	Shops/Commercial			
32	952	Mr. Kanojiya Dinesh Phoolchand	Residential			
33	953	Mr. Kanojiya Satish Pholchand	Residential			
34	954	Mrs. Rauf Farzana Abdul	Residential			



ओशिवरा रिट्टी सिध्दी स.गु.सं. (म)
अध्यक्ष
मंचिव
खजिनदार

For Gurukrupa Realcon Infrabuild LLP
Partner

35	955	Mr. Jassal R. S.	Residential			
36	956	Mrs. Khonnsa Indu Sanjeev	Residential			
37	957	Mrs. Arora Meenu Suredrasingh	Residential			
38	958	Mr. Khan C. S.	Residential			
39	959	Mr. Khan Aarif Mohammed	Residential			
40	960	Mr. Patel Rahul Bhanji	Residential			
41	961	Mr. Dikshit Virendra Bhagirath	Residential			
42	962	Mr. Shanbhag Gautam Vyankatesh	Residential			
43	963	Mrs. Patel Ayesha Imtiyaz	Residential			
44	964	Mrs. Baikar Smita Ramesh	Residential			
45	965	Mrs. Masurkar Vaishali Vishram (Mr. Masurkar Vishram Sahadeo: Associate Member)	Residential			
46	966	Mr. Patil Liladhar Ghanshyam	Residential			
47	967	Mr. Bihari Minaz Kamal	Residential			
48	968	Mr. Deshpande Anu Arun	Shops/Commercial			
49	969	Mr. Deshpande Aniket Arun	Shops/Commercial			
50	970	Mr. Deshpande Arun Pralhad	Shops/Commercial			
51	971	Mr. Chhabra Jagdish Singh + Mr. Tarun J. Chhabra: (Associate Member)	Shops/Commercial			
52	972	Mrs. Zinjurte Sunanda Daji	Shops/Commercial			
		M/s. Mastakar Auto Station	Shops/Commercial			
54	974	Mr. Dutta Krishna S.	Shops/Commercial			
55	975	Mr. Ansari Kabir Ahmed	Shops/Commercial			
56		Mr. Bhalekar Madhusudan Rukmaji	Shops/Commercial			
57	977	Mrs. Raut Pushpalata Prakash	Shops/Commercial			
58	978	Mr. Manchanda S. C.	Shops/Commercial			
59	979	Mrs. Saware Vijaya Vilas	Shops/Commercial			



अश्विनी सिद्धी स.ग.सं.
 ४०/१२/२०२४
 सचिव - खजानेदार

For Gurukrupa Realcon Infra Build LLP

 Partner

60	980	Mr. Chougale Shabbir Abdulla	Shops/Commercial			
61	981	Mrs. Mary Zothanpari Amin Bhorania	Residential			
62	982	Mrs. Jha Jaya S.	Residential			
63	983	Mrs. Chauhan Laxmi Vijay	Residential			
64	984	Mr. Mastakar Vaibhav Kishor	Residential			
65	985	Mr. Suware Vilas Pandurang	Residential			
66	986	Mr. Shaikh Badruddin Khairuddin	Residential			
67	987	Mr. Shaikh Samiuddin Badruddin	Residential			
68	988	Mr. Creado Ashton Peter	Residential			
69	989	Ms. Besh Rita Harbansingh	Residential			
70	990	Mr. Pandurang Thakur	Residential			
71	991	Mr. Rane Shantaram Raghunath	Residential			
72	992	Mr. Surve Ramesh Ganpat	Residential			
73	993	Mr. Shaikh Imammuddin Abdul Gafoor	Residential			
74	994	Mr. Moodbidri Subbayya Muttayya	Residential			
75	995	Mr. Das Subhash Ramesh	Residential			
76	996	Mrs. Das Sandhya Subhash	Residential			
77	997	Mr. Sajid Amirhamza Momin	Residential			
78	998	Mr. Pengal Satish Jaya	Residential			
79	999	Mr. Singh Vijay Kumar Pannalal	Shops/Commercial			
80	1000	Mr. Mansuri A.K.I.	Shops/Commercial			
81	1001	Dina Rajesh Shah	Shops/Commercial			
82	1002	Mr. Bane Satyavati Dattaram	Shops/Commercial			
83	1003	Mr. Alabaksh Kader Saheb & Mrs. Zaibunissa Sayyed	Shops/Commercial			
84	1004	Mr. Sanwal Lalit	Shops/Commercial			



तदर-९		
पुस्तक	02308	23090
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अशिका सिद्धी सिद्धी स.प.स.
अध्यक्ष
Rajeshwarin
सचिव
खानेदार

[Handwritten signature]

85	1005	Mr. Kalantri Mahendra L.	Shops/Commercial			
86	1006	Mrs. Sawant Satyabhama Narayan	Shops/Commercial			
87	1007	Mr. Bafatimiya Inayatullah	Shops/Commercial			
88	1008	Mr. Gupta Narad & Hiranidevi Narad Gupta	Shops/Commercial			
89	1009	Mrs. Gothi Bhavna Anil & Mr. Gothi Anil Karsan	Shops/Commercial			
90	1010	Mr. Shahari S. R.	Shops/Commercial			
91	1011	Mr. Yadav Vijay Vishram	Shops/Commercial			
92	1012	Mr. Gode Rohan Hari	Shops/Commercial			
93	1013	Mr. Navratanmal Bachhawat	Shops/Commercial			
94	1014	Mr. Jadhav Shamal Bajirao	Shops/Commercial			
95	1015	Mrs. Sen Reema Biswajit	Shops/Commercial			
96	1016	Mrs. Parab Nirmala Vishnu	Shops/Commercial			
97	1017	Mr. Shahri Manish Tulsidas	Shops/Commercial			
98	1018	Mr. Mehta Kersy Nariman	Shops/Commercial			

The existing Member(s) of 'OSHIWARA RIDDHI SIDDHI CHSL', adult(s), occupying their respective Tenements/Flat of, OSHIWARA RIDDHI SIDDHI CHSL' standing on the Cluster Plot nos. 921 to 1018 (both inclusive) bearing Survey No. 41 (Part), CTS No. 1 (Part), Sub plot no. C-4, MHADA Scheme Code No. 034, Economic Weaker section scheme, Lower income group, lying and situate at Adarsh Nagar, Oshiwara, Jogeshwari (West), Mumbai 400 102 in the Registration Sub District of Andheri, Mumbai Suburban District hereinafter referred to as **"The Existing Members of the Society" and/or "The Confirming Members"**, as mentioned in the list detailed hereunder, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors in title, administrators and assignees as the case may be), of the **THIRD PART;**

"Parties" shall mean, collectively, the Society and the Developer and **"Party"** means either of them.

WHEREAS:



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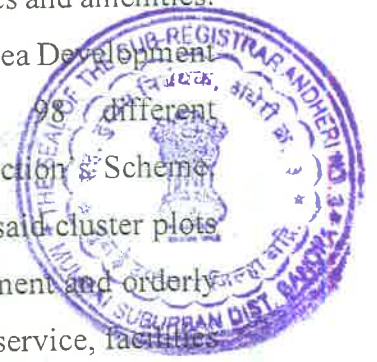
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ओशिवा रा रिद्धी सिद्धी स.ग.सं. म)
[Signature] अध्यक्ष
[Signature] सचिव - खजिनदार

A. Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA"), an authority constituted and established under the provisions of the Maharashtra Housing and Area Development Authority Act, 1976 (hereinafter referred to as "MHADA Act") is the owner and/or well and sufficiently entitled to piece and/or parcel of developed land bearing Cluster Plot Nos. 921 to 1018 (both inclusive) admeasuring 4092.96 square meters bearing Survey No. 41 (Part), CTS No. 1 (Part), Sub plot no. C-4, MHADA Scheme Code No. 034, Economic Weaker section scheme, Lower income group lying and situate at Adarsh Nagar, Oshiwara, Jogeshwari (West), Mumbai 400 102 in the Registration Sub District of Andheri, Mumbai Suburban District, which is more particularly described in the First Schedule written hereunder and, which, is hereinafter referred to as "the said land." In the year 1971 the said land was acquired by the Special Land Acquisition Officer-No.5, Mumbai for the housing purposes of the then Mumbai Housing and Area Development Board, Mumbai which is now a unit of MHADA. The existing structures standing on the said land together with the said land are hereinafter referred to as "the said property."



B. The said land was divided into 98 cluster plots bearing Nos.921 to 1018 (both inclusive) each of them admeasuring 25 square meters and the said plots were provided with infrastructure, common facilities and amenities. The MHADA, through the said Mumbai Housing and Area Development Board, allotted the said 98 cluster plots to 98 different persons/individuals under its Economically Weaker Section Scheme. The said 98 allottees constructed dwelling units on the said cluster plots on the said land. For the purposes of effective management and orderly conduct of all the matters connected with the common service, facilities and amenities to the common benefit of all the allottees of the said cluster plots, the said 98 allottees formed themselves into a Co-operative Housing Society that is the party of the First Part herein. The said Society is duly registered as Co-operative Housing Society under the provisions of the Sub Section 1 of Section 12 of the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as "the MCS Act") and is classified as Housing Society and sub classified as Tenant



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ओशिवरा रिहदी सिध्दी स.गृ.सं. (म)
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For Gurukrupa Realcon Infra Build LLP
 Partner

Ownership/Tenant Co-Partnership Housing Society. The Registration Certificate dated 25.7.2011 issued by the Sub Registrar, Co-operative Societies, Mumbai Housing and Area Development Board, Mumbai is hereto annexed and marked as “Annexure-1.”

C. Over a period of time the said dwelling units/tenements constructed by the allottees on the said cluster plots have become dilapidated and are unsafe for human habitation.

D. Though the said Society was formed in the year 2011, for some reason or the other, a Lease Deed in respect of the said land was not executed by the MHADA in favor of the Society. As per the policies of MHADA, the lands belonging to and/or owned by MHADA were initially given on lease for a period of 30 years. The aforesaid allotments in favor of the allottees of the said 98 cluster plots was made in the year 1986. In the month of November 2022, the Society approached the MHADA and requested for execution of Lease Deed in favor of the Society. MHADA acceded to the request of the Society and agreed to execute a Registered Lease Deed in respect of the said land in favor of the Society on certain terms and conditions and on payment of Lease Rents, Lease Premium, Penalties, if any, as determined by the MHADA. The MHADA also agreed to extend the Lease Period for a further period of 30 years from the year 2016 since the initial Lease Period was deemed to have expired in the year 2016 by passage of 30 years from the year of allotment of cluster plots. Pursuant thereto, a Lease Deed dated 1.4.2024 came to be executed between the MHADA and the Society in respect of the said land. As per the said Lease Deed dated 1.4.2024, the MHADA has recovered from the Society the Lease Rent, Lease Premium, Interest on Arrears of Lease Rent and Penalties and charges as under: -

S.No.	Particulars	Amount (Rs.)
A.	Arrears of Rent from 01.06.1986 to 25.8.2021 i.e. 35 years and 2 months	6,90,704/-
B.	Interest on the Arrears of Rent for the period between the year 1986 and the year 2021	22,52,800/-
C.	Lease Rent determined as per the Authority's Regulation No.6995 dated 26.8.2021 for the period between the year 2021 and the year 2024	52,33,430/-



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आशिषा रिद्धी सिध्दी स.श.स. (प्रा.)
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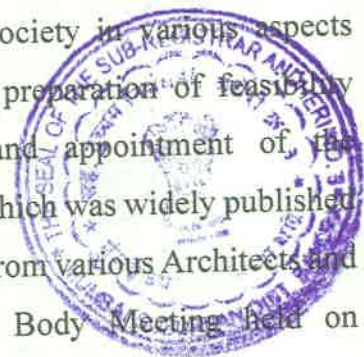
For Gurukrupa Real Estate Pvt. Ltd. LLP
 Partner

D.	Interest on Arrears of Lease Rent for the period between the year 2021 and the year 2024	25,89,024/-
E.	Penalty Amount determined on the basis of Hon'ble Vice President of the Authority under Circular dated 16.2.2024.	75,83,231/-
F.	Advance Lease Rent for the period between the year 2024 and 2026.	37,91,616/-
	TOTAL	2,21,39,806/-

As per the said Lease Deed, the date of commencement of the present Lease in favor of the Society is 1st day of June 2016. The Society has paid Advance Lease Rent for the period 2024 to 2026. The said Lease Deed is duly stamped and registered with the Assistant Sub Registrar, Andheri No.4, Mumbai Suburban District. A copy of the said Registered Lease Deed dated 1.4.2024 along with all the Schedules and Annexures thereto is hereto annexed and marked as "Annexure-2".



E. The Government of Maharashtra, in exercise of powers under section 79(A) of the MCS Act, issued a Government Resolution dated 3.1.2009 and framed Guidelines for the purposes of redevelopment of buildings of Co-operative Housing Societies. From the year 2013 onwards, the Society was in the process of exploring the possibility of redevelopment of its existing structures and to that end, a Resolution was passed in the Special General Body Meeting of the Society on 1.12.2013. Thereafter, the Society invited tenders from eligible persons/entities, for being considered for the purposes of appointment as Project Management Consultant, who shall aid and assist the Society in various aspects pertaining to the redevelopment including preparation of feasibility report, preparation of offer document and appointment of the Developer. In pursuance of the said tender, which was widely published in newspapers, several offers were received from various Architects and Architect Firms. In the Special General Body Meeting held on 13.3.2016, all the offers were considered and discussed and by a majority of the members present and voting at the said meeting, it was resolved to appoint M/s Shilp Associates, a Firm of Architects as Project Management Consultants (hereinafter referred to as "PMC"). Pursuant thereto, by letter dated 14.3.2016, the said M/s Shilp Associates were



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Partner

appointed as PMC till the stage of finalization of the Developer. The PMC is an architect firm registered under the Architects Act, 1972 and is empanelled by the Government/Local Authority/Competent Authority.

F. By another Government Resolution dated 4.7.2019, the Government of Maharashtra repealed the aforesaid Government Resolution dated 03.01.2009 and issued revised Guidelines for the purposes of implementation of redevelopment projects of dilapidated structures/buildings of Co-operative Housing Societies.

G. In accordance with the procedure prescribed under the said Government Resolution dated 4.7.2019 the Society passed a Resolution in its Special General Body Meeting to undertake redevelopment of its structures standing on the said land. The said PMC, who was appointed in pursuance of the aforesaid Government Resolution dated 13.3.2016 was asked to prepare the feasibility report, offer document in consultation with the Society.

H. The PMC prepared a Feasibility Report of the proposed redevelopment project of the Society. Thereafter, the Offer Document was prepared by the PMC in consultation with the Managing Committee of the Society and the same was approved by the Special General Body of the Society.

A copy of the said Offer Document dated 26.8.2022 is hereto annexed and marked as "Annexure-3." Thereafter on 27.8.2022, the Society published Notices in the newspapers inviting for competitive offers for the purposes of the redevelopment of the said property. The Offer Document was made available in the Society's office, which could be collected by the prospective bidders on payment of non-refundable sum of Rs. 20,000/- (Rupees twenty thousand only). The said Offer Document shall form part and parcel of the present Agreement and in case of any inconsistency between the Offer Document and the present Development Agreement, the provisions of the present Development Agreement shall prevail over the contents of the Offer Document.

I. Six bidders, namely, (1) Inspira Realty and Infra Pvt Ltd, (2) Sahayog Homes Ltd, (3) M/s Gurukrupa Realcon Infrabuild LLP, (the party of



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For Gurukrupa Realcon Infrabuild LLP
Partner

the Second Part named hereinabove), (4) M/s Akansha Holdings LLP (Lotus Group of Companies), (5) M/s Infinity Constructions and (6) Lashkaria Housing and Infrastructure (P) Ltd submitted their bids/offers. One bidder, out of the aforesaid six bidders, i.e. Lashkaria Housing and Infrastructure (P) Ltd did not submit any revised offer, as stipulated in the Tender Document. All five other bidders submitted revised offers. The PMC prepared a comparative statement of offers on the basis of revised offers submitted by the aforesaid bidders.

- J. The Society submitted its proposal dated 2.1.2023 for redevelopment of the said property to the Deputy Registrar, Co-operative Societies, Mumbai Western Suburbs, Mumbai Housing and Area Development Board, MHADA, Mumbai. Pursuant to the said proposal dated 2.1.2023, the said Deputy Registrar appointed Shri Vithal Sarvade, Co-operation Officer, Grade-I, as Authorized Officer for the purposes of supervising the Special General Body Meeting convened by the Society on 12.2.2023 and to submit a report of the proceedings of the said meeting. The Special General Body Meeting of the said Society was held on 12.2.2023 and in the said Special General Body Meeting the offers made by all the aforesaid bidders and the comparative statement prepared by the PMC were considered and discussed. The said Special General Body Meeting was attended by 74 members out of 98 members of the Society. The Authorized Officer, namely, Shri Vithal Sarvade supervised the said Meeting along with the representative of the PMC. In the said Special General Body Meeting a unanimous decision was taken by all the 74 members who were present in the said Meeting to appoint the Party of the Second Part herein as a Developer for the purposes of execution and implementation of the redevelopment project of the Society. A copy of the proceedings of the said Special General Body Meeting held on 12.2.2023 is hereto annexed and marked as "Annexure-4".

- K. The said Authorized Officer, Shri Vithal Sarvade, submitted a report dated 14.2.2023 in respect of the proceedings of the aforesaid Special General Body Meeting held on 12.2.2023 to the Deputy Registrar, Co-operative Societies, Mumbai Western Suburbs, Mumbai Housing and Area Development Board, MHADA.

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For Curator's reason Infrabuild LLP
Partner

L. On the basis of the proposal made by the Society on 2.1.2023, the report of the aforesaid Authorized Officer dated 14.2.2023 and in accordance with the aforesaid Government Resolution dated 7.4.2019, the Deputy Registrar, Co-operative Societies, Mumbai Western Suburbs, Housing and Area Development Board, MHADA, vide his letter dated 15.2.2023, granted approval for the said redevelopment project and appointment of the Party of the Second Part herein as the Developer for the said Redevelopment Project. A copy of the said letter dated 15.2.2023 is hereto annexed and marked as "Annexure-5".

M. The Society, vide letter dated 2.3.2023 agreed to grant redevelopment rights in respect of the said property to Gurukrupa Realcon Infra Build LLP, i.e., the Party of the Second Part herein, in accordance with the terms and conditions that may be agreed between the parties and reduced in writing in a Development Agreement to be executed by the parties. A copy of the said letter dated 2.3.2023 is hereto annexed and marked as "Annexure-6".

N. The Society has applied to the City Survey Officer, Andheri, Mumbai, for entering the name of the Society as "Lessee" of MHADA in respect of the said land. However, till date, the updated Property Card in respect of the said land is not received.

O. There are at present 98 members of the Society, who are occupying their respective tenements on the cluster plots allotted by MHADA. Out of the said 98 members, 40 members have changed the user of their respective tenements from residential to shops/commercial use. The Developer has agreed to provide alternative permanent tenements on residential basis to the 58 members of the Society in the building to be constructed by the Developer and to provide 40 shops/ commercial units to the said 40 members who are using their present tenements as shops/commercial units, irrespective of whether such change of user has been approved by the Brihanmumbai Municipal Corporation or MHADA or any other Competent Authority. The specifications with regard to the alternative permanent residential and shops/commercial units to be allotted free of costs by the Developer to the members of the



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For Gurukrupa Realcon Infra Build LLP
 Partner

Society shall be as per the terms and conditions set out in this Agreement.

P. A draft of this Development Agreement was made available to all the members of the Society for their inspection between 06/06/2024 and 22/06/2024 and all the Society members were informed about the availability of the draft of the present Development Agreement for their inspection during the said period. The draft of the present Development Agreement was also shared with the Developer. The Society, in its Special General Body Meeting held on 23/06/2024 approved the draft of the present Development Agreement and authorized (1) **Chairman-Mr. Bhalekar Madhusudan Rukmaji**, (2) **Secretary-Mr. Ansari Kabir Ahmed** and (3) **Treasurer-Mr. Surve Ramesh Ganpat**, (4) **Pandurang Vaman Thakur (Committee Member)** (5) **Baddruddin Khariuddin Shaikh (Committee Member)**, (6) **Liladhar Ghanshyam Patil (Committee Member)**, (7) **Tarun Jagdish Chhabra (Committee Member)**, (8) **Vijay Vishram Yadav (Committee Member)**, (9) **Manju Atmaram Pirwani (Committee Member)**, (10) **Suman Vijay Singh (Committee Member)**, to sign this Development Agreement for and on behalf of the Society and its members. A copy of the Resolution dated 23/06/2024 passed by the aforesaid Special General Body Meeting authorizing the above office bearers to sign and execute the present Development Agreement is hereto annexed and marked as "Annexure-7."

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals, representations, annexures and schedules made herein shall form an integral and operative part of this Development Agreement.
2. The Offer Document, which is annexed hereto shall form an integral part of this Development Agreement and in case of any inconsistency between the Offer Document and the present Development Agreement the provisions of the present Development Agreement shall prevail over the contents of the Offer Document.

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For Developer
Partner

3. THE REPRESENTATIONS OF THE SOCIETY AND ITS MEMBERS:

- a) The Society is the Lessee of MHADA in respect of the said land, which is more particularly described in the First Schedule hereunder written. The terms and conditions of the lease between the Society and MHADA are as per the Lease Deed dated 2.4.2024, which is annexed as **Annexure- "2"** hereto.
- b) There are 98 members of the Society. Out of the said 98 members, 58 members are using their respective tenements as residential units and 40 members are using their tenements as shops/commercial units. The list of the 98 members of the Society along with the indication as to which members are using their tenements as residential units and which members are using their tenements as shops/commercial units along with the location of the said shops/commercial units is hereto annexed and marked as **"Annexure-VIII."**
- c) In case of transfer of any residential unit or shops/commercial unit by any of the members to any other person, the list annexed at Annexure-8 hereto shall be suitably amended after obtaining the approval for transfer of such unit/s from MHADA in accordance with the provisions of the said Lease Deed dated 2.4.2024. The final list of eligible members of the Society for the purposes of free of cost rehabilitation by the Developer shall be submitted by the Society to the Developer. The final list of eligible members as submitted by the Society to the Developer shall be binding on both the parties hereto.



- d) The Society has applied with the City Survey Officer, Andheri, Mumbai for updating the Property Card in respect of the said land in accordance with the said Lease Deed dated 2.4.2024 and the Society undertakes to handover a copy of the updated Property Card to the Developer, as and when the same is made available to the Society.

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- e) The Society has followed the procedure prescribed by and under the Government Resolution dated 4.7.2019 issued by the Government of Maharashtra in exercise of powers under section 79 A of the said MCS Act for the purposes of carrying out the redevelopment project and appointment of Developer and all other incidental aspects set out in the said Government Resolution.

- f) The Society has all the rights to undertake the redevelopment of

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For Gurukrupa Reaicon Infrabuild LLP
Partner

all the structures/units/tenements standing on the said land by demolishing the same and constructing a new building in accordance with the terms and conditions set out in this Development Agreement.

4. THE REPRESENTATIONS OF THE DEVELOPER:

- a) The Developer has experience of carrying out construction activities and has the capacity to carry out and execute the redevelopment project of the Society as per the terms and conditions set out herein.
- b) The Developer at the time of negotiations has submitted a certificate dated 19.10.2022 issued by S.R. Prajapati & Co., Chartered Accountants, certifying that the Developer is engaged in redevelopment and construction of building projects in Mumbai and has also further certified the quantum of investment in such projects. The said certificate has been issued by the said Chartered Accountants on the basis of information furnished by the Developer and the contents of the said certificate dated 19.10.2022 are correct and submitted to the society.
- c) The Developer agrees to furnish to the Society a Solvency Certificate duly certified by the Cosmos Co-operative Bank as per the terms and conditions mentioned in the Offer Document.
- d) The Developer has handed over to the Society copies of Statement of Assets & Liabilities as at 31.3.2022, Statement of Income & Expenditure for the year ended 31.3.2022, Balance Sheets as at 31.3.2022, Profit & Loss Account for the year ended 31.3.2022 of the Developer and its sister concerns. Copies of the said documents have been submitted to the society. The Developer states that the contents of the said documents are true and correct.
- e) It is declared that there are no any proceedings filed against the party of the Second part pending for recovery of any amount or attaching their property except the list of the litigation mentioned hereinbelow:

“Order attaching the property or Application of execution of

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For Gurukrupa Realcon InfraBuild LLP

[Signature]

Partner

- g) The Developer has verified the Title of the Society in respect of the said land and is entering into the present Development Agreement after having been satisfied with the title of the Society over the said land.
- h) By aforesaid Resolution dated, the Partners of the Party of the Second Part, have resolved to authorize Mr. Mahesh Lira Verat, one of the Partners of the Party of the Second Part to sign and execute this Development Agreement.



The Society, subject to compliance by the Developer of the Pre-Vacating Obligations mentioned in Clause “7” hereof, has agreed to grant development rights to the Developer to carry out the redevelopment of the said property subject to the terms and conditions contained in this Agreement. The Developer shall, at his own costs and expenses, carry out the redevelopment of the said property in accordance with the terms and conditions of this

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For Gurukrupa Realcon Infrahild LLP



Partner

Agreement.

5.2 The Developer is permitted to develop the said property under Regulation No.33(5) of the Development Control and Promotion Regulations for Greater Mumbai, 2034 (hereinafter referred to as "the DCPR"), subject to the terms and conditions set out herein. The Developer shall demolish the old structures standing on the said land and construct a new building on the said land by utilizing the maximum permissible/ available Floor Space Index ("FSI") under Regulation No.33(5) of DCPR as under: -

a) The permissible FSI of 3+1 in respect of the said land as per Regulation No.33(5) of DCPR subject to the rehabilitation area entitlement and the incentive FSI as per the said Regulation and the further FSI which may be available in the form of VP quota FSI and pro-rata FSI and fungible FSI. The FSI shall have the same meaning as defined under the said DCPR

b) In case the redevelopment project in respect of the said property becomes entitled to any further FSI over and above the FSI stipulated under clause (a) above, in that event the said further FSI shall be appropriated between the Society and the Developer in the manner provided hereinafter. If such further FSI becomes available before the commencement of the construction activity on the said land, in that case the Developer shall share not less than 50% of such FSI by proportionately providing additional carpet area to each of the eligible members of the Society. In case, such further FSI becomes available after the commencement of the construction activity on the said land, then the Developer shall share not less than 50% of such FSI with the Society in monetary terms as per market rate before dealing with the balance additional FSI and issuance of Occupation certificate after deducting the expenses incurred by the Developer towards premium paid by the Developer for obtaining such FSI.



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For Gurukrupa Realson Infra. PVT. LTD.
Partner

5.3 In consideration of the Society agreeing to grant redevelopment rights in respect of the said property to the Developer, the Developer has agreed, inter alia, to the following: -

- a) The Developer shall at his own entire costs, responsibility demolish all the existing structures standing on the said land.
- b) The Developer shall at his own entire costs, responsibility, liability construct a new building on the said land in accordance with the building plans sanctioned by the MHADA and/or any other Competent /Planning Authority. However, before submitting the building plans and typical floor plans to the MHADA and/or any other Competent /Planning Authority, the Developer shall obtain prior approval of the building plans and typical floor plans from the Society. The developer has furnished the tentative building plans and typical floor plans to the Society. Copies of the said tentative building plans and typical floor plans are hereto annexed and marked as "Annexure-10." In case the Developer intends to amend the tentative building plans and typical floor plans, for any reason, such amendment shall be subject to approval by the Society.
- c) The Developer shall obtain all the requisite permissions, sanctions, intimation of approval, approvals of building plans, typical floor plans and all other ancillary and requisite permissions by bearing all the costs including premiums, deposits, security fees, development charges, water charges, infrastructure charges, assessment taxes and all other expenses towards obtaining such permissions, sanctions, intimations of approval, approvals of building plans, typical floor plans etc. In case any fines, penalties are imposed by any Competent Authorities or any Statutory Body due to non-compliance or negligence or delay on the part of the Developer in obtaining necessary approvals or permissions, the Developer shall bear all the costs and expenses arising therefrom and the Society shall not be liable or responsible to pay any such expenses or costs or any part thereof.



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For Gurukrupa Realcon Infra Build LLP
Partner

d) **PERMENANT ALTERNATIVE ACCOMMODATION:**

In the newly constructed building on the said land, the Developer shall provide at his own costs and expenses and at no costs and expenses, whatsoever, to the Society or any of its members the following: -

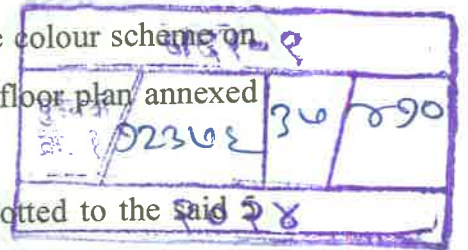
- i) To the 6 members facing link road of the Society named in Part I of the list annexed as **Annexure- "11"** hereto shops/commercial units admeasuring MOFA carpet area (actual carpet area excluding internal walls) 700 sq.ft./ RERA carpet area (actual carpet area including internal walls) 704 sq.ft. each. The clear height from internal floor to ceiling of each of the said shops/commercial units shall be 13.9 feet.

5 members of the society named in Part II of the list annexed as **Annexure 11**, whose shops are adjacent to the shops of member named in Part I, Shops/commercial units admeasuring MOFA carpet area (actual carpet area excluding internal walls) 700 sq.ft. / RERA carpet area (actual carpet area including internal walls) 704 sq.ft. each. The clear height from internal floor to ceiling of each of the said shops/commercial units shall be 13.9 feet.

The Shops/ commercial units to be allotted to the said 6 members named in Part I of the list annexed at Annexure "11" are demarcated and shown in blue colour scheme on the said tentative building plan/typical floor plan annexed at **Annexure -"10"** hereto.

The Shops/ commercial units to be allotted to the said 5 members named in Part II of the list annexed at Annexure "11" are demarcated and shown in Pink colour scheme on the said tentative building plan/typical floor plan annexed at **Annexure -"10"** hereto.

- ii) The Shops/Commercial units of the 10 members named in Part I of the list annexed as **Annexure- "12"** shall be facing the internal D.P.Road (South) and the Shops/Commercial



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For Gurukrupa Realcon Inmbuild LLP
Partner

units to be allotted to them are demarcated and shown in Green colour scheme on the said tentative building plan/typical floor plan annexed at **Annexure –“10”** hereto.

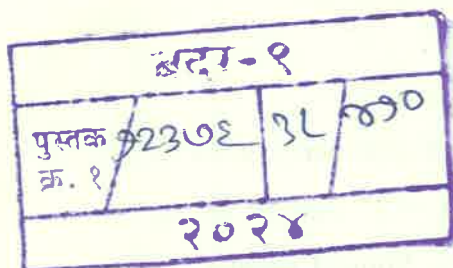
The Shops/Commercial units of the 19 members named in Part II of the list annexed as **Annexure- “12”** shall be facing the internal D.P.Road(East) and the Shops/ Commercial units to be allotted to them are demarcated and shown in Red colour scheme on the said tentative building plan/typical floor plan annexed at **Annexure –“10”** hereto.

- iii) To the 58 members of the Society named in the list annexed as **Annexure-“13”** hereto residential units admeasuring MOFA carpet area (actual carpet area excluding internal walls) 815sq.ft./RERA carpet area (actual carpet area including internal walls) 850sq.ft. each. The clear height from internal floor to ceiling of each of the said residential units shall be 9.6 feet. The said 58 residential units are demarcated and shown in yellow colour scheme on the said tentative building plans/typical floor plans annexed at **Annexure – “13”** hereto.

- iv) A separate society office admeasuring _____sq. ft. MOFA carpet area ____/RERA carpet area ____ or of maximum permissible area as per DCPR 2034. The internal height of the said society office shall be _____.

- v) A separate security guard cabin.

- vi) There could be variation up to 2% in the carpet area of the new premises due to planning constriction for which both the parties hereto duly agree not to claim any compensation against each other but if the said variation is more than 2% being less area granted to the members in the new premises, then the area above such 2% shall be compensated with the then prevailing market rates by the developers to the



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For Gurukrupa Realcon Infra Build LLP
Partner

concerned member of the society. But if the said variation is more than 2% being more area granted to the members in the new premises then the area above such to 2% shall be free of cost by the developer to the concerned member of the society. The joint measurement of each flat/shops/commercial unit will be done in presence of society project management consultant, architect/engineers and developer's team and will be subject to approval of the same by the Society and PMC.

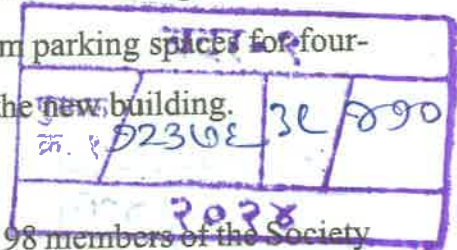
vii) The Developer shall allot the 98 units to the Society. The Society shall follow the lottery system or any system for allotment of the said units as per their own discretion in their Special General meeting to their members, the Developer shall not be concerned with the same or the Developer shall not have any objection to the said allotment.

e) **CAR PARKING: -**

The Developer shall, in addition to the permanent alternate accommodation stipulated hereinabove, allot and/or handover free of cost one parking space to each of the members of the Society in accordance with the approved building plans. In addition to the car parking spaces to be allotted to the members of the Society, the Developer shall make adequate provisions for parking spaces for the prospective buyers of the commercial and residential units from the free sale component of the Developer. In addition to the aforesaid car parking spaces, the Developer shall make provisions for common parking spaces for visitors' vehicles in the premises of the Society. The existing members of the society shall have sufficient podium parking spaces for four-wheeler and two-wheeler vehicles in the new building.

f) **HARDSHIP COMPENSATION:**

The Developer shall pay to each of the 98 members of the Society a sum of Rs.20,00,000/- (Rupees Twenty Lakhs only) as and by way of hardship compensation. Out of the said sum of Rs.20,00,000/-(Rupees Twenty Lakhs only) a sum of



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Rs.15,00,000/-(Rupees Fifteen lakhs only) shall be paid at the time vacating existing structure by each of the said member of the Society and handing over the possession of the same to the Developer. The balance sum of Rs. 5,00,000/- (Rupees Five Lakhs only) shall be paid at the time of handing over possession of newly constructed premises to each of the member of the Society as per the terms and conditions set out in this agreement.

g) SHIFTING CHARGES: -

- i) The Developer shall pay a sum of Rs. 25,000/- to each of the 98 members of the Society at the time of vacating his/her existing structure and handing over the possession of the same to the Developer towards shifting charges.
- ii) The Developer shall pay a sum of Rs. 25,000/- to each of the 98 members of the Society at the time of handing over newly constructed premises to him/her towards shifting back to the new premises.

h) TRANSIT RENT/MONTHLY COMPENSATION: -

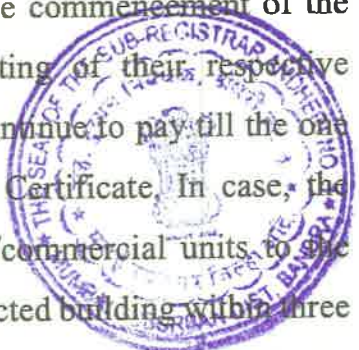
- i) To the 6 members, whose names are mentioned in the Part of I of the list annexed at Annexure –“11” hereto and whose present shops/commercial units are facing the link road, the Developer shall pay a sum of Rs.1,00,000/- (Rupees One Lakh Only) per month as and by way of Transit rent/monthly compensation for the first year with additional one month advance Transit Rent of Rs.1,00,000/- along with one months' notice of vacating of their existing shops/commercial units. The entire Transit rent/monthly compensation of the first year i.e. a sum of Rs.12,00,000/- (Rupees Twelve Lakhs only) shall be paid in advance to each of the members at the time of vacating of their respective existing shops/commercial units. For the next year i.e. at the beginning of second year from the date of vacating of their respective shops/commercial units, the Developer shall pay to each of the said members, a sum of Rs.1,10,000/- (Rupees One Lakh Ten Thousand only) per month as and by way of Transit rent/monthly compensation. 12 months advance Transit rent/monthly



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compensation for the said second year i.e. a sum of Rs.13,20,000/- (Rupees Thirteen Lakhs Twenty Thousand only) shall be paid by the Developer to each of the said members, one month before the commencement of second year from the date of vacating of their respective shops/commercial units. For the subsequent year i.e. at the beginning of third year from the date of vacating their respective shops/commercial units, the Developer shall pay to each of the said members a sum of Rs.1,21,000/- (Rupees One Lakh Twenty-One Thousand only) per month as and by way of Transit rent/monthly compensation. 12 months advance Transit rent/monthly compensation for the said third year i.e. a sum of Rs.14,52,000/- (Rupees Fourteen Lakh Fifty Two Thousand only) shall be paid by the Developer to each of the said members, one month before the commencement of the third year from the date of vacating of their respective shops/commercial units and shall continue to pay till the one month after receipt of Occupation Certificate. In case, the Developer fails to handover shops/commercial units to the said 6 members in the newly constructed building within three years from the date of vacating of their existing shops/commercial units, the Developer shall pay the Transit rent/monthly compensation by increase of 20% on the last paid monthly Transit rent/compensation till handing over the possession of the shops/commercial units in newly constructed building.



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In addition to above, the Developer shall pay to each of the said members, a sum of Rs.2,00,000/- (Rupees Two Lakh Only) towards brokerage charges at the time of vacating of their existing respective shops/commercial units.

- ii) To the 5 members, whose names are mentioned in the Part II of the list annexed at Annexure – 11 hereto and whose present shops/commercial units are adjacent to the shops/commercial units of the 6 members mentioned in the presiding Clause (i), the Developer shall pay a sum of Rs. 60,000/- (Rupees Sixty

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Thousand Only) per month as and by way of Transit rent/monthly compensation for the first year with additional one month advance Transit Rent of Rs. 60,000/- along with one months' notice of vacating of their existing shops/commercial units. The entire Transit rent/monthly compensation of the first year i.e. a sum of Rs.7,20,000/- (Rupees Seven Lakhs Twenty Thousand Only) shall be paid in advance to each of the members at the time of vacating of their respective existing shops/commercial units. For the next year i.e. at the beginning of second year from the date of vacating of their respective shops/commercial units, the Developer shall pay to each of the said members, a sum of Rs. 66,000/- (Rupees Sixty-Six Thousand only) per month as and by way of Transit rent/monthly compensation. 12 months advance Transit rent/monthly compensation for the said second year i.e. a sum of Rs.7,92,000/- (Rupees Seven Lakh Ninety Two Thousand only) shall be paid by the Developer to each of the said members, one month before the commencement of second year from the date of vacating of their respective shops/commercial units. For the subsequent year i.e. at the beginning of third year from the date of vacating their respective shops/commercial units, the Developer shall pay to each of the said members a sum of Rs. 72,600/- (Rupees Seventy-Two Thousand Six Hundred only) per month as and by way of Transit rent/monthly compensation. 12 months advance Transit rent/monthly compensation for the said third year i.e. a sum of Rs.8,71,200/- (Rupees Eight Lakh Seventy One Thousand Two Hundred only) shall be paid by the Developer to each of the said members, one month before the commencement of the third year from the date of vacating of their respective shops/commercial units and shall continue to pay till the one month after receipt of Occupation Certificate. In case, the Developer fails to handover shops/commercial units to the said 5 members in the newly constructed building within three years from the date of vacating of their existing



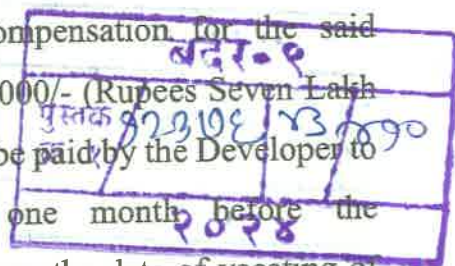
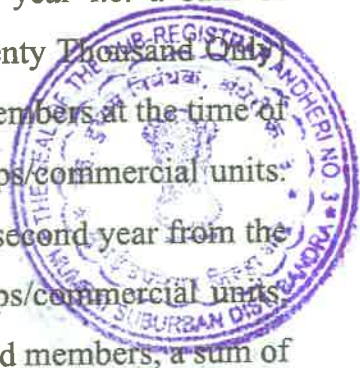
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shops/commercial units, the Developer shall pay the Transit rent/monthly compensation by increase of 20% on the last paid monthly Transit rent/compensation till handing over the possession of the shops/commercial units in newly constructed building.

In addition to above, the Developer shall pay to each of the said members, a sum of Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only) towards brokerage charges at the time of vacating of their existing respective shops/commercial units.

- iii) To the 29 members, whose names are mentioned in Part I and Part II of the list annexed at Annexure – “12” hereto and whose present shops/commercial units are located on the internal D.P.Road, the Developer shall pay a sum of Rs. 60,000/- (Rupees Sixty Thousand Only) per month as and by way of Transit rent/monthly compensation for the first year with additional one-month advance Transit Rent of Rs.60,000/- along with one months' notice of vacating of their existing shops/commercial units. The entire Transit rent/monthly compensation of the first year i.e. a sum of Rs.7,20,000/- (Rupees Seven Lakhs Twenty Thousand Only) shall be paid in advance to each of the members at the time of vacating of their respective existing shops/commercial units. For the next year i.e. at the beginning of second year from the date of vacating of their respective shops/commercial units, the Developer shall pay to each of the said members, a sum of Rs. 66,000/- (Rupees Sixty-Six Thousand only) per month as and by way of Transit rent/monthly compensation. 12 months advance Transit rent/monthly compensation for the said second year i.e. a sum of Rs.7,92,000/- (Rupees Seven Lakh Ninety Two Thousand only) shall be paid by the Developer to each of the said members, one month before the commencement of second year from the date of vacating of their respective shops/ commercial units. For the subsequent year i.e. at the beginning of third year from the date of



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vacating their respective shops/commercial units, the Developer shall pay to each of the said members a sum of Rs. 72,600/- (Rupees Seventy-Two Thousand Six Hundred only) per month as and by way of Transit rent/monthly compensation. 12 months advance Transit rent/monthly compensation for the said third year i.e. a sum of Rs.8,71,200/-(Rupees Eight Lakh Seventy One Thousand Two Hundred only) shall be paid by the Developer to each of the said members, one month before the commencement of the third year from the date of vacating of their respective shops/commercial units and shall continue to pay till the one month after receipt of Occupation Certificate. In case, the Developer fails to handover Shops/Commercial units to the said 29 members in the newly constructed building within three years from the date of vacating of their existing shops/commercial units, the Developer shall pay the Transit rent/ monthly compensation by increase of 20% on the last paid monthly Transit rent/compensation till handing over the possession of the shops/commercial units in newly constructed building. In addition to above, the Developer shall pay to each of the said members, a sum of Rs.1,20,000 (Rupees One Lakh Twenty Thousand Only) towards brokerage charges at the time of vacating of their existing respective shops/commercial units.



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- iv) To the 58 members, whose names are mentioned in the list of 58 members annexed at Annexure- "13" hereto and who are at present using their present tenements on the said land for residential purposes, the Developer shall pay a sum of Rs. 45,000/- (Rupees Forty-Five Thousand Only) per month as and by way of Transit rent/monthly compensation for the first year with additional one-month advance Transit Rent of Rs. 45,000/- along with one months' notice of vacating of their existing residential units. The entire Transit rent/monthly compensation of the first year i.e. a sum of Rs.5,40,000/- (Rupees Five Lakh Forty Thousand Only) shall be paid in

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advance to each of the members at the time of vacating of their respective existing residential units. For the next year i.e. at the beginning of second year from the date of vacating of their respective residential units, the Developer shall pay to each of the said members, a sum of Rs. 49,500/- (Rupees Forty-Nine Thousand Five Hundred only) per month as and by way of Transit rent/monthly compensation 12 months advance Transit rent / monthly compensation for the said second year i.e. a sum of Rs.5,94,000/- (Rupees Five Lakh Ninety Four Thousand only) shall be paid by the Developer to each of the said members, one month before the commencement of second year from the date of vacating of their respective residential units. For the subsequent year i.e. at the beginning of third year from the date of vacating their respective residential units, the Developer shall pay to each of the said members a sum of Rs. 54,450/- (Rupees Fifty- Four Thousand Four Hundred Fifty only) per month as and by way of Transit rent/monthly compensation 12 months advance Transit rent/ monthly compensation for the said third year i.e. a sum of Rs.6,53,400/- (Rupees Six Lakh Fifty Three Thousand Four Hundred only) shall be paid by the Developer to each of the said members, one month before the commencement of the third year from the date of vacating of their respective residential units and shall continue to pay till the one month after receipt of Occupation Certificate. In case, the Developer fails to handover residential units to the said 58 members in the newly constructed building within three years from the date of vacating of their existing residential units, the Developer shall pay the Transit rent/monthly compensation by increase of 20% on the last paid monthly Transit rent/compensation till handing over the possession of the residential units in newly constructed building.

In addition to above, the Developer shall pay to each of the said members, a sum of Rs.90,000/- (Rupees Ninety Thousand Only) towards brokerage charges at the time of vacating of their existing respective residential units.

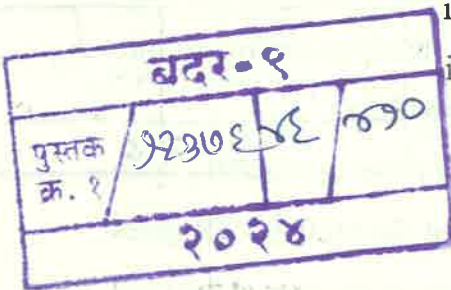
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i. TRANSIT RENT/MONTHLY COMPENSATION/ EXPENSES/SOCIETY SSS COMPENSATION TO BE PAID TO THE SOCIETY: -

- i. The Developer shall pay a sum of Rs. 35,000/- per month to the Society towards the Transit rent of temporary Society office till the possession of new office premises is handed over to the Society in the newly constructed building.
- ii. The Developer shall pay a sum of Rs. 20,000/- per month to the Society towards temporary Society office expenditure till possession of new office premises are handed over to the Society.
- iii. The Developer shall, on or before, the execution of this Agreement pay to the Society SSS compensation of Rs. 51,00,000/-.

j) TIME PERIOD FOR COMPLETION OF THE REDEVELOPMENT PROJECT: -

- i. The Developer shall complete the entire redevelopment project from the stage of demolition of existing structures till handing over respective new premises to the members of the Society after obtaining Occupation Certificate within 30 months from the date of obtaining the Commencement Certificate.
- ii. The Developer shall obtain the Commencement Certificate within a period of six months from the date of execution of this Agreement.
- iii. The time shall be the essence of the contract.
- iv. The time to complete the redevelopment project may be suitably extended on account of occurrence of force majeure circumstances as stipulated in Clause 19 of the General Conditions.
- v. In case the Developer fails to complete the redevelopment project within the stipulated time,



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except in case of force majeure circumstances, the Developer shall be liable to pay to the Society liquidated damages in accordance with Clause 16 mentioned hereinbelow.

k) SAFETY CODE: -

The Developer shall be bound by the all the Clauses mentioned under the heading "Safety Code" in the Offer Document.

l) GENERAL SPECIFICATIONS: -

The structural and civil work of the new building shall be carried out by the Developer in accordance with the "General Specifications" as per the schedule hereto annexed and marked as Annexure - "XV".

m) FINISHES: -

The finishing work of the building and the commercial and residential units in the new building shall be as per the schedule hereto annexed and marked as Annexure - "XVI".

n) SERVICES: -

The Developer shall provide all the services as per the schedule hereto annexed and marked as Annexure - "XVII".

o) EXTERNAL DEVELOPMENT: -

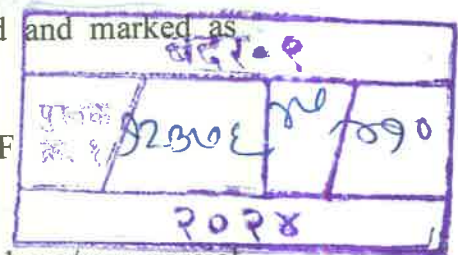
The Developer shall carry out the external development as per the schedule hereto annexed and marked as Annexure- "XVIII".

p) TECHNICAL SPECIFICATIONS OF SHOPS/COMMERCIAL UNITS: -

The Technical Specifications of the shops/commercial units to be provided by the Developer in the newly constructed building shall be as per the schedule hereto annexed and marked as Annexure - "XIX".

q) INTERNAL TECHNICAL SPECIFICATIONS OF THE RESIDENTIAL UNITS: -

The Internal Technical Specifications of the residential units to be provided by the Developer in the newly



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constructed building shall be as per the schedule hereto annexed and marked as Annexure – “XX”.

r) EXTERNAL TECHNICAL SPECIFICATIONS OF THE RESIDENTIAL UNITS: -

The External Technical Specifications of the residential units to be provided by the Developer in the newly constructed building shall be as per the schedule hereto annexed and marked as Annexure – “XXI”.

s) LIST OF APPROVED MATERIALS: -

The Developer shall for the purposes of carrying out the construction of the new building use the materials as per the list of approved materials annexed as Annexure – “XXII”.

t) AMENITIES: -

The Developer shall provide the society and all the 98 members of the society, the amenities as per the schedule hereto annexed and marked as Annexure – “XXIII”.

u) SEPARATE WATER TANK, WATER CONNECTION, ELECTRICITY, CONNECTION AND ELECTRICITY METER TO THE RESIDENTIAL UNITS AND SHOPS / COMMERCIAL UNITS: -

The Developer shall provide in the newly constructed building, a separate water tank and water connection to the shops/commercial units from the water tank and water connection provided to the residential units. The Developer shall also provide in the newly constructed building, a separate electricity connection and separate electricity meters to the shops/commercial units from the electricity connection and electricity meters to the residential units.



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LICENSE TO ENTER UPON THE PROPERTY: -

a) On execution and registration of this Agreement, the Developer is entitled to carry out survey and soil testing of the land and after all the members of the Society have vacated their existing premises, the Developer shall have Society's permission/license to enter upon

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For Gurskrupa Realcon India Pvt. Ltd.
Partner

the said property for the purposes of redevelopment, barricades, putting up hoardings and to generally perform all incidental and necessary acts towards the implementation of the redevelopment project. However, it is clearly understood between the parties that at all material times, the possession of the property shall remain with the Society.

- b) The members of the society and the PMC shall have right to visit the said land and/or the said property at any point of time, for the purposes of inspection of the work being done by the Developer.
- c) It is agreed that the license granted in favor of the Developer shall come to an end on the completion of the project or on the termination of this Agreement, whichever is earlier.

7. CONDITIONS TO BE COMPLIED WITH BY THE DEVELOPER BEFORE CALLING UPON THE MEMBERS TO VACATE THEIR EXISTING PREMISES:

- a) Obtain full Intimation of Approval from MHADA and make all the payments of requisite premium, charges, taxes for the purposes of obtaining the full Intimation of Approval and also obtain all permissions, requisite for the purposes of carrying out the redevelopment of the said property.
- b) Pay to all the members of the Society hardship compensation and all other payments stipulated hereinabove.
- c) Handover to the members of the Society cheques in respect of the advance monthly Transit rent of one year as stipulated hereinabove.
- d) Pay to all the members the amounts towards brokerage charges as stipulated hereinabove.
- e) Pay to all the members shifting charges as stipulated hereinabove.
- f) Pay to the Society the advance Transit rent towards Society's temporary office.
- g) Pay to the Society the advance amount towards the temporary Society's office expenditure as stipulated hereinabove.
- h) Pay to the MHADA advance lease rent for the period between 2027 and 2031.

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Partner

8. VACATION OF THE EXISTING PREMISES BY THE MEMBERS OF THE SOCIETY:

On completion of the conditions stipulated in Clause 7 above, the Developer shall issue to the members of the Society a notice to vacate and handover their respective existing premises within a period of 45 days from the date of receipt of the notice. The Society shall confirm with each of the members with regard to the compliances stipulated in Clause 7 above. In case any of the members of the Society fails or neglects to vacate his / her existing premises, the Developer shall be entitled to initiate legal proceedings against such member in accordance with the provisions of the said MHADA Act. Such obstructing member shall be liable to compensate the Developer all the losses and expenses incurred. In the event of delay in vacating the premises by any of the members of the society which may consequently cause a delay in the commencement of and completion of the project, the Developer shall not be held liable or responsible for any such delay. However, this reason should not be considered as force majeure event for the Developer to delay the project. Generally, Existing Members have not created any charge or mortgage or other encumbrance of any nature whatsoever and howsoever arising in to upon their respective shares or their respective premises in the Existing Buildings; However, in case of any existing charge or mortgage on the members premises, the respective members shall obtain NOC (No Objection certificate) from their respective lender as (required, if any) for handing over their premises for redevelopment to the Developer.

9. INDIVIDUAL

PERMANENT

ALTERNATIVE

ACCOMMODATION AGREEMENTS:

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The Developer and each of the member of the Society, within the period of one month from the date of finalization of building plans and typical floor plans and obtaining Intimation of Disapproval (IOD) or Intimation of Approval (IOA) as the case may be, shall execute Individual Permanent Alternative Accommodation Agreement with each of the members of the

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For Gurukrupa Realcon Mumbai LLP

Partner

Society. The said Permanent Alternative Accommodation Agreement shall, apart from other things, indicate and specify the Permanent Alternative Accommodation agreed to be provided by the Developer and accepted by the members of the Society executing such Agreement.

10. ENTITLEMENTS OF THE DEVELOPER:

- a) In lieu of the Developer providing to the members of the Society the permanent alternative accommodation as per the aforesaid terms and conditions and providing the Society with the Society office, corpus funds, the club house facilities free of charge to the members of the Society, the Developer shall be entitled to sell the balance commercial units and dwelling units constructed on the said land after earmarking the commercial units and residential units for the members of the Society to any other person/s, entity, as per the Developer's own choice and volition.
- b) The Society shall accept the persons, entities to whom the Developer has sold the commercial units and residential units as members of the Society on fulfilment of the conditions stipulated in the bye-laws of the Society and on payment of charges towards allocation of shares and share certificates Rs.500/-, entrance fees Rs.100/-, document verification charges Rs.3000/-, Transfer Charges Rs.25000/- on accepting the Rules and Regulations stipulated in the bye-laws of the Society.
- c) On principal-to-principal basis and Society will not be responsible/liable for breach of any terms of the Agreement which would be executed by the Developer with such Purchaser and there will be no privity of contract between such purchasers and Society and the Developer shall get himself registered under RERA on his own and the society would not be liable for any breach of such agreement by the Developer with the Purchaser under the Provision of RERA or any other Act.

11. POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER: -

For the purposes of effective implementation of the various obligations stipulated in this Agreement, the Society shall execute a Special Power of

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Attorney in favor of the Developer. Such Power of Attorney, apart from other things, shall have the provision which would enable the Developer to enter into Agreements for Sale of shops/commercial units and residential units with the prospective buyers from Developers saleable units.

12. BANK GUARANTY: -

On or after the registration of this agreement, the Developer shall furnish a Bank Guaranty of any Bank in the sum of Rs. 10,00,00,000/- (Rupees Ten Crore only) and the same shall be kept alive till the completion of the entire redevelopment project and to be released after obtaining OC (Occupation certificate).

13. OBLIGATION OF DEVELOPER ON COMPLETION OF PROJECT

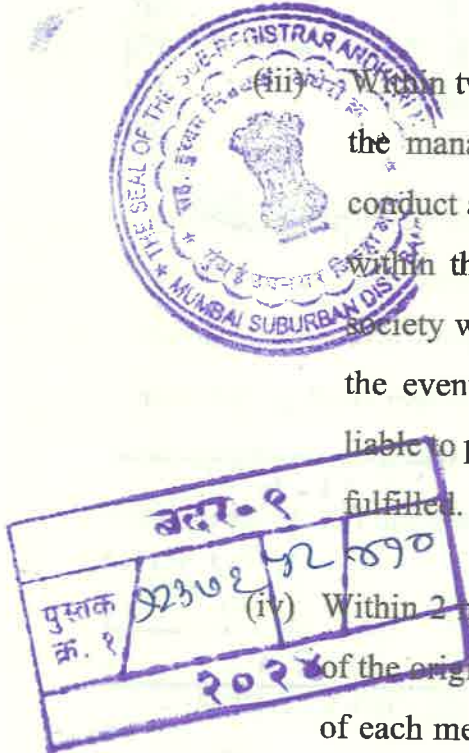
(i) Developer shall hand over original documents related to redevelopment to the society within one month from the receipt of final OC. If the Developer violates the same, the Developer will be liable to pay maintenance till the same is fulfilled.

(ii) The original name of the society shall not be changed by the Developer under any circumstances.

(iii) Within two months from receipt of OC, the Developer along with the management or the office bearer of the society/PMC shall conduct a joint survey and after completing the remaining defects within the next 15 days, the new building and premises of the society will be handed over to the society with final finishing. In the event of violation by the Developer, the developer will be liable to pay the maintenance amount to the society till the same is fulfilled.

(iv) Within 2 months from the receipt of the OC, the electricity meter of the original members will be done by the Developer in the name of each member and the members shall be under the obligation to provide the documents demanded by the Developer in time.

(v) The Developer shall arrange for accurate demonstration of the



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Firefighting system before handing over the possession to all members.

(vi) The Developer shall arrange for accurate demonstration of the rain water harvesting before handing over the possession to all members.

(vii) The Developer shall arrange for accurate demonstration of the lift service before handing over the possession to all members.

(viii) The Architect shall submit the structural stability report of the entire building to the society within 15 days of receiving the OC.

The fees of Project Management Consultant and Advocate appointed by the society shall be paid by the Developer to the society.

(ix) All the original permission, bills all list of certificates issued by the Inspector of Electricity, Guarantees and Warrantees of all electrical appliances, design of the drainage, electricity, deposit receipts to MCG, Mahanagar Gas Ltd., Electricity company.

(x) Periodic update shall be given by the Developer to the Society about their sales and mortgage of units.

(xi) Existing members with multiple premises ^{in family name} will be given preference for Adjoining/Jodi flats or ^{Commercial} ~~multi~~ premises / ~~adjoining/Jodi~~ flats/shops/~~premises~~ in the new building.

(xii) Swapping or exchange of existing members flats/shops/commercial with prior discussion the Developer and Society.

14. PROCESS OF HANDING OVER SHOPS/ COMMERCIAL UNITS AND RESIDENTIAL UNITS TO THE MEMBERS OF THE SOCIETY AND SOCIETY OFFICE PREMISES AND SECURITY CABIN AND PARKING SPACES AND COMMON AMENITIES ETC.

a) The obligations mentioned below shall be fulfilled by the Developer before serving on the society and all its members, a Forty-five(45) days Notice to occupy their respective premises in the newly constructed building along with additional one months' advance Rent as mentioned in Clause no. 5.3(h) above.

i) The New Building shall be completed in accordance with the sanctioned plans dully approved by the Society, with all external walls

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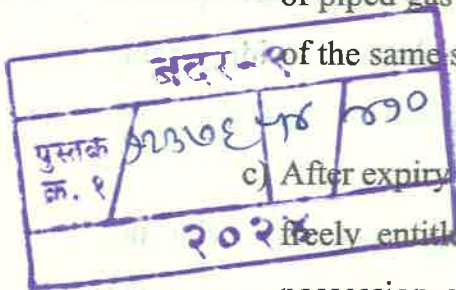
completed, the entire New Building painted.

- ii) The Developer shall obtain Full Occupation Certificate issued by the MHADA and/or any other Planning Authority or Competent Authority.
- iii) The Developer completes the entire stairway of the New Building up to the topmost floor with tiles, painted walls and ceilings, lighting etc.
- iv) The New Premises to be allotted to the members of the Society and the Society are completed in accordance with the stipulations prescribed in this agreement.
- v) All car-parking spaces of the Members along with the mechanized systems are completed and ready to use;
- vi) The compound wall is fully paved/ tiled and gates are provided;
- vii) All elevators in the Project are installed with the Lift Inspector's Certificate and with Annual Maintenance Contracts paid for and obtained to cover a period of two years from the Full Occupation Certificate of the New Building.
- viii) Any incomplete work or defective work or amenities as pointed out by the Society's PMC are remedied by the Developer; and
- ix) Any amounts due to the Society or the Members are paid by the Developer (including the Rental Compensation/ Penalty for the period up to the end of the 30-day Notice-To-Occupy, Hardship Compensation, etc.).

All amenities shall be completed on or before obtaining full Occupation certificate.

b) The Developer will immediately apply to the MHADA/Planning Authority, Competent Authority, MCGM and get the permanent water lines connected to the newly constructed building and till such time, the water bills shall be paid by the Developer. The Developer shall also apply to Mahanagar Gas Limited / concerned authorities for installation of piped gas lines and, as and when piped gas is being installed, the costs of the same shall be borne by the Developer alone.

c) After expiry of the 30 clear days' Notice to occupy, the Developer shall be free to occupy and at liberty to offer and deliver peaceful and vacant possession of all the Free Sale component shops/commercial units and



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residential units to the respective purchasers of such shops/commercial units and residential units.

15. DEVELOPER'S DEFAULT: -

- a) It is reiterated that this Agreement shall stand terminated by the Society in the event the Developer does not complete the Pre-Vacating Obligations mentioned in Clause "7" hereof and the consequences of termination as contained hereinafter shall follow.
- b) The following are the defaults by the Developer which will trigger the Step-in Rights of the Society (as defined below)-
- i) the Developer fails to make timely payment of the Rental Compensation and/or any other amounts as per the terms of this Agreement or if any of the post-dated cheques issued by the Developer to the Members are not honored on their due dates, and/or
 - ii) the Developer having paid the Rental Compensation, the Penalty and other amounts as per this Agreement, does not complete the Developer's Completion Obligations and does not issue Notice-To-Occupy by the end of the Final Grace Period, and/or
 - iii) the Developer hands over possession or permit any persons to occupy any of the Developer's Premises before completion of the Developer's Completion Obligations or if the Developer creates any third party rights in respect of the Security Premises before the expiry of the Notice-To-Occupy.
 - iv) In the event of default by the Developer of any of the obligations mentioned in aforesaid clauses, the Society shall give fifteen days' notice to the Developer to comply with their obligations and if the Developer fails to do so, the Society, without prejudice to its rights, shall have the right to encase the bank guaranty furnished by the Developer and thereafter, the Society shall be free to continue the redevelopment project from that stage onwards and complete the same and the Developer shall not have any claim or right in respect of any of the shops/commercial units and residential units, amenities, car parkings, open spaces etc. in the building that will be constructed by the Society and on any portion of the said land.

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v) Over and above the society shall be entitled the damages stipulated in the offer document.

vi) The Society's PMC shall prepare a report estimating the pending construction work, timelines and estimated costs/expenses to complete the New Building (to the extent decided by the Society) and towards Transit Rental Compensation till Occupation Certificate/ Part Occupation Certificate (as may be decided by the Society) and one month thereafter following which the Society is entitled to sell the Premises which would otherwise be available to the Developer under the free sale component to realize the estimated costs as per the estimated report of the Society's PMC, for such price and terms as the Society deems fit.

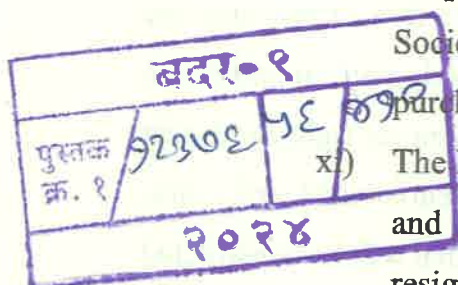
vii) On the Society serving notice on the Developer as stipulated hereinabove, the rights of the Developer to sell or otherwise deal with any of the Developer's Premises shall stand suspended, and the Developer shall not sell or otherwise deal with the same or withdraw any amounts from the bank account as will be designated for the Project under RERA till the society and its members are put in possession in their respective premises in the newly constructed building along with car parkings and amenities.

viii) The Society shall be entitled to use the amounts realized from the sale proceeds of the premises under free sale component of the Developer for paying all amounts due to the Society and to the Members and in completing the new building and obtaining the Occupation Certificate thereof.

ix) The Society shall be entitled to appoint its own contractors, Architects, etc., as it may deem fit in its sole and absolute discretion.

x) The Developer alone shall continue to be liable to the purchasers of the premises from the free sale component of the Developer and the Society and its members shall not be responsible or liable to any such purchaser.

xi) The Developer shall provide all necessary support and cooperation, and execute all NOCs (No Objection certificate), letters, resignations, deeds and documents, as may be required by the Society for exercise of its rights within seven days from the date called upon



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by the Society to do so.

- xii) The Developer shall have no lien, charge or claims over the sanctioned plans, permissions, working drawings & other documents pertaining to the construction/development and the same shall be handed over to the Society on demand without claiming any lien for costs or otherwise howsoever.
- xiii) The Developer shall be liable to pay to the Society amounts/ expenses incurred beyond what is covered by the sale proceeds of the premises from the free sale component of the Developer.

16. DEFECT LIABILITY: -

- a) If any structural defect in the New Building or in the material used in the construction or in the amenities and facilities provided, is brought to the notice of the Developer within the Defects Liability Period, such defect/s shall be rectified by the Developer at their own costs.
- b) Defects liability shall not cover regular wear and tear.

17. SOCIETY'S PMC: -

- a) The Society's PMC shall guide/ advice the Society in/ through the Project including timely advice on the Developer's adherence to the plans approved by the Society and the MHADA or any other planning authority or competent authority, adherence to the terms of this Agreement by the Developer, advise the Society on the permissions required/ obtained by the Developer, advise the Society on the FSI approved for the Project and consumed on the said property, advise the Society on the Carpet Areas and heights of the shops/commercial units and residential units to be handed over to the members of the society in the newly constructed building and quality and standards in the construction of the New Building, the Amenities provided as per this agreement and the Common Amenities and Specification of the New Building, defects in the construction work and remedies for the same, breaches of the terms hereof, etc. without interfering with or

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 Partner

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causing delay in the redevelopment related activities.

- b) As and when called for by the Society's PMC, the Developer shall furnish to the Society's PMC, at the Developer's costs, working drawings (architectural, structural & MEP) in CAD format copies of all plans and permissions of/for the Project after approval by SRA/ authorities, and without any demur or delay.
- c) If the Society's PMC points out any breach or any defect either in the material used or in the workmanship or any deviation from the terms of this Agreement /Car-pet Area of shops/commercial units and residential units to be handed over free of costs to the members of the society in the newly constructed building, quality and standard of construction of the New Building, Amenities, Common Amenities, Specifications, plans, permissions, etc., the Developer shall with the confirmation of the Society rectify the defects or re-do the defective work or remedy the breach at the cost of the Developer to the satisfaction of the PMC/Society.
- d) The Society's PMC and his staff shall have unrestricted access to the project site throughout the construction period without requiring any prior permissions from the Developer.

18. MORTGAGE:

The Developer shall not mortgage the said land and Rehab area of 98 member of the society along with all the common amenities in common areas to any bank, financial institution or any private financier or to any person, body of persons or entity. However, the Developer may grant no objection certificate for mortgaging the commercial units or residential units to the persons/entities who have executed Agreement for Sale of such commercial or residential units with the Developer from the free sale component of the Developer. However, the developer can obtain the loan against the mortgage of his free sale component after giving possession to the 98 member of the society or on after receiving NOC (No Objection certificate) from the society.



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19. GENERAL CONDITIONS:

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Partner

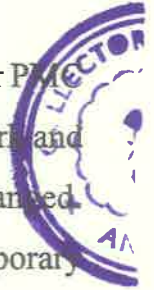
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The Developer shall be bound by the General Conditions.

1. All the fees of the Professionals like Project Management Consultant, Legal Advisor, architect, engineers, sub engineers and other professional fees for the redevelopment process of Oshiwara Riddhi Siddhi CHSL, appointed by society will be borne by M/S GURUKRUPA REALCON INFRABUILD LLP.
2. The developer will function and also abide by all instructions given by the PMC appointed by Oshiwara Riddhi Siddhi CHS Ltd. The developer will appoint all other professionals necessary for properly carrying out the work. The developer will bear and pay all the fees of Architect and various professionals, such as Structural Engineer holding valid license of MCGM, Site Engineer who holds valid license of MCGM, Project Management Consultant, and all faculties of the Project such as civil works, electrical work & fire protection services appointed by him. Besides this, Oshiwara Riddhi Siddhi CHS Ltd. reserves the right to appoint Architect, Structural Engineer, Site Engineer and Project Management Consultant at its own cost, if required.
3. It will be solely developer's responsibility to bear all expenses and out of pocket expenses required to be paid for obtaining sanctions from all Government/Semi-Government Bodies/ Co-operative Departments/MCGM / MHADA up to building Occupation Certificate including charges, expenses or costs towards premium or conveyance under the redevelopment project.
4. The taxes, such as GST, dues, duties, cess, levies, stamp duty, registration charges, including those on extra free of cost area allotted to member that may become payable in connection with work undertaken by the developer, shall be borne and paid by the developer itself.
5. All Government, MHADA/MCGM/Concerned authorities' permission and fees, permanent deposits, temporary deposits, recurring bills of Electric charges, temporary and permanent commercial bills on temporary meters for electrical and water supply, fees for insecticide department and any other local levies, stamp duty, registrations are to be borne by developer itself.

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6. The developer shall attempt to uphold the greenery in society premises by maintaining and / or relocating the trees and shrubs existing in the society premises.
7. All necessary safety precautions at the site shall be followed and adopted by the developer. However, Oshiwara Riddhi Siddhi CHS Ltd. and the PMC shall be kept indemnified by the developer against any mishaps or accident on site during construction.
8. Authorized representatives of Oshiwara Riddhi Siddhi CHS Ltd., Managing Committee members of the demolished building society as well as consultants appointed by Oshiwara Riddhi Siddhi CHS Ltd. shall have rights of access / visit to the site for inspection at any time during the progress of work.
9. Trees designated by Oshiwara Riddhi Siddhi CHS Ltd. and/or PMC shall be protected from damage during the course of the work and earth level within one meter of each such tree shall not be changed. Where necessary, such trees shall be protected with temporary fencing or relocated within vicinity. All relevant costs shall be borne by the developer. Further, the developer shall comply with all the other rules and regulations with regards to eco-friendly development.
10. The developer shall not assign or mortgage or sell or transfer his rights in respect of Rehabilitation Component of the redevelopment project to any other persons or organization in any manner whatsoever.
11. The developer shall take insurance policies as per rules for Workmen's Compensation Act as applicable.
12. The developer should handover all the original approved documents such as IOA, Amendment IOA and Commencement Certificate immediately upon issuance by the concerned authority as well as Occupation / Part Occupation Certificate, BCC on the completion, to Oshiwara Riddhi Siddhi CHS Ltd.
13. The developer while carrying out the development work shall not cause unnecessary annoyance, inconvenience, suffering, hardship or disturbance to the neighboring properties.
14. The developer shall not get into any agreement or understanding for displays or hoardings or any other commercial display or for



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any mobile towers to be installed on the terrace or on the outer wall of the new buildings and / or any other area of the Rehabilitation Component of the redevelopment project.

15. Time shall be considered as essence of the contract and the developer shall within 30 days of receipt of the Commencement Certificate from the MHADA submit a bar chart programme for the progress and completion of the works with respect to the proposed time period. This timeframe will be binding on the developer. Deviation in the programme, if any, will be made only with prior and written approval of Oshiwara Riddhi Siddhi CHS Ltd. The developer has to submit the progress report to Oshiwara Riddhi Siddhi CHS Ltd. and the PMC every month, showing progress achieved of each item of works against the target as per the bar chart. In case of any shortfall, it should be explained with reason and the steps contemplated to offset the blockage should be clearly indicated. If necessary, revised bar chart shall be prepared by the developer based on actual progress and revised future programme by enhancing extra labour etc. in order to complete the work within stipulated time limit and also get it approved by Oshiwara Riddhi Siddhi CHS Ltd.

16. The timelines mentioned in the development agreement may be extended by the consent of all the parties to the agreement.

17. If MCGM insists on sewage treatment plant then it has to be constructed by the Developer at his own cost.

18. Developer has agreed to compensate the Society, Transit Monthly Rent Amount of Rs.35,000/- along with monthly expenses amount of Rs.20,000/- till the handing over of the new society office.

19. The Developer shall construct a composite building which means there will be existing member and new member in all building constructed.

20. Quality Control:

a. M/S GURUKRUPA REALCON INFRABUILD LLP shall furnish all facilities, labor and material necessary for safe and convenient inspection of material / work during the progress of work. All inspection shall be jointly performed by PMC/ Society in such a manner as not to unnecessary delay the work.

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- b. On completion of work and not later than the Defect Liability Period, PMC/Oshiwara Riddhi Siddhi CHSL Ltd. shall make examinations and tests before starting work the developer has to prepare QA/QC plan and get approval from PMC/ Society of the works as may deem necessary or desirable; M/S GURUKRUPA REALCON INFRABUILD LLP. may facilitate the same and furnish the cost of material or labor which may be required in making such tests and examinations. Sample of the construction material will be sent for inspection and analysis to get approval from the Govt laboratory like VJTI or equivalent authority.

21. Construction Programme

- a. The developer shall strictly adhere to the construction time frame as per bar chart furnished by him and approved by PMC along with Oshiwara Riddhi Siddhi CHS Ltd. prior to the commencement of work.
- b. The timeframe within which construction should be completed should be strictly followed.
- c. The developer agrees that the work shall be commenced and carried out in the order of precedence and the progress of work shall be checked at regular intervals and percentage progress shall be commensurate with the time elapsed.
- d. M/S GURUKRUPA REALCON INFRABUILD LLP shall submit to Oshiwara Riddhi Siddhi CHS Ltd. / PMC progress report Quarterly indicating the progress of work.

22. Site Establishment

- a. Developer shall provide huts, stores etc. to cover accommodation for staff, workmen; all the materials likely to undergo deterioration shall be stored under suitable cover.

- b. Security of the developer's equipment is its own responsibility and the developer shall record all materials brought to the site in a standard format.

23. Materials

- a. Developer must arrange for all the materials and ensure uninterrupted supply of the same.
- b. The materials purchased from outside by the developer and brought

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to the site, if Oshiwara Riddhi Siddhi CHS Ltd./ PMC so desire, shall get tested and certified by a recognized testing by Government recognized laboratory to the satisfaction of Oshiwara Riddhi Siddhi CHS Ltd. and PMC before such materials are used on the work and any expenses towards such testing shall be entirely borne by the developer.

- c. Developer shall provide and procure water and electricity at his own cost and shall take all necessary permissions for the said works. Only potable water shall be used for all activities. Storage tank and distribution shall be the developer's responsibility in conformity with the municipal and health regulations.
- d. Unless otherwise specified, all relevant codes and standards published by the Indian Standards Institution shall apply and govern in respect of design, workmanship, quality and properties of materials, testing and measurements.

24. Safety Measures

- a. The developer shall organize its operations in a workman like manner and take all necessary precautions to provide safety and prevent accidents at site to personnel and property; and the PMC shall have the power to insist the developer to adopt certain safety measures and provide necessary equipment to ensure the safety.
- b. The developer shall comply with all rules and regulations of relevant Workman's Compensation Act and Labour Laws and take necessary insurance to cover the risks under the said Act and shall keep the same in force during the currency of the Contract. Oshiwara Riddhi Siddhi CHS Ltd. on behalf of its members will be entitled to recover all such damages on account of such claims.

- c. Safety precautions shall be followed as per the Safety Code mentioned later in this document.

25. Developer's Supervision

- a. The developer shall appoint competent and experienced site engineers, consultants and supervisors for full duration of the works.
- b. The developer shall also, during the whole duration of the works, employ a team of qualified project engineers who shall be the authorized representatives of the developer to be in-charge of the works. Such representatives shall constantly be available at site

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during the working hours. Any direction, instructions or notices given by the PMC/ Oshiwara Riddhi Siddhi CHS Ltd. to such representatives shall be deemed to have been given to the developer. The representative shall also have all necessary powers to receive materials/ letters from Oshiwara Riddhi Siddhi CHS Ltd., whenever/ wherever necessary and agreed upon, and issue valid receipts for the same, engage labour or purchase materials and proceed with the work as required.

- c. Name, address and profile of other professionals that would be appointed by the developer viz. Architect, Structural Engineer, Licensed Plumber, Civil Engineers, Electrical Engineers should be submitted to Oshiwara Riddhi Siddhi CHS Ltd. and the PMC.

26. Labour during Work

- a. The developer shall deploy sufficient number of labourers on site to maintain necessary progress to meet the approved work schedule.
- b. The developer shall not employ an adolescent who has not completed 18 years unless he/she is certified fit for work as an adult as prescribed under clause (b) of subsection (2) of Section 69 of the Factories Act, 1948.
- c. The developer shall maintain necessary register and records for payment of wages, overtime, etc. made to his workmen required by the Ministry of Labour or any such authorized person appointed by the Central or State Government.

27. Approvals

a. All necessary approvals / permissions for carrying out this redevelopment works shall be developer's responsibility. The developer shall apply for various permissions in the name of the Oshiwara Riddhi Siddhi CHS Ltd. The necessary payments required to be made from time to time to the various departments of various statutory authorities such as deposits, security fees, premiums, development charges, infrastructure charges, water charges and assessment tax shall be borne by the developer and will submit the original plan and other original receipt to society.

b. If any legal action is taken by any statutory body due to non-compliance / negligence / delay on the part of the developer to obtain such necessary approvals / permissions, Oshiwara Riddhi Siddhi



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Partner

CHS Ltd. / PMC will not be responsible in any manner whatsoever; and all risks, costs, penalties and any other consequences arising due to the such non-compliances on the developer's part shall be the responsibility and liability of the developer solely and in totality; and the developer shall indemnify Oshiwara Riddhi Siddhi CHS Ltd. and PMC against any such claims, penalties and actions arising out of any statutory authority.

28. Dues & Taxes

The developer shall pay all necessary Income tax, Goods & Service Tax etc. and or any other duties on the material or service as applicable during and after the construction of the work related to the project. The security deposit shall be released only on submission of suitable documents/assessment order related to the same as well as an undertaking to the effect that it has paid all such taxes as applicable and it would indemnify Oshiwara Riddhi Siddhi CHS Ltd. against the same.

29. Vacation Existing Flats & Repossession of New Flats Flat owners will vacate the flats only after the receipt of full IOD and all other permission required to commence the work in the redevelopment agreement to their satisfaction. If any alteration needs to be carried out in the agreement, the same will be pointed out and the rectification shall be carried out duly. Those in possession of their flats will not lose their rights. Flats in the newly constructed buildings will not be occupied without Occupation Certificate. Also, the date by which Completion Certificate would be obtained has to be clarified.

30. Temporary Accommodation

a. Demolition of the buildings will be carried out as decided in consultation with Oshiwara Riddhi Siddhi CHS Ltd. and the PMC. The demolition will be carried out only after obtaining full IOA including loading the FSI on the cooperative housing society's / societies' name.

b. Till completion and possession of the newly constructed flats the

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monthly Transit rent, commission and expensed towards transport of household articles shall be paid by the developer to each affected individual member. Developer shall pay in advance at the time of vacating, hardship compensation of "Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)", which is 75% of total Hardship fund of Rs.20,00,000/- , 1st Year Advance Monthly Hardship allowances/Transit Rent, Brokerage of 02 Months Monthly Hardship allowances/Transit Rent, Shifting Charges of Rs.50,000/- Per Member, Society Hardship Fund, Temporary Society Office Monthly Hardship allowances/Transit Rent, Temporary Society Office Monthly Expenditure. (Monthly Hardship Allowance Link Road Facing 6 Rooms Rs.1 Lakhs/-Per Month - Per Member + Adjacent 5 Room (Commercial Use) Rs.60,000/- Per Month - Per Member, Internal D P Road Facing 29 Rooms (Commercial Use) Rs. 60,000/- Per Month - Per Member, Internal Gally Facing 58 Rooms (Residential Use) Rs. 45,000/- Per Month - Per Member. Society SSS compensation Fund Rs.51 Lakhs, Temporary Society Office Monthly Hardship allowances/Transit Rent Rs. 35,000/-X 12 Months, Society Office Monthly Expenditure Rs. 20,000/- X 12 Months. Stamp Duty GST applicable on development Agreement, Individual Agreement, or Rehab Component shall be borne by the Developer.

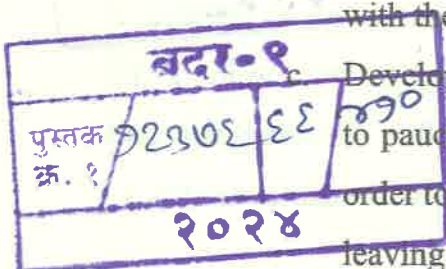
31. Delay and Extension Time

a. The timeframe within which construction should be completed should be spelt out and the same shall be strictly followed and deemed to be the essence of the bid offer, failing which the developer would be subject to penalty clause.

b. Developer agrees that the work shall be commenced and carried on in the order of precedence and the progress of work shall be checked at regular intervals and percentage progress shall be commensurate with the time elapsed.

c. Developer shall not abandon or delay the redevelopment project due to paucity of inflow or diversion of funds from assigned project in order to acquire more and more venture beyond their financial means leaving the occupants to suffer.

d. If the developer desires an extension of time for completion of work



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on the grounds of his having unavoidably hindered in its execution then it shall apply in writing to Oshiwara Riddhi Siddhi CHS Ltd. / PMC within 7 days of such hindrance. Oshiwara Riddhi Siddhi CHS Ltd. in consultation with PMC shall authorize such extension of time as may in their opinion be necessary and proper, in this case the Monthly Hardship Allowance escalation will be 20%. If the developer failure to Hand over /Complete within 36 Months society has right to terminate the developer.

32. Liquidated Damages for Delay:

If M/S GURUKRUPA REALCON INFRABUILD LLP. fails to execute, complete and deliver the work within the specified time, the M/S GURUKRUPA REALCON INFRABUILD LLP. shall pay Oshiwara Riddhi Siddhi CHSL Ltd. after one-month grace period & one-month notice and then by way of penalty at the rate of 5% of cost of the remaining construction of the 'Rehab Component' for delay agreed beyond the date of completion specified in the contract, provided that the amount to be paid under this clause shall be 5% of the cost of remaining construction of the 'Rehab Component' (as per the bar chart) Oshiwara Riddhi Siddhi CHSL Ltd. may without prejudice to any other method of recovery, deduct the amount of such damages from security deposit.

33. Force Majeure:

Force Majeure means that neither party shall be responsible or liable for any delay nor failure in fulfilling the terms of this agreement, a cause or event, that is not reasonably foreseeable or otherwise caused by or not under the control of the party in the following matters:

- ☐ Such to war, strikes, explosions, riots, civil unrest, terrorists' act/ actions,
- ☐ Major power failures or any reason beyond its control, or by fire, flood or other natural disasters, epidemics, acts of third parties, sabotage terrorism, vandalism, accident,
- ☐ Any injunctions or restraint orders from any court or other authorities. Each party shall promptly inform the other the existence of a Force Majeure event and shall consult together to find a mutually acceptable solution. In any such event,

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ओशिवरा रिद्धी सिद्धी स.ग.सं. (प)
 अध्यक्ष
 सचिव
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performance shall take place as soon thereafter as reasonably feasible. However, if as a consequence of such clause, performance by a party under the agreement shall be prevented for a period longer than Three (3) consecutive months from C.C., then the other party shall have the right to terminate this agreement with a month's notice. The terms of the termination under this condition will be liable to the developer as per bar chart along with penalties. (Monthly hardship Compensation should not be stop by the "M/S GURUKRUPA REALCON INFRABUILD LLP".)

20 RERA:

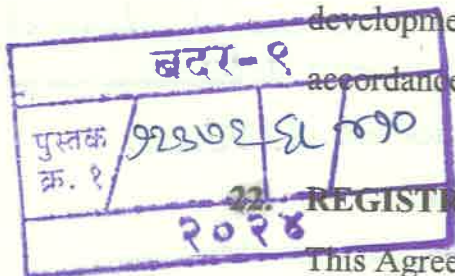
The Developer shall strictly adhere to the provisions of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") and register the redevelopment project with the Competent Authority in accordance with the provisions of RERA. The redevelopment project shall be bound by the provisions of RERA. The Developer shall be responsible, liable for compliance of RERA provision and any liability occurred due to the breach of RERA provision or due to any contractual obligation with flat purchaser, it will be responsibility of the Developer to bear the same and Developer will indemnify the Society and shall provide such clause in the Agreement for sale to be executed with the flat purchasers for any breach of Agreement, society would not be responsible or liable and it is only Developer will be liable.

21. NO PARTNERSHIP:

This Agreement shall not be treated as a Partnership or a Joint Venture between the parties hereto and this Agreement contemplates only the development rights agreed to be granted in favor of the Developer in accordance with the terms and conditions set out herein.

22. REGISTRATION OF THIS AGREEMENT:

This Agreement shall be registered with the Sub Registrar of Assurances having jurisdiction to Register the Agreement. The parties shall attend the office of the Sub Registrar of Assurances and admit execution thereof.



[Handwritten signature]

ओशिवरा सिध्दी सिध्दी स.ग.सं. (म)
अध्यक्ष - *[Signature]*
सचिव - *[Signature]*
खजिनदार - *[Signature]*

23. STAMP DUTY / REGISTRATION CHARGES / GST / INCIDENTAL COSTS:

- a) The Developer shall bear and pay the stamp duty, registration charges, Goods and Services Tax (GST), if /as applicable on grant/transfer of the development rights, and all incidental costs, on this Agreement, on the Power of Attorney and all documents that may be executed contemporaneously with or in pursuance of this Agreement.
- b) The Developer shall pay the Stamp Duty, Registration charges, GST and all incidental costs, if / as applicable, on the Permanent Alternative Accommodation Agreements executed by the individual members of the Society with the Developer for the area allotted free of cost.
- c) For the sake of clarity, it is recorded that neither the Society nor any of its members shall be liable for any stamp duty, registration fees, or GST in respect of the redevelopment project or in respect of allotment of Permanent Alternative Accommodations to the members of the Society and Society Office, Security Guard's cabins, amenities, club houses etc.
- d) Further in the event that a member of the society purchase an additional area from the developer that may be up to 20% less than the prevailing market rate then the additional area purchase the member would be liable for bearing the stamp duty, registration and GST charges on their additional area exceeding the free of cost allotted area outlined in this agreement.



24. PAYMENT OF MAINTENANCE CHARGES, COSTS, LEASE RENTS, PREMIUM DURING THE PERIOD OF COMPLETION OF THE REDEVELOPMENT PROJECT:

The Developer shall bear all the costs towards maintenance, electricity, water charges, and all incidental expenditure arising during the completion of the redevelopment project till the possession of the permanent alternative accommodation and Society offices, security guard cabins and all other amenities stipulated herein are handed over to the Society and /or its members. The Developer shall also pay the Lease Rent, Lease Premium to the MHADA in accordance with the said

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ओशिवरा रिध्दी सिध्दी स.ग.सं. म.
अध्यक्ष
महिव
खजिनदार

For Gurukrupa Realcon InfraBuild LLP
Partner

Lease Deed dated 1.4.2024 up to the time of completion of the redevelopment project.

25. NON-TRANSFERABILITY OF THE DEVELOPMENT RIGHTS:

The Developer shall not, in any manner, transfer, assign the Development rights granted to the Developer under this Agreement to any other third party. However, the Developer shall be entitled to appoint contractors, supervisors, engineers, labor, architects, structural engineers and such other technical persons for the purposes of carrying out the construction and completion of the redevelopment project.

26. NOTICES:

All requisitions, notices for any of the purposes stipulated in this Agreement shall be served by the parties to this Agreement by issuing the same in writing to the addresses given hereinabove. As far as individual members are concerned, the notice to vacate their premises shall be given at the address which shall be the premises presently occupied by them. For the purposes of issuing notices to take over possession of the Permanent Alternative Accommodation by the individual member, notices shall be served at the addresses provided by such individual member.



INDEMNITY:

The Developer hereby indemnifies the Society and the members and agrees to defend and hold them harmless and indemnified from, against and in respect of any and all damages, liabilities and costs, charges and expenses the Society or the members may suffer, incur or face, arising, whether directly or indirectly, out of or relating to –

a) any breach by or of the Developer of the terms and conditions herein.

b) any act, omission or conduct of or by the Developer or any of their employees or agents as a result of which, in whole or in part, the Society and/or its members are made a party to, or otherwise

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ओशिवरा रिद्धी सिध्दी स.गु.सं. (म)
अध्यक्ष
महिव
खजिनदार

For Gurukrupa Realcon Infrabuild LLP
Partner

incur any costs, charges, expenses, losses and/or damages pursuant to, any action, suit, claim or proceeding arising out of or relating to any such conduct;

c) contravention of any law and/or rules and/or regulations, but not limited to, laws and/or rules and/or regulations relating to development, town planning, municipal, provident fund, gratuity, labor, environment and pollution;

d) any act or omission or any breach, delay or default on the part of the Developer in redeveloping the property;

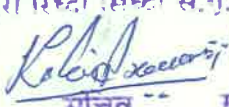
e) any breach or misrepresentation of the representations and warranties provided in this Agreement.

28. TERMINATION OF THIS AGREEMENT: -

- i. If the developer commits a breach of any terms of this contract or any art of insolvency or shall be adjudged as insolvent or shall make an assignment or composition for the benefit of the greater part in number or amount of his creditors or (being an incorporated company) shall have an order made against him or pass an effective resolution for winding up either compulsorily or subject to the supervision of the court or voluntarily or if the official assignee of the developer shall repudiate the contract or if the official assignee or liquidator in such acts of insolvency or winding up, shall be unable, within seven days after notice to him requiring him to do so, to show to the reasonable satisfaction of Oshiwara Riddhi Siddhi CHS Ltd., that it is able to carry out and fulfil the contract and if required by the Legal Advisor to give security thereof, if the PMC shall certify to Oshiwara Riddhi Siddhi CHS Ltd. that, in his opinion, the developer:

- i. has abandoned the contract,
- ii. has failed to commence the works, or has without any lawful excuse under these conditions suspended the progress of the works for 14 days after receiving from Oshiwara Riddhi Siddhi CHS Ltd. / PMC a written notice to proceed,

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ओशिवरा रिद्धी सिद्धी सह.सं. (म.)
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 सचिव खजिनदार

For Gurukrupa Realcon Infrabuild LLP



Partner

- 55
- iii. has failed to remove materials from the site or to pull down and replace the work within seven days after receiving from Oshiwara Riddhi Siddha CHS Ltd. / PMC written notice that the said materials or work were condemned and rejected by Oshiwara Riddhi Siddhi CHS Ltd. / PMC under these conditions,
 - iv. has neglected or failed persistently to observe and perform to observe and perform all or any of the acts, matters or things by this contract to be observed and performed by the developer for seven days after written notice shall have been given to the developer requiring the developer to observe or perform the same; or,
 - v. has to the detriment of good workmanship or in defiance of instructions by Oshiwara Riddhi Sindhi CHS Lad. / PMC to the contrary sublet any part of the contract,
 - vi. then in any of the said cases Oshiwara Riddhi Siddhi CHS Ltd. in consultation with the PMC / Legal Advisor may, notwithstanding any previous waiver, after giving 7 days' notice in writing to the developer determine the contract, but without hereby affecting the powers of the PMC or the obligations and liabilities of the developer the whole of which shall continue in force as fully as if the contract not been so determined and as if the works subsequently executed by or on behalf of the developer.

- vii. In such case the EMD of the developer shall stand forfeited and further the Oshiwara Riddhi Siddhi CHS Ltd. under advice of the PMC / Legal Advisor / their agents or servants may enter upon to take possession of the works of all plant, tools, scaffoldings, sheds, machinery, power operated tools and steel, cement and other materials lying upon the premises or the adjoining lands or roads, and use the same as its own property or may employ the same by means of its own servants and workman in carrying on and completing the works or by employing any other developer or other person or persons to complete the works and the developer shall not in any way interrupt or do any act, matter or thing to prevent or hinder such other developer or other persons employed for completing and finishing or using the materials and plant for the works.



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ओशिवरा रिद्धी सिध्दी स.गु.सं. (म)
 अध्यक्ष
 मंचिव
 खजिनदार

For Gurukrupa Realcon Infrabuild LLP
 Partner

29. DISPUTE RESOLUTION: -

- a) In the event any dispute or difference arises between the Society (for itself and for and on behalf of its members) and the Developer in the matter of interpretation or in respect of this Agreement, the Powers of Attorney and/or any related or incidental documents, and/or the implementation and/or interpretation of the terms, provisions and conditions hereof/thereof, the same shall be referred to a sole arbitrator as retired judge or Architect or Civil Engineer mutually agreed upon by the parties to this agreement. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996. The seat of the arbitration proceedings shall be at Mumbai and the language of the proceedings shall be English. The Arbitrator/s shall have summary powers and be entitled to give interim directions and awards from time to time. The award/s of the Arbitrator/s shall be reasoned and given in writing and shall be final and binding upon the Society (for itself, and for and on behalf of all its Members) and the Developer;
- b) Notwithstanding the subsistence of any arbitration proceedings, suit or disputes between the Parties, the Developer shall continue to be liable to bear and pay the Transit Rental Compensation/monthly compensation at the rates stipulated hereinabove.

30. JURISDICTION: -

The parties hereto agree that the Courts at Mumbai only shall have juris-diction in respect of all matters whatsoever arising out of this Agreement.

31. CLOSING PROVISIONS:

- a) No waiver of Rights: - Save and except as expressly provided in this Agreement, no exercise, or failure to exercise, or delay in exercising any right, power, or remedy vested in any Party under or pursuant to this Agreement shall constitute a waiver by that Party of that or any other right, power, or remedy.

ओशिवरा रिद्धी सिध्दी स.ग.सं. (म)
महेश खजिनेदार
महेश

- b) Amendment: This Agreement may be modified or amended only by a writing duly executed by the Society and the Developer.
- c) Severability: If any provision of this Agreement is held to be illegal, invalid, or unenforceable under any present or future Law, and if the rights or obligations under this Agreement will not be materially and adversely affected thereby, (a) such provision will be fully severable; (b) this Agreement will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (d) in lieu of such illegal, invalid, or unenforceable provision, the parties shall negotiate in good faith in order to agree the terms of a mutually acceptable and satisfactory alternative provision in place of the provision so deleted.
- d) Authority to Sign: The Parties hereto represent that the persons signing this Agreement have full and complete authority to do so on behalf of the respective Parties and execution hereof by the Parties creates a legal and binding obligation on the respective Parties.
- e) Survival of Clauses: Notwithstanding the expiry or termination of this Agreement, clauses of this Agreement which by their very nature survive this Agreement shall survive.
- f) Entire Agreement: This Agreement constitutes the entire agreement between the Parties in relation to its subject matter and contains all agreed terms and conditions for the Redevelopment of the said Property, and supersedes the tenders, offers, prior agreements/understandings/ writings, whether oral or written, with respect to the Redevelopment of the Property.

32. Counterparts: This Agreement may be executed simultaneously in any number of counter-parts, each of which will be deemed an original, but all of which will constitute one and the same instrument.



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ओशिवरा रिड्डी सिध्दी स.ग.सं. (म)
 अध्यक्ष, सचिव, खजिनदार
[Handwritten signatures]

THE FIRST SCHEDULE:

All that piece or parcel of land or ground or plot situated and lying underneath and appurtenant to cluster plot Nos. 921 to 1018 (both inclusive) together admeasuring 4092.96 sq.mtrs. or thereabouts bearing Survey No.41 (Part), CTS No.1 (Part), Sub plot no. C-4, MHADA Scheme Code No. 034, Economic Weaker section scheme, Lower income group Adarsh Nagar, Oshiwara, Mumbai 400 102 being part of the MHADA land situate at Oshiwara, Jogeshwari West, in the Registration Sub-District of Andheri, Mumbai Suburban District and bounded as follows, that is to say: -

On or towards the North by: Plot No. R-17

On or towards the South by: 9.15 mtrs. wide Layout Road

On or towards the West by: 36.60 mtrs. wide Road

On or towards the East by: 9.15 mtrs. wide Layout Road

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

SIGNED AND DELIVERED by the within named)

Oshiwara Riddhi Siddhi Co-operative Housing)

Society Limited, pursuant to a resolution)

passed at the Special General Body Meeting)

held on 23/8/24, 2024 by the hands of)

1) Mr. Bhalekar Madhusudan Rukmaji (Chairman))

2) Mr. Ansari Kabir Ahmed (Secretary)

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ओशिवरा रिद्धी सिद्धी स.ग.सं. (म)

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3) Mr. Surve Ramesh Ganpat (Treasurer)



मंचिव खजिनदार



4) Pandurang Vaman Thakur
(Committee Member)



5) Baddruddin Khariuddin Shaikh
(Committee Member),



6) Liladhar Ghanshyam Patil (Committee Member),



7) Tarun Jagdish Chhabra (Committee Member).



8) Vijay Vishram Yadav (Committee Member)



9) Manju Asmaram Pirwani (Committee Member)



10) Suman Vijav Singh (Committee Member).



नदर-१			
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in the presence of two independent witnesses)

1.)

2.)

SIGNED AND DELIVERED by the)
Within named "EXISTING MEMBERS")

SR NO	ROOM NO	NAME	SIGN	THUMB	PHOTO
1	921	Mr. Shetty Ajit Diwakar			
	922	Mrs. Singh Seema Roshan	सीमा सिंह		
	923	Mr. Ahmad Issrar Moujud			
4	924	Mrs. Tad Kaushalya Amit			



ओशिवरा रिद्धी सिध्दी स.गृ.सं. (म)
 अध्यक्ष
 सचिव -- खजिनदार

For Gurukrupa Realcon Infrabuild LLP

 Partner

5	925	Mrs. Kamble Sadhana Bhimrao (Mr. Kamble Bhimrao Shankar: Associate Member)			
6	926	Mrs. Awasthi Awasthi Bhavana Sureshkumar	B.S. Awasthi		
7	927	Mrs. Chauhan Nair Sarala Sunil	सरम		
8	928	Mrs. Pirwani Manju Atmaram	MPR		
		Mr. Mujahit Tajuddin Maqdoom			
		Mr. Mujahit Tajuddin Maqdoom			
10	930	Ali			

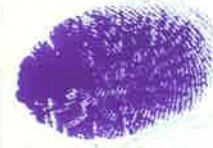


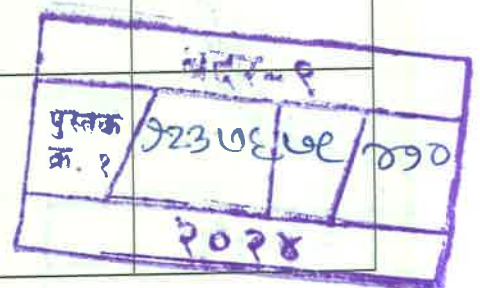
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अध्यक्ष
महोदय
महोदय
खजिनदार

For Gurukrupa Realcon Infrabuild LLP



Partner

11	931	Mrs. Ajgaonkar Ranjana Pandurang	सौ रंजना पांडुरंग ठाकूर		
12	932	Mr. Wadkar Mahesh Purushottam			
13	933	Ms. Shinde Sukrita Ram (Mr. Shinde Ram Pralhad: Associate Member)	Shinde		
14	934	Mr. Khan Toufique A	Khan		
15	935	Mr. Jadhav Suryakant Ganpat	Jadhav		
16	936	Mr. Chandure Anil Shyamrao	Chandure		
17	937	Mr. Kade Ganesh Bharat			
18	938	Mr. Kade Bharat Dagadu			



ओशिवरा रिड्डी सिध्दी स.ग.सं. (म)
अध्यक्ष
सचिव
खजिनदार

For Gurukrupa Realcon Infrabuild LLP
Partner

19	939	Mrs. Shaikh Qamerunnisa Irshad	<i>Q. A. Shaikh</i>		
20	940	Mrs. Sharma Meera Suresh	Signature	Photo	Thumb
21	941	Mr. Vardhan V. G.			
22	942	Mr. Mahendrakar Pandharinath Ramdas	<i>P. A. Mahendrakar</i>		
23	943	Mr. Arolkar Mohan Tukaram PIA Holder KAPIL MOHAN AROLKAR	<i>Kapil</i>		
24	944	Mr. Krishna Jambhulkar Mr. Jadhav R. K.	<i>Krishna</i>		
25	945	Mrs. Jaggi Anamika Sanjeev (Associate)	<i>Anamika</i>		

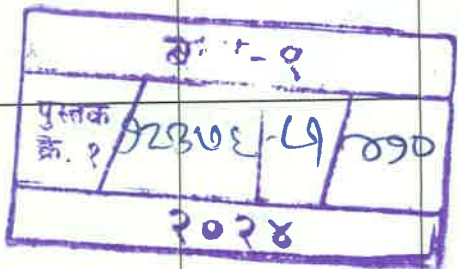


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ओशिवरी मिट्टी मिट्टी समूह सं. (म)

Rohit
अध्यक्ष
Rohit
सचिव
खजिनदार

For Gunakrupa Realcon Infrabuild LLP
[Signature]
Partner

		Member: Mr. Sanjeev Jaggi)			
26	946	Mr. Nagarani V. J.			
27	947	Mr. Parte Vishnu Hariba			
28	948	Mr. Agarwal Shankarlal Jhabarmal	<i>S. Agarwal</i>		
29	949	Mr. Toraskar Suresh Tatoba			
30	950	Mrs. Toraskar Sudha Tatoba			
31	951	Mr. Gubitra Mohammed Altaf Salim			
32	952	Mr. Kanojiya Dinesh Phoolchand			

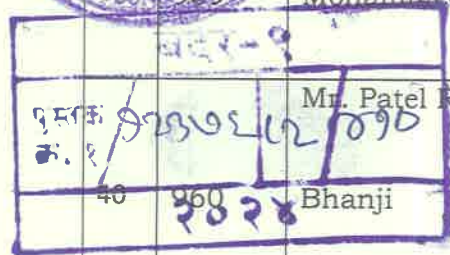
ओशिवरा रिड्डी सिध्दी स.गु.सं. (म)

 अध्यक्ष सचिव खजिनदार

For Gurukrupa Realcon Infrabuild LLP

 Partner

33	953	Mr. Kanojiya Satish Pholchand			
34	954	Mrs. Rauf Farzana Abdul <i>Rauf</i>	<i>Rauf</i>		
35	955	Mr. Jassal R. S.			
36	956	Mrs. Khonnsla Indu Sanjeev	<i>Indu</i>		
37	957	Mrs. Arora Meenu Suredrasingh	<i>Meenu Arora</i>		
38	958	Mrs. Chougale Poonam Raghinath Mr. Khule Gopan Sukhdeo Mr. Khan C. S.	<i>Chougale</i> <i>Khule</i>	 	
39	959	Mr. Khan Aarif Mohammed	<i>ARIF</i>		
40	960	Mr. Patel Rahul Bhanji	<i>Rahul Patel</i>		
41	961	Mr. Dikshit Virendra Bhagirath			



ओशिवरा रिध्दी सिध्दी स.गृ.सं. (म)

अध्यक्ष *मंचिव* *खजिनदार*

For Gurukrupa Realcon Infrabuild LLP

Partner

Partner

42	962	Mr. Shanbhag Gautam Venkatesh			
43	963	Mrs. Patel Aypsha <i>Patel Aypsha</i> Imtiyaz	<i>A.J. Patel</i>		
44	964	Mrs. Baikar Smita Ramesh	<i>Baikar</i>		
45	965	Mrs. Masurkar <i>श्री. वैशाली</i> <i>विश्राम मसुरकार</i> Vaishali Vishram	<i>श्री. वैशाली</i> <i>विश्राम मसुरकार</i>		
46	966	Mr. Patil Liladhar Ghanahsham	<i>Patil</i>		
47	967	Mrs. Bihari Meenaz Kamal	<i>Bihari</i>		
48	968	Mr. Deshpande Anu Arun			
49	969	Mr. Deshpande Aniket Arun			

ओशिवरा रिध्दी सिध्दी स.गु.सं. (म)

 खजिनदार



50	970	Mr. Deshpande Arun Pralhad			
51	971	Mr. Raj Jagdish Chhabra Through his POA & Tarun J. Chhabra Mr. Tarun Jagdish Chhabra		 	 
52	972	Mrs. Zinjurte Sunanda Daji			
53	973	M/s. Mastakar Auto For Mastakar Auto Service Station Service Station B.P. Mastakar Partner			
54	974	Mr. Datta Krishna S.			
55	975	Mr. Ansari Kabir Ahmed			
56	976	Mr. Bhalekar Madhusudan Rukmaji			
57	977	Mrs. Raut Pushpalata Prakash			

ओशिवरा रिट्टी सिध्दी स.गृ.सं. (म)

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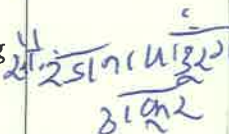
58	978	Mr. S. CHHABRA SHALOO C. TARUN	Shaloo Chhabra		
59	979	Mrs. Suware Vijaya Vilas			
60	980	Mr. Chougule Shabbir Abdulla	Shabbir Chougule		
61	981	Mrs. Bhorania Mery Aalan Amin			
62	982	Mrs. Jha Jaya S.	Jaya Jha		
63	983	Mrs. Chouhan Laxmi Vijay	लक्ष्मी चौहान		
64	984	Mr. Mastakar Valbhav Kishor	Valbhav Mastakar		
65	985	Mr. Suware Vilas Pandurang			
66	986	Mr. Shaikh Rafik Badrudin Khairuddin	Rafik Shaikh		



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ओशिवरा रिष्दी सिध्दा स.ग.स. (म)
अध्यक्ष
Rafik Shaikh
सचिव
खजिनदार

For Gurukrupa Realcon
Partner

67	987	Mr. Shaikh Samiuddin Badruddin			
68	988	Mr. Creado Ashton Peter			
69	989	Ms. Besh Rita Harbansingh			
70	990	Mr. Ajgaonkar Ranjana Santosh Pandurang Thakur (Mr. Pandurang Vaman Thakur : Associate Member)			
		Mr. Rane Shantaram Raghunath			
72	992	Mr. Surve Ramesh Ganpat			
		Mr. Shaikh Inammuddin Abdul Gafoor			

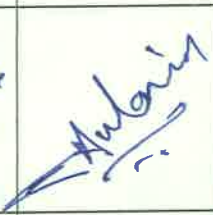
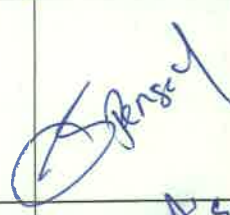
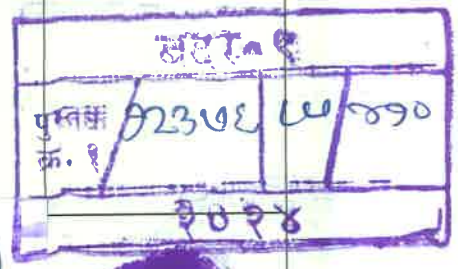
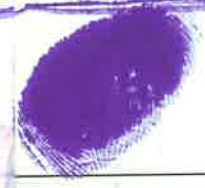


बदर-९	
पुस्तक क्र. ९	७२३७६ ६२७९०
73	993
२०२४	

ओशिवरा रिश्दी सिध्दी स.गृ.सं. (म)
अध्यक्ष
महिवं
खजिनदार

For Gurukrupa Resicon Infrastructure Ltd.

Partner

74	994	Mr. Moodbidri Subbayya Muttayya			
75	995	Mr. Das Subhash Ramesh			
76	996	Mrs. Das Sandhya Subhash			
77	997	Mr. Momin Amir <i>Sajid Amiramir</i> Hamja Mohammed			
78	998	Mr. Pengal Satish Winfred			
79	999	Mr. Singh Vijay Kumar Pannalal			
80	1000	Mr. Mansuri A.K.I.			
81	1001	Mrs. Dinesh Rajesh Shah			
82	1002	Mr. Bane Dattaram Shankar			

ओशिवरा रिद्धी सिध्दी स.ग.सं. (म)

 अध्यक्ष
 सचिव
 खजिनदार

For Gurukrupa Realcon Infrabuild LLP



Partner

71

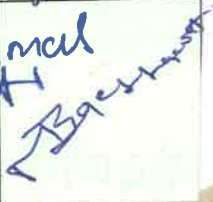
83	1003	Mr. Alabaksh Kader Saheb & Mrs. Zaibunissa Sayyed			
84	1004	Mr. Sanval Lalit			
85	1005	Mr. Kalantri Mahendra L.			
86	1006	Mrs. Sawant Satyabhama Narayan			
87	1007	Mr. Batatimiya Inaitulla			
88	1008	Mr. Gupta Narad & Hiraman			
		Mrs. Gothi Bhavna Anil & Mr. Gothi Anil Karsan	Bharmy Ani	 	  COLLECTOR
90	1010	Mr. Shahari S. R.			
		Mr. Yadav Vijay Vishram			कि० कि० यादव



बदर-९	
पुस्तक क्र. १	११३७९
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२०२४	२०२४

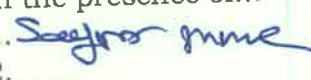
ओशिवरा सिद्धी सिद्धी स.गृ.सं. (म)
अध्यक्ष
मंचिव
खजिनदार

For Gurukrupa Realcon Infrabuild LLP
Partner

92	1012	Mr. Gode Rohan Hari			
93	1013	Mrs. Sawant 1) Mr. Nawrothan mal Buddhawal Suvarna Sudhakar Buddhawal			
94	1014	Mr. Jadhav Shyamal Bajirao			
95	1015	Mrs. Sen Reema Biswajit			
96	1016	1) Mr. Vikas Vishnu Parab 2) Mr. Shantankumar Vishnu Parab 3) Mr. Vinod Vishnu Parab Member)		     	
97	1017	Mr. Shahari Manish Tulsidas			
98	1018	Mr. Mehta Kersy Nariman			

SIGNED AND DELIVERED by the
within named "DEVELOPERS"
M/S. GURUKRUPA REALCON INFRABUILD
LLP through its Partner Mahesh Lira Verat

in the presence of...

1.  Partner
2. 

For Gurukrupa Realcon Infrabuild LLP



Annexure No I

Society Registration Certificate

नोंदणी क्रमांक : एमयुएम / दिवळ / एमएचएडीबी / एचएसजी / (विश्व) /
(टिप्पणी) / १३०६६ / सन २०११ - २०१२

* नोंदणीचे प्रमाणपत्र *

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
ओशिवरा रिध्दी सिध्दी सहकारी गृहनिर्माण संस्था मर्यादित,
आदर्शनगर, न्यू लिंक रोड, ओशिवरा, जोगेश्वरी [पश्चिम],
मुंबई - ४०० १०२.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण
संस्था असून उपवर्गीकरण भाडेकल मालकी / भाडेकल सहभागीदारी गृहनिर्माण संस्था असे
आहे.



दिलीप बी. उढाण

उपनिबंधक सहकारी संस्था
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई
True copy

मुंबई :

दिनांक : २५/७/२०११

Received
Milea Pomb
25/7/11

15/11
25/7/2011



बदर-१

पुस्तक	२३०६	२०	७९०
क्र. १			
२०२४			

Annexure No XI
PART -1 -New Link Road Facing 6 Shops / Commercial

Sr. no.	Tenant no.	Name of Member	Carpet area of Tenements in Sq. Mtr
1.	930	Mr. Mujahit Tajuddin Maqdoom Ali	25.00
2.	931	Mrs. / Ranjana Pandurang Thakur (Ajgaonkar)	25.00
3.	950	Mrs. Toraskar Sudha Tatoba	25.00
4.	951	Mr. Gubitra Mohammed Altaf Salim	25.00
5.	970	Mr. Deshpande Arun Pralhad	25.00
6.	971	Mr. Raj Jagdish Chhabra & Tarun Jagdish Chhabra	25.00

PART -II -Adjacent 5 Shops / Commercial

Sr. no.	Tenant no.	Name of Member	Carpet area of Tenements in Sq. Mtr
1.	929	Mr. Mujahid Tajuddin Maqdoom Ali	25.00
2.	932	Mr. Wadkar Mahesh Purushottam	25.00
3.	949	Mr. Toraskar Suresh Tatoba	25.00
4.	968	Mr. Deshpande Anu Arun	25.00
5.	969	Mr. Deshpande Aniket Arun	25.00



बदर-९		
पुस्तक क्र. ९	८२३०८९	४९०
२०१४		

Annexure No XII

Part I-- Internal D P Road (South) Facing 10 Shops/ Commercial

Sr. No.	Tenant No.	Name of Member	Carpet area of Tenements in Sq. Mtr
1.	972	Mrs. Zinjurte Sunanda Daji	25.00
2.	973	M/s. Mastakar Auto Service Station	25.00
3.	974	Mr. Datta Krishna S.	25.00
4.	975	Mr. Ansari Kabir Ahmed	25.00
5.	976	Mr. Bhalekar Madhusudan Rukmaji	25.00
6.	977	Mrs. Raut Pushpalata Prakash	25.00
7.	978	Mrs. Chhabra Tarun Shaloo	25.00
8.	979	Mrs. Suware Vijaya Vilas	25.00
9.	980	Mr. Chougale Shabbir Abdulla	25.00
10.	999	Mr. Singh Vijay Kumar Pannalal	25.00

Part II-- Internal D P Road (East) Facing 19 Shops / Commercial (Oriental Collage Road)

Sr. No.	Tenant No.	Name of Member	Carpet area of Tenements in Sq. Mtr
1	1000	Mr. Mansuri A. K. I.	25.00
2	1001	Dina Rajesh Shah	25.00
3	1002	Mr. Bane Satyavati Dattaram	25.00
4	1003	Mr. Allabaksh Kadar Saheb & Mrs. Zaibunissa Sayyed	25.000
5	1004	Mr. Sanwal Lalit	25.00
6	1005	Mr. Suman Ahmed Qureshi & Mrs. R. Suman	25.00
7	1006	Mrs. Sawant Satyabhama Narayan	25.00
8	1007	Mr. Bafatimiya Inayatullah	25.00
9	1008	Mr. Gupta Narad & Hiranidevi Narad Gupta	25.00
10	1009	Mrs. Gothi Bhavna Anil & Mr. Gothi Anil Karsan	25.00
11	1010	Mr. Reshma J. Patel	25.00
12	1011	Mr. Yadav Vijay Vishram	25.00
13	1012	Mr. Gode Rohan Hari	25.00
14	1013	Mr. Navratanmal Bachhawat	25.00
15	1014	Mr. Jadhav Shamal Bajirao	25.00

16	1015	Mrs. Sen Reena Biswajit	25.00
17	1016	Mrs. Parab Niramala Vishnu	25.00
18	1017	Mr. Shahari Manish Tulsidas	25.00
19	1018	Mr. Mehta Kersy Nariman	25.00

Annexure No XIII

Internal Gully Facing 58 Rooms

Sr. No.	Tenant No.	Name of Member	Carpet area of Tenements in Sq. Mtr
1	921	Mr. Shetty Ajit Diwakar	25.00
2	922	Mrs. Singh Seema Roshan	25.00
3	923	Mr. Ahmad D. Moujud	25.00
4	924	Mrs. Tad Kaushalya Amit	25.00
5	925	Mrs. Kamble Sadhana Bhimrao	25.00
6	926	Mrs. Avsthi Bhavana Sureshkumar	25.00
7	927	Mrs. Nayer Sarala Sunil	25.00
	928	Mrs. Pirwani Manju Atmaram	25.00
	933	Ms. Shinde Sukrita Ram	25.00
1	934	Mr. Khan Toufique A	25.00
	935	Suryakant Ganpat	25.00
12.	936	Mr. Chandure Anil Shyamrao	25.00
13.	937	Mr. Kade Ganesh Bharat	25.00
14.	938	Mr. Kade Bharat Dagadu	25.00
15.	939	Mrs. Shaikh Qamerunnisa Irshad	25.00
16.	940	Mrs. Sharma Meera Suresh	25.00
17.	941	Mr. Vardhan V. G.	25.00
18.	942	Mr. Mahendrakar Pandharinath Ramdas	25.00
19.	943	Mr. Arolkar Mohan tukaram	25.00
20.	944	Mr. Jadhav R. K.	25.00
21.	945	Mrs. Jaggi Anamika Sanjeev (Associate Member: Mr. Sanjeev Jaggi)	25.00
22.	946	Mr. Nagarani V. J.	25.00
23.	947	Mr. Parte Vishnu Hariba	25.00
24.	948	Mr. Agarwal Shankarlal Jhabarmal	25.00
25.	952	Mr. Kanojiya Dinesh Phoolchand	25.00



26.	953	Mr. Kanojiya Satish Pholchand	25.00
27.	954	Mrs. Rauf Farzana Abdul	25.00
28.	955	Mr. Jassal R. S.	25.00
29.	956	Mrs. Khonnsa Indu Sanjeev	25.00
30.	957	Mrs. Arora Meenu Suredrasingh	25.00
31.	958	Mr. Khan C. S.	25.00
32.	959	Mr. Khan Aarif Mohammed	25.00
33.	960	Mr. Patel Rahul Bhanji	25.00
34.	961	Mr. Dikshit Virendra Bhagirath	25.00
35.	962	Mr. Shanbhag Gautam Vyankatesh	25.00
36.	963	Mrs. Patel Ayesha Imtiyaz	25.00
37.	964	Mrs. Baikar Smita Ramesh	25.00
38.	965	Mrs. Masurkar Vaishali Vishram (Mr. Masurkar Vishram Sahadeo: Associate Member)	25.00
39.	966	Mr. Patil Liladhar Ghanshyam	25.00
40.	967	Mr. Bihari Minaz Kamal	25.00
41.	981	Mrs. Bhorania Mery Aalan Amin	25.00
42.	982	Mrs. Jha Jaya S.	25.00
43.	983	Mrs. Chouhan Laxmi Vijay	25.00
44.	984	Mr. Mastakar Valbhav Kishor	25.00
45.	985	Mr. Suware Vilas Pandurang	25.00
46.	986	Mr. Shaikh Badruddin Khairuddin	25.00
47.	987	Mr. Shaikh Samiuddin Badruddin	25.00
48.	988	Mr. Creado Ashton Peter	25.00
49.	989	Ms. Besh Rita Harbansingh	25.00
50.	990	Mr. Santosh Pandurang Ajsaonkar	25.00
51.	991	Smt. Sheetal Shantaram Rane	25.00
52.	992	Mr. Surve Ramesh Ganpat	25.00
53.	993	Mr. Shaikh Imammuddin Abdul Gafoor	25.00
54.	994	Mr. Moodbidri Subbayya Muttayya	25.00
55.	995	Mr. Das Subhash Ramesh	25.00
56.	996	Mrs. Das Sandhya Subhash	25.00
57.	997	Mr. Sajid Amirhamza Momin	25.00
58.	998	Mr. Satish Jaya Penga	25.00

COLLECTOR



Annexure No –XIV

The Total 98 Existing Member(s)' List Oshiwara Riddhi Siddhi CHSL '

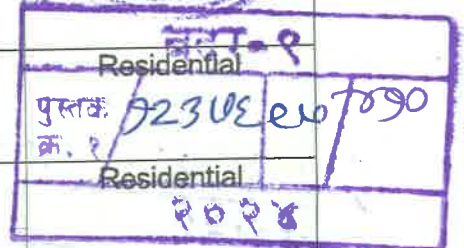
Sr. No.	Tenant No.	Name of Member	Carpet area of Tenements in Sq. Mtr	Type of Tenements
1.	921	Mr. Shetty Ajit Diwakar	25.00	Residential
2.	922	Mrs. Singh Seema Roshan	25.00	Residential
3.	923	Mr. Ahmad D. Moujud	25.00	Residential
4.	924	Mrs. Tad Kaushalya Amit	25.00	Residential
5.	925	Mrs. Kamble Sadhana Bhimrao	25.00	Residential
6.	926	Mrs. Avasthi Bhavana Sureshkumar	25.00	Residential
7.	927	Mrs. Nair Sarala Sunil	25.00	Residential
8.	928	Mrs. Pirwani Manju Atmaram	25.00	Residential
9.	929	Mr. Mujahit Tajuddin Maqdoom Ali	25.00	Shops/Commercial
10.	930	Mr. Mujahit Tajuddin Maqdoom Ali	25.00	Shops/Commercial
11.	931	Mrs. Ajgaonkar Ranjana Pandurang	25.00	Shops/Commercial
12.	932	Mr. Wadkar Mahesh Purushottam	25.00	Shops/Commercial
13.	933	Ms. Shinde Sukrita Ram	25.00	Residential
14.	934	Mr. Khan Toufique A	25.00	Residential
15.	935	Mr. Jadhav Suryakant Ganpat	25.00	Residential
16.	936	Mr. Chandure Anil Shyamrao	25.00	Residential
17.	937	Mr. Kade Ganesh Bharat	25.00	Residential
18.	938	Mr. Kade Bharat Dagadu	25.00	Residential
19.	939	Mrs. Shaikh Qamerunnisa Irshad	25.00	Residential
20.	940	Mrs. Sharma Meera Suresh	25.00	Residential
21.	941	Mr. Vardhan V. G.	25.00	Residential
22.	942	Mr. Mahendrakar Pandharinath Ramdas	25.00	Residential



23.	943	Mr. Arolkar Mohan Tukaram	25.00	Residential
24.	944	Mr. Jadhav R. K.	25.00	Residential
25.	945	Mrs. Jaggi Anamika Sanjeev	25.00	Residential
26.	946	Mr. Nagrani V.J.	25.00	Residential
27.	947	Mr. Parte Vishnu Hariba	25.00	Residential
28.	948	Mr. Agrwal Shankarlal Jhabarmal	25.00	Residential
29.	949	Mr. Toraskar Suresh Tatoba	25.00	Shops/Commercial
30.	950	Mrs. Toraskar Sudha Tatoba	25.00	Shops/Commercial
31.	951	Mr. Gubitra Mohammed Altaf Salim	25.00	Shops/Commercial
32.	952	Mr. Kanojiya Dinesh Phoolchand	25.00	Residential
33.	953	Mr. Kanojiya Satish Phoolchand	25.00	Residential
34.	954	Mrs. Rauf Farzana Abdul	25.00	Residential
35.	955	Mr. Jassal R. S.	25.00	Residential
36.	956	Mrs. Khosala Indu Sanjeev	25.00	Residential
37.	957	Mrs. Arora Meenu Surendrasingh	25.00	Residential
38.	958	Mr. Khan C. S.	25.00	Residential
39.	959	Mr. Khan Aarif Mohammad	25.00	Residential
40.	960	Mr. Patel Rahul Bhanji	25.00	Residential
41.	961	Mr. Dikshit Virendra Bhagirath	25.00	Residential
42.	962	Mr. Shanbhag Gautam Vyankatesh	25.00	Residential
43.	963	Mrs. Patel Ayesha Imtiyaz	25.00	Residential
44.	964	Mrs. Baikar Smita Ramesh	25.00	Residential



45.	965	Mrs. Masurkar Vaishali Vishram	25.00	Residential
46.	966	Mr. Patil Liladhar Ghanahsham	25.00	Residential
47.	967	Ms. Bihari Meenaz Kamal	25.00	Residential
48.	968	Mr. Deshpande Anu Arun	25.00	Shops/Commercial
49.	969	Mr. Deshpande Aniket Arun	25.00	Shops/Commercial
50.	970	Mr. Deshpande Arun Pralhad	25.00	Shops/Commercial
51.	971	Mr. Raj Jagdish Chhabra and Tarun Jagdish Chhabra	25.00	Shops/Commercial
52.	972	Mrs. Zinjurte Sunanda Daji	25.00	Shops/Commercial
53.	973	M/s. Mastakar Auto Station	25.00	Shops/Commercial
54.	974	Mr. Datta Krishna S.	25.00	Shops/Commercial
55.	975	Mr. Ansari Kabir Ahmed	25.00	Shops/Commercial
56.	976	Mr. Bhalekar Madhusudan Rukmaji	25.00	Shops/Commercial
57.	977	Mrs. Raut Pushpalata Prakash	25.00	Shops/Commercial
58.	978	Mrs. Chhabra Shaloo Manchanda	25.00	Shops/Commercial
59.	979	Mrs. Suware Vijaya Vilas	25.00	Shops/Commercial
60.	980	Mr. Chougale Shabbir Abdulla	25.00	Shops/Commercial
61.	981	Mrs. Mary Zothanpari Amin Bhorania	25.00	Residential
62.	982	Mrs. Jha Jaya S	25.00	Residential
63.	983	Mrs. Chauhan Laxmi Vijay	25.00	Residential
64.	984	Mr. Mastakar Vaibhav Kishor	25.00	Residential
65.	985	Mr. Vilas Pandurang Suware	25.00	Residential
66.	986	Mr. Badruddin K. Shaikh	25.00	Residential
67.	987	Mr. Shaikh Samiuddin Badruddin	25.00	Residential
68.	988	Mr. Creado Ashton Peter	25.00	Residential
69.	989	Ms. Besh Rita Harbansingh	25.00	Residential
70.	990	Mr. Santosh Pandurang Ajaonkar	25.00	Residential
71.	991	Smt. Sheetal Shantaram Rane	25.00	Residential



72.	992	Mr. Surve Ramesh Ganpat	25.00	Residential
73.	993	Mr. Shaikh Imammuddin Abdul Gafoor	25.00	Residential
74.	994	Mr. Moodbidri Subbayya Muttayya	25.00	Residential
75.	995	Mr. Das Subhash Ramesh	25.00	Residential
76.	996	Mrs. Das Sandhya Subhash	25.00	Residential
77.	997	Mr. Sajid Amirhamza Momin	25.00	Residential
78.	998	Mr. Satish Jaya Pengal	25.00	Residential
79.	999	Mr. Singh Vijay Kumar Pannalal	25.00	Shops/Commercial
80.	1000	Mr. Mansuri A. K. I.	25.00	Shops/Commercial
81.	1001	Dina Rajesh Shah	25.00	Shops/Commercial
82.	1002	Mr. Bane Satyavati Dattaram	25.00	Shops/Commercial
83.	1003	Mr. Allabaksh Kadar Saheb & Mrs.	25.00	Shops/Commercial
84.	1004	Mr. Sanwal Lalit	25.00	Shops/Commercial
85.	1005	Mr. Suman Ahmed Qureshi & Mrs. R. Suman	25.00	Shops/Commercial
86.	1006	Mrs. Sawant Satyabhama Narayan	25.00	Shops/Commercial
87.	1007	Mr. Bafatimiya Inayatullah	25.00	Shops/Commercial
88.	1008	Mr. Gupta Narad & Hiranidevi Narad Gupta	25.00	Shops/Commercial
89.	1009	Mrs. Gothi Bhavna Anil & Mr. Gothi Anil Karsan	25.00	Shops/Commercial



बदर-१	
पुस्तक क्र. १	१२३०६६६
२०२४	

90.	1010	Mr. Reshma J. Patel	25.00	Shops/Commercial
91.	1011	Mr. Yadav Vijay Vishram	25.00	Shops/Commercial
92.	1012	Mr. Gode Rohan Hari	25.00	Shops/Commercial
93.	1013	Mr. Navratanmal Bacchawat	25.00	Shops/Commercial
94.	1014	Mrs. Jadhav Shyamal Bajirao	25.00	Shops/Commercial
95.	1015	Mrs. Sen Reena Biswajit	25.00	Shops/Commercial
96.	1016	Mrs. Parab Niramala Vishnu	25.00	Shops/Commercial
97.	1017	Mr. Shahari Manish Tulsidas	25.00	Shops/Commercial
98.	1018	Mr. Mehta Kersy Nariman	25.00	Shops/Commercial



वर्ग-९		
पुस्तक क्र.	१२३४६६६	७७७
१०१४		

Annexure No XV

General Specifications

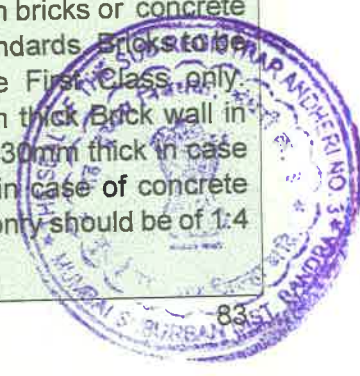
Structural & Civil:

Structural System	Framed structure designed to withstand seismic load as per Seismic Zone III with Reinforced Concrete Pile foundations or isolated footings depending on sub soil conditions. All structural elements of buildings such as columns, beams, slabs, lift shafts and staircases shall be in RCC. Clear internal Floor to ceiling Height of the Residential Flats to be provided to the members shall be 2.92 mtr i.e equivalent to 9.6 Ft and Commercial Units to be provided to the members shall be 4.23 mtr i.e equivalent to 13.9 Ft and/or as per MHADA/MCGM norms whichever is higher. In Commercial Units the internal slab provision shall be provided on request. But actual slab/floor shall be proposed/casted post OC only. Design of structures shall be as per provisions of Indian standard specifications and will conform to highest norms and standards
Layout	Layout of floors shall be designed so as to ensure optimum use of floor space. Room size shall be so selected and arranged to avoid cut tiles in flooring. Toilets shall be designed taking into account the size of tiles so as to avoid cut tiles in dado. All fixtures shall be at junctions of tiles. Size of structural elements and thickness of walls shall be suitably arranged to reduce projections inside the room to extend possible.
Design Mix Concrete	All concrete used for structure elements shall be design mixed Ready Mix Concrete in accordance with IS 10262 with specified characteristic strength in accordance with the values specified in IS 456-2000 edition. Durability criteria shall be given special consideration while designing concrete mixes. Mix design shall be frequently carried out to adjust the variation due to change in raw materials. Frequent statistical analysis also shall be conducted to judge the performance of designed mix.



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Formwork	Rigid formwork manufactured with latest technology to provide proper shape to concrete, to carry dead loads and live loads during formwork/ reinforcement/concreting activities and to prevent loss of grout from the concrete shall be provided. Adjustable spans and adjustable steel props shall be used to support formwork for speedy and accurate formwork.
Cement	For all RCC work – 53 Grade
	Other work – 43 Grade
Reinforcement	The steel reinforcement will be cold twisted steel bars conforming to IS 1786 and hot rolled mild steel deformed bars conforming to IS 1139 of Fe-415 or Fe 500. Cutting and bending of reinforcement shall conform to IS 2502.
Curing	As far as possible curing shall be done by keeping the concrete continuously wet with water for periods as recommended by IS 516 and IS 456. In case situation warrants, curing agents of reputed manufactures shall also be used.
Testing	Sampling and testing of concrete shall be done in accordance with IS 1199 and IS 456. Every batch of cement and reinforcement bars shall be tested as per the relevant IS standards. Every component of concrete shall be tested as per relevant IS codes. Concrete cube samples shall be drawn as suggested in IS 456 while concreting and tested for 7 days & 28 days compressive strength.
Anti-termite treatment	Pre-construction Anti-termite treatment shall be carried out with Chlorpyrphos or Lindane as per provisions of IS 6313 part II by reputed agencies like PCI, Godrej Hi-care or equivalent. Chemical treatment shall be carried out separately for footings, inside the plinth, inside and outside external periphery of buildings.
Masonry	Masonry for the building shall be with bricks or concrete blocks conforming to relevant IS standards. Bricks to be used for any masonry work to be First Class only. Internal Walls should be of 115 mm thick Brick wall in CM 1:4. External masonry shall of 230 mm thick in case of brick masonry or 150 mm thick in case of concrete blocks/silicate bricks. Mortar in masonry should be of 1:4 cement sand ratio.



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External plaster	External sand face cement plaster shall be of 25mm thick (only River Sand should be used) in two coats with water proofing & Polypropylene Fibre ingredients of reputed manufactures added to the mortar. 1st coat of 15mm thick of 1:4 cement sand ration & 2nd coat of 10mm thick of 1:3 mortar ratio. Galvanized wire mesh (chicken mesh) shall be provided at all junctions of RCC and masonry to avoid probable cracks at junctions. External walls to be properly cured before plastering.
Internal plaster	Internal plaster shall be of 12-15 mm thick in cement mortar 1:4 (only River Sand should be used) Galvanized wire mesh (chicken mesh) shall be provided at all junctions of RCC and masonry to avoid probable cracks at junctions. Ceiling plaster shall be 8mm thick cement plaster.
Water proofing of Terrace	Proprietary terrace waterproofing consisting of brickbat cement concrete of average thickness 110mm to terrace, chajjas etc. laid in required slope (minimum cement consumption 0.5 bag/Sq.Mtr.), outlet and rain water pipes grouted, rough to receive kotah/China mosaic flooring as directed.
Water proofing of Toilets	Brick bat Coba waterproofing for floors as above and waterproof plaster in Cement mortar 1:3 upto a height of 600mm above floor level for walls.



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Annexure No XVI

Finishes:

Flooring	Italian marble flooring design of approved shade and design (Premium quality) with bedding sand & white cement.
Dado, Skirting	A backing coat plaster shall be applied for dado in CM 1:4 and properly cured before commencing dado work. Dado of Tiles shall be fixed either with as float of cement mortar 1:2 or tile adhesives of reputed manufactures. Tile should be of reputed manufactures like Johnson, RAK and NITCO.
Doors	125mm x 65mm Doorframes shall be of seasoned C.P. Teak wood. All shutters except toilet shutter shall be a solid core flush door of reputed make. Main door shall have 40mm solid core flush door with veneer on both sides melamine polished or 1 mm laminate on both sides and other doors shall have flush door with ply finish and 1 mm laminate on both sides with French polish on sides. Fire rating of min. 30 minutes. Wooden Safety Door need to be provided as per Architect specification. Toilet shutters shall be water resistant shutters such as FRP sheet of 35mm thick. Door frame – Main door shall be provided with 150mm x 75 mm door frames with double rebate 1050 mm x 2150 mm. All internal doors shall be provided with TW frames 125 x 65mm. Toilets doors with granite frame with moulding.
Windows	All windows shall be made of Aluminium heavy-duty Jindal Dhumal sections with 20 microns anodized and fixed with premium hardware. Aluminium sections of reputed manufacturers like Jindal and Indal only shall be used for window work. All windows shall be made with weather stripping and joints shall be sealed with silicon sealant to stop water infiltration. Glass used for windows shall be of clear glass of reputed manufacturers like Modi, float glass or equivalent. Windows will have sills made of granite moulding in two layers matching with finish of each room. 5 Track anodized Aluminium framed windows with clear glass/Colour Glass or UPVC system.
Ironmongery	Ironmongery shall be heavy duty of reputed brand such as Dorma, Shalimar, and Vision etc. Locks shall be of Yale, Godrej, Vijayan or Sobeet.



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Wall finish	All walls and ceiling shall be finished with Gypsum Plaster and PVC chicken mesh.
Painting	All rooms and other area shall be painted with proper surface preparation (Primer + Putty + Primer).
Entrance lobby	Shall be provided with granite / Italian marble flooring in design pattern as approved and granite dado to the walls with approved designed murals.
Lift lobby	Shall be provided with granite flooring and granite dado including lift door jambs and architraves in granite.
Staircase	Staircase shall be provided with granite treads and risers with double moulding nosing antiskid grooves with 150mm thick granite skirting upto 1st floor and 1st floor onwards polished, Kotah tread and risers including 150mm thick skirting, nosing, antiskid grooves as per above.
Terrace waterproofing	Brick bat waterproofing laid to slope with Zypex or Nina or Vandex waterproofing or equivalent make and finishing with China Mosaic Tiles with 10 year guarantee.



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Annexure No XVII

Services:

Elevators	No. of High-speed Elevators of minimum 10-person capacity in each wing of building will be as per MCGM regulation. Minimum 1 Stretcher lift Make: Mitsubishi/Schindler/ThyssenKrupp/KONE/OTIS/ TKEI Cabin finish: Brush finish stainless steel cabins
Plumbing	All GI pipes shall be tested in accordance to relevant IS standards. All concealed piping shall be with C-class G.I. pipes of reputed make like TATA or Zenit: Internal piping – 20mm or 12mm diameter 'C' class G.I./ CPVC concealed piping including concealed elbows, tees, unions, etc. complete for hot and cold water piping necessary insulation shall be provided. Plumbing fittings – All toilets, bathroom, WC and kitchen shall be provided with Jaquar Florentine range concealed stop cock, angle cock, long and short body Offer cock, wall mixtures, wall diverters, bottle traps etc. Sanitary waters – Wall hung European / Indian style WC of Hindustan or Parryware make to be provided as approved. All stoneware pipes, bends, junctions, gully traps, intercepting traps shall be salt glazed inside and outside and shall conform to the specifications of IS 651. All external drainage pipes shall be of UPVC of reputed make.
Electrical	All electrical works shall be carried out in accordance with relevant IS codes, Indian Electricity rule 1956, Regulations and Rules set-out by Fire Insurance Regulations. Entire electric system shall be earthed and the earth system shall conform to the Code of Practice as per IS 3043 of 1987. 3 phase electric supply in each flat with concealed copper wirings in all rooms including D. B's MCB and ELEB, Min switches, meters as per Power Distribution Company's requirements to be provided. Emergency lights for staircase, Lobby, underground parking area etc. to be provided. Details of power circuits/power points, light points etc. to be got Approved in advance. Extraction fans to be provided in all toilets/Bathrooms.
Rainwater Harvesting	Needs to be provided as per Governing Law and with proper survey & due diligence.



Annexure No XVIII

External Development:

Roads	All internal roads should be of Concrete Road as specified by MOST or IRC. No services will be provided under the Road. It can be provided through utility duct along the roads.
Storm Water drains	Storm water drains for the plots shall be designed as per the rainfall data and shall be constructed in brick masonry and plastered or in stone masonry pointed. Storm water drains shall be covered with pre-cast concrete slabs or MS Grating as per norms.
Sewer Lines	It needs to be connected to Municipal Sewer main outside the compound wall. All covers/manhole are to be designed for Truck load.
Hardscape	Pathways and hardscapes shall be made of natural stones such as Mandana, Agra red, Golden lime, Kota, Shabaz and alternatively of chequered tiles according to the external development scheme prepared by Architect. Depending on the use, part of the pathways and hardscapes shall be prepared on hard concrete base and part of the area may be laid-on compacted earth.
Parking area	Parking area shall be made of 65mm / 80mm thick interlocking blocks / anti-skid tiles laid on a layer of 230mm thick rubble soling and sand cushioning. Minimum 01 no. of Four wheeler car park per tenement + sufficient provisions for Two wheeler parking to be made free of cost to existing members of societies within compound wall, either in stilt and / or in podium. Provisions to be made for ensuring water drainage for car wash.
Compound wall	Compound wall on the front side shall be constructed in 230mm thick brick/rubble masonry with suitable foundation with decorative cast iron grills in between.

Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC & Oshiwara Ridhhi Siddhi CHSL.



Annexure No XIX

Technical Specifications OF COMMERCIAL SHOP UNIT – Internal

Item	Specification	Make
Flooring	Vitrified flooring 32"X 32" design of approved shade and design (Premium quality) with bedding sand & white cement.	RAK, NITCO , SOMANY,SHIMPOL O.
Skirting	4" the same tile as use for Flooring flushed with the wall	
GYPSUM punning on walls	GYPSUM on plastered surface of walls. All corners/sharp edges of Beam, Column or walls should be smooth rounded off with GYPSUM, Plastic (oil bound)	
Paint on walls	3 coats of Premium Luster Emulsion paint on the prepared surface of all sides of wall.	Asian paint/Nerolac
Ceiling	3 coats of Premium Plastic Emulsion Paint White Colour on the prepared surface. 2 MS Hooks of appropriate size for Ceiling Fan & to be provided.	Asian paint/Nerolac
Rolling Shutter	Rolling shutter in M.S. Heavy Gauge with red oxide and colour painting done with smooth operation.	
Electrical (Concealed)	Only ISI approved copper wires of appropriate size through PVC conduits. Separate conduits for TV Cable/ Internet/ Telephone with adequate spacing to be provided at appropriate location.	Finolex , Anchor , Polycab, Panasonic
	Sufficient no. (as approved by Architect) Modular switches (White colour) & 20/15 Amp.Power points.	Panasonic Romex, Legrand, Medel , Indo-kopp
	AC window provision will be made by Developer/ Centralised V.R.V. system shall be provided on majority request in commercial units.	



Attached Toilet Individual Shop:

Item	Specification	Make
Flooring (Concept Tiling)	2' X 2' Non Skid Ceramic Tile (Premium quality)	Somany/RAK / Nitco /Shimpolo /Johnson
Dado (Concept Tiling)	2' X 2' Ceramic Tile (Premium quality) up to ceiling ht. with matching ceramic leaf moulding	Somany /RAK / Nitco /Shimpolo/Johnson, Jaquar
EWC	Wall mounted (Dark Colour) EWC pan with all matching fittings like flush tank , cover, brackets, PVC connector, angle cock, 2way with hot/ cold water jet Bib Cock, Nahnai trap with cockroach repellent S.S. Jail etc.	EWC- Hindware / Parryware Water Taps- Jaquar / Plumber
Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of GI "C" class /UPVC 12" MM.	Tata / Zenith/ Aashirwan /Astral /Prince

Note : Toilet Should be provided in commercial shops.

- Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC.
- While planning of Commercial shop it should be column less means no offset of column should be there of existing member consent and input to be taken of Existing society member& PMC .

Commercial Meter to Provide for all the shop. Place for signage board for shops shall be provided.



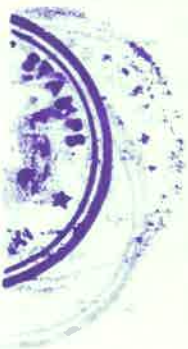
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Annexure No XX

Technical Specifications RESIDENTIAL – Internal

Living Room:

Item	Specification	Make
Flooring	Botticino Italian marble flooring design of approved shade and design (Premium quality) with bedding sand & white cement.	
Skirting	4" the same Italian Marble as use for Flooring flushed with the wall	
Gypsum punning on walls	GYPSUM on plastered surface of walls. All corners/sharp edges of Beam, Column or walls should be smooth rounded off with GYPSUM, Plastic (oil bound)	Gypro Saint Gobain
Paint on walls	3 coats of Premium Luster Emulsion paint on the prepared surface of all sides of wall.	Asian paint/Nerolac
Ceiling	3 coats of Premium Plastic Emulsion Paint White Colour on the prepared surface. 2 MS Hooks of appropriate size for Ceiling Fan & 1 hook for Zoombar to be provided.	Asian paint/Nerolac
Main Door	40mm thick Solid core phenol bounded flush door of 7' x 3'	Night Latch- Godrej/Europa



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	size with both side Veneer (1mm) with both side melamine polish / 0.75 mm thick laminate, Fire Resistant Door 120 Minutes, with heavy duty Brass hinges fitted with brass screws and all other necessary fittings such as Tower Bolt, Kundi, Safety Chain, Night latch, peep hole, Door Stopper & decorative handle all Brass metal from both sides etc. Decorative Wooden Safety Door of same size with the abovementioned accessories to be provided.	
Doorframe	Doorframe should be of BTW with proper anti-termite treatment surface. Both, frame surface and wall should be properly treated for any future weather changes. Holdfast (4 nos.) should be put and has to be embedded with concrete.	
French Window with sound proof toughened glass with Mosquito Netlon provision throughout section	Five track heavy Jindal Dhumal Section (27 X 65) and EPDM Gas cut Imported Wool File sliding windows, 20 Micron Colour Anodized, with 5 mm clear black/brown colour glass with interlocking arrangement resting on 18mm thick Granite frame on three sides, top should be Aluminium sub frame.	Aluminium – Jindal Glass-Asahi /Dhumal Section (27 X 65) Modi/Sah Goblin
Toughened glass with SS fitting/railing 12 MM	SS 304 Railing up to 3' Height with Toughened Glass of 12 mm Thick with SS Brackets or Pipe Support	
Electrical (Concealed)	Only ISI approved copper wires of appropriate size through PVC conduits. Separate conduits for TV Cable/Internet/Telephone with adequate spacing to be provided at appropriate location	
	Sufficient no. (as approved by Architect) Modular switches (White colour) & 20/15 Amp. Power points.	
	Window AC provision made by Developer.	



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Kitchen:

Item	Specification	Make
Flooring	Mirror Polished Tile of 6 mm thick Size 800 X 800 mm	
Skirting	4" thick same tile as use for Flooring flushed with the wall	
GYPSUM punning on walls	Same as Living Room	
Wall Finish	Plastered and painted with Oil Bound Distemper up to beam bottom.	Asian paint/Nerolac
Ceiling	Same as Living Room	Asian paint/Nerolac
Platform	2' 3" wide platform 30" ft. skeleton with 1" spotted marble and on top of it 18mm thick mirror polished Jet Black Granite. 3" front side Patti of mirror polished Granite should be of half round moulding Vertical patties of same mirror polished Granite frame work.	Godrej, Kalinga Granite
	Wall with matt finish ceramic tile dado of 4" x 12" from platform up to beam bottom	Soman / RAK / Nitco / Shimpole / Johnson

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	12" x 12" white colour ceramic tiles below the kitchen platform on all the periphery of platform. With Kitchen Chimney Hood, Modular Kitchen shutter below kitchen platform with Modular Kitchen with Tandom Channel and Water Purifier.	Somany/RAK / Nitco /Shimpolo /Johnson
	S.S. sink of 24" x 20" with all the ancillary fittings such as bottle trap, Jali etc.	Nirali
	Addl. Water taps for water purification connection & Washing Machine to be provided	
	Sink water tap (swinging cast spout)	Jaquar/Kohler
Flush Door	35mm thick Flush door with both side laminate, with heavy duty Brass hinges fitted with SS screws and all other necessary fittings such as Tower Bolt, kundi, handle from both sides etc.	Greenply/Global
Window	Heavy section Aluminium sliding Anodised windows with 5mm clear colour glass with interlocking arrangement resting on 18mm thick marble/Granite frame on all four sides. Service slab/utility space should be provided outside window.	Aluminium -Jindal Glass-Asahi / Modi/Saint Gobain
Plumbing	All internal plumbing work should be concealed.	TATA/Astral/Prince



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	Pipes and fittings used for plumbing should be of GI "C" class / UPVC pipes Master Stop Cock to stop the water supply during any repairing work	
Electrical (Concealed)	Same as Living Room (Addl. Plug point for Small Devahara)	
	Exhaust Fan of appropriate size	
	Tube / Exhaust / Fridge / Microwave / Fan / Mixer / Aqua guard / Chimney (Min. 10 electrical points to be provided)	

Master Bedroom:

Item	Specification	Make
Flooring	Botticino Italian marble flooring design of approved shade and design (Premium quality) with bedding sand & white cement.	
Skirting	4" thick same Italian Marble as use for flooring flushed with the wall	
GYPSUM punning on walls	Same as living room	
Paint on walls	Same quality as Living Room with different colour	Asian Paint / Nerolac
Ceiling	Same as Living Room	Asian Paint / Nerolac
Flush Door	35 mm thick Flush door with both side laminate, with heavy duty Brass hinges fitted with	



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	SS screws and all other necessary fittings such as Tower Bolt, Kundi, Door Stopper & Bed Room Door lock etc.	
French Window with soundproof toughened glass with Mosquito Netlon provision throughout section	Five track heavy Jindal Aluminium – Jindal Dhumal Section (27 X 65) and EPDM Gas cut Imported Wool File sliding windows, 20 Micron Colour Anodized, with 5 mm clear black/brown colour glass with interlocking arrangement resting on 18mm thick Granite frame on three sides, top should be Aluminium sub frame.	Glass-Asahi /Dhumal Section (27 X 65) Modi/Saint Goblin
Electrical (Concealed)	Power supply point provision for 1.5-ton AC. Tube / Fan / AC/ Light / TV /Computer (Min 12 points to be provided with 3 no. of 15 Amp plug point). Telephone / TV Cable conduit & switches to be provided	

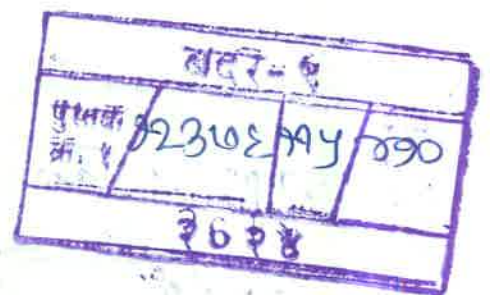
Attached Toilet / Bathroom:

Item	Specification	Make
Flooring (Concept Tiling)	2' X 2' Non Skid Ceramic Tile (Premium quality)	Somany/RAK / Nitco /Shimpolo /Johnson
Dado (Concept Tiling)	1' X 2' Ceramic Tile (Premium quality) up to ceiling ht. with matching ceramic leaf moulding	K Somany/RAK / Nitco /Shimpolo /Johnson
EWC	Wall mounted (Dark Colour) EWC pan with all matching fittings like flush tank , cover, brackets, PVC connector, angle cock, 2way with hot/ cold water jet Bib Cock, Nahnai trap with cockroach repellent S.S. Jail etc.	EWC- Hindware / Parryware Water Taps- Jaquar / Plumber



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Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of GI "C" class /UPVC 12" MM	Astral/Prince
Electrical (Concealed)	5 Points (15 Amp-2, 1 Exhaust, 1light) Exhaust Fan of appropriate size A.C. point near to Duct slab/loft in Bathroom	
Granite Counter	Counter W.B. with all accessories & light provision / cabinet of appropriate size & colour	
Plumbing Accessories	Hot and Cold mixer	Jaquar / Plumber/Kohler
	4.5 & 5.5 Instant Geyser & Provision to be made available Geyser shall be provided in all	Bajaj/ Ketco/Racoldo
	Bathroom Water shower / Bib cocks/	
Toilet / Bathroom Door	Jaquar /Plumber Angle cock / Stop Cock Box type Ureca make paneled PVC Door 25mm	
Toilet / Bathroom Window	Tnick steppea Granite frame with moulding. Al. frame and glass Ventilators with mosquito repellent net (louvered windows with marble sills)	
M.S. Grill Accessories	Same as Living Room Soap dish / Paper Holder /	



Bedroom No. 2:

Item	Specification	Make
Flooring	Same as Master Bedroom No. 1	Somany/RAK / Nitco /Shimpolo /Johnson
Skirting	Same as Master Bedroom No. 1	Somany/RAK / Nitco /Shimpolo /Johnson
GYPSUM Punning on walls	Same as Living Room	
Paint on walls	Same as Living Room	Asian Paint / Nerolac
Ceiling	Same as Living Room	Asian Paint / Nerolac
Flush Door	Same as Living Room	
French Window with soundproof toughened glass with Mosquito Netion provision throughout section	Five track heavy Jindal Dhumal Section (27 X 65) and EPDM Gas cut Imported Wool File sliding windows, 20 Micron Colour Anodized, with 5 mm clear black/brown colour glass with interlocking arrangement resting on 18mm thick Granite frame on three sides, top should be Aluminium sub frame.	Aluminium – JindalGlass-Asahi /Dhumal Section (27 X 65) Modi/ Saint Gob lin
Toughened glass with SS fitting/railing 12 MM	SS 304 Railing up to 3' Height with Toughened Glass of 12 mm Thick with SS Brackets or Pipe Support	
Electrical (Concealed)	Same as Living Room with	
	Telephone / TV Cable & conduits	Switches
	Concealed 1 ton Split AC / Electric Point	



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Bedroom No. 3:

Item	Specification	Make
Flooring	Same as Master Bedroom No. 1	Somany/RAK / Nitco /Shimpolo /Johnson
Skirting	Same as Master Bedroom No. 1	Somany/RAK / Nitco /Shimpolo /Johnson

GYPSUM Punning on walls	Same as Living Room	
Paint on walls	Same as Living Room	Asian Paint / Nerolac
Ceiling	Same as Living Room	Asian Paint / Nerolac
Flush Door	Same as Living Room	
French Window with soundproof toughened glass with Mosquito Netlon provision throughout section	Five track heavy Jindal Dhumal Section (27 X 65) and EPDM Gas cut Imported Wool File sliding windows, 20 Micron Colour Anodized, with 5 mm clear /brown colour glass with interlocking arrangement resting on 18mm thick Granite frame on three sides, top should be Aluminium sub frame.	Aluminium – Jindal Glass-Asahi /Dhumal Section (27 X 65) Modi/Saint Goblin
Toughened glass	SS 304 Railing upto 3' Height with Toughened Glass of 12 mm Thick with SS Brackets or	
with SS fittina/railina 12MM	Pipe Support	
Electrical (Concealed)	Same as Living Room with Telephone / TV Cable conduits & Switches	
	1 ton Split AC / Electric Point	



GYPSUM Punning on walls	Same as Living Room	
Paint on walls	Same as Living Room	Asian Paint / Nerolac
Ceiling	Same as Living Room	Asian Paint / Nerolac
Wash Basin	18" X 12" 1 st quality dark colour wash Basin with all necessary fittings such as bottle trap , pillar cock , PVC connector , brackets etc.	Wash Basin - Hindware / Parryware Pillar Cock - Jaquar / Plumber

Common Toilet / Bathroom:

Item	Specification	Make
Flooring	2' X 2' Non Skid Ceramic Tile (Premium quality)	Somany/RAK / Nitco /Shimpolo /Johnson
Dado	1' x 2' Ceramic Tile (Premium quality) up to ceiling height with matching ceramic leaf Moulding	Somany/RAK / Nitco /Shimpolo /Johnson
Toilet Pan	Colour Indian / European WC pan with flush tank b i b c o c k angle cock etc.	EWC- Hindware / Parryware Water Taps - Jaquar / Plumber
Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of GI 'C' class / U PVC	Tata
Door	Box type Ureca make panelled PVC door 25mm thick stepped Granite frame with moulding.	
Window	Al. frame and glass ventilators with mosquito repellent net	
M.S. Grill	Same as Living Room	
Electrical	Exhaust Fan of appropriate size	



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- Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC& Oshiwara Riddhi Siddhi CHSL.

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Technical Specifications – External

General:

Item	Specification	Make
Door / Windows frames	All Marble / Granite frames should be half rounded and chamfered for all flats	
Flooring Tile / Wall Tile	Colour / design / Texture will be decided on later stage by individual member	
Paint	Internal wall paint colour will be decided by individual member at later stage & not the quality	

Building:

Item	Specification	Make
Structure	Earthquake resistant design for Zone III	
Design Mix Concrete	Shall be in accordance with IS: 10262 & SP 23 with strength not less than as given in IS 456. The Design Mix will vary from M 25 to M 40 for various structural elements.	L & T/ACC /Godrej
Reinforcement	MS steel bars confirming to IS 432 (part1) and hot rolled mild	



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	steel deformed bars conforming to IS 1139 and cold twisted steel bars to IS 1786. Fe 415/Fe 500 Tor steel of Minimum dia. size of 8mm. Rolling margin should be allowed.	
Masonry	As specified in IS 2185 and IS 2572. cement: sand ratio should be 1:4 in Mortar	
Internal Plaster	Plaster to the internal surface of walls and ceiling shall be of 12-15 mm thick. The junctions between the masonry and concrete members will be provided with galvanized chicken mesh/24 gauge of 12 mm size projecting 50mm on either side of junctions. Bond coat should be applied on RCC surface before plastering.	
External Plaster	Will be of 25mm thick applied in two coats (16mm + 9mm) with water proofing compound. Bond coat should be applied on RCC surface before plastering.	
Waterproofing	All wet areas like toilets, sunken portions, terraces and exposed roof surfaces will be waterproofed. Performance warranty for a minimum of 10 years should be given.	
DPC	Damp Proof Concrete course in Foundation as per IS specification.	



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Lift Lobby:

Item	Specification	Make
Flooring	18mm thick Granite flooring of approved shade and design	
Skirting	4" thick same as use for Flooring flushed with the wall	
GYPSUM punning on walls	GYPSUM on plastered surface of walls. All corners/sharp edges of Beam, Column or walls should be smooth rounded off with GYPSUM.	
Paint on walls	3 coats of Texture paint on the prepared surface of all sides of wall.	Asian paint/Nerolac
Ceiling	3 coats of Texture paint on the prepared surface.	Asian paint/Nerolac
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab
	Sufficient no. (as approved by Architect) Modular switches (white colour) with light fittings	Anchor ROMA/Northwest luminaries- Phillips/Wipro



Staircase:

Item	Specification	Make
Flooring	Mirror Polished Kotah stone of 1" thick on trade and riser and also on mid landing with antiskid strips. Edges should be half round moulded.	
Skirting	4" thick same mirror polished kotah as use for Flooring	
	flushed with the wall	
Railing	Brush finish Stainless Steel pipe 304 quality hand rail as approved by Architect.	
GYPSUM punning on walls	GYPSUM on plastered surface of walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with GYPSUM.	
Paint on walls	3 coats of Apex Ultima on the prepared surface of all sides of wall	Asian paint/Nerolac Damanis
Ceiling	3 coats of Apex Ultima paint on the prepared surface.	Asian paint/Nerolac/ Damanis
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab/ISI Luminaries-Phillips/ Wipro
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube light fittings.	Anchor ROMA/Northwest
Window	Louvered structure for fresh air ventilation	



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Entrance Lobby:

Item	Specification	Make
Flooring	Botticino Italian Marble/pattern of approved shade and design	
Dado	Full ht. Italian Marble same as Flooring	
GYPSUM punning on walls	GYPSUM on plastered surface of walls. All corners/sharp edges, of Beam, Column or walls should be smooth rounded off with GYPSUM.	
Paint on walls	3 coats of Premium Textured on the prepared surface of all sides of wall	Asian paint/Nerolac/Damanis
Ceiling	3 coats of Premium Textured on the prepared surface.	Asian paint/Nerolac/Damanis
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab/ISI Luminaries-Phillips/Wipro
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube light fittings.	Anchor ROMA/Northwest
Notice Board	Notice Board of appropriate size with Glass cover & Locking system in each wing of the Bldg.	
Name Plates	Decorative name plates of uniform size with letters embossed on it will be placed on the walls of entrance lobby as approved by Architect	



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Society Room:

Item	Specification	Make
Society office Area	500.00 Sq Ft minimum or maximum permissible area as per DCPR 2034	
Flooring	4' x 4' vitrified floor tiles of approved shade and design	Johnson/Bell/NITCO /EURO
Skirting	4" thick same tile as use for flooring flushed with the wall	Johnson/Bell/NITCO /EURO
GYPSUM punning on walls	GYPSUM on plastered surface of walls. All corners/sharp edges, of Beam, Column or walls should be smooth rounded off with GYPSUM.	
Paint on walls	3 coats of Premium Textured on the prepared surface of all sides of wall	Asian paint/Nerolac/ Damanis
Ceiling	3 coats of Premium Textured on the prepared surface.	Asian paint/Nerolac/ Damanis
Window	Heavy section Aluminium sliding Anodized windows with 5 mm clear colour glass with interlocking arrangement resting on 18mm thick marble/Granite frame on all four sides. 1 Ton AC to be provided by Developer.	Aluminium – Jindal Glass-Asahi / Modi /Saini Gobain.
Flush Door	Flush door with both side laminate with heavy duty Brass hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides etc.	Greenply / Global / ISI
Electrical	Only ISI approved Copper wires of appropriate size through PVC conduits conceal	Finolex / Polycab / ISI Luminaries- Phillips/ Wipro



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	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube Light fittings & ceiling fan to be provided by Developer.	Anchor ROMA / Northwest
Fix Furniture	2" ht. Overhead storage units placed along the periphery of all sides of all wall, made of good quality 18mm thick commercial ply bounded with 1mm thick laminate. Internal sides of the unit and internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges, boltage, brush steel handle & locks	
Loose Furniture	1 New brand steel office table with lock & key arrangement. 2 dozen plastic chairs (with resting arms) 12" X 8" size Letter Box outside the Society Office Room. 1 No. of Wooden Stool & 1 no. of Aluminium Ladder (Ghoda) of 15" ht.	Table – Godrej Chairs –Neel Kamal / Prima
Attached Toilet	Same as Room Toilet specifications Wash Basin with mirror	

Club House Cum Gym Room:

Item	Specification	Make
Flooring	2' X 2' vitrified floor tiles as approved shade and design by Architect	Johnson / Kajaria
Skirting	4" thick same tile as use for flooring flushed with the wall	
GYPSUM punning on walls	GYPSUM as plastered surface of walls. All corners / sharp edges of Beam, Column or	



	walls should be smooth rounded off with GYPSUM	
Paint on walls	3 coats of Premium emulsion paint on the prepared surface of all sides of wall.	
Ceiling	3 coats of Premium emulsion paint on the prepared surface	
Window	Heavy section PVC Imported sliding windows with 5 mm clear colour glass with interlocking arrangement resting on 18mm thick Granite frame on all four sides. Provision for 1ton AC	Aluminum – Jindal Glass – Asahi / Modi / Saint Gobain
Flush Door	Flush door with both side laminate, with heavy duty Brass hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides etc.	
Electrical	Only ISI approved Copper wires of appropriate size through PVC conduits	
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Light fittings.	
Fix Furniture	2" ht. Overhead storage units placed along the periphery of all sides of all wall, made of good quality 18mm thick commercial ply bounded with 1mm thick laminate. Internal sides of the unit and internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges,	



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	boltage, brush steel handle & locks. Wash basin with Mirror.	
Loose Furniture	1 Dozen Plastic Chairs & 1 No. of Wooden	Table – Godrej Chairs –Neel Kamal / Prima
Sports Item	2 nos. of Champion Carom Board with all accessories, Chess set & other Gym / Weighing equipments will be decided By Architect Gym / Indoor Game Room.	

Security Room:

Item	Specification	Make
Flooring	Kotah tiles of Approved shade and design	
Skirting	4" thick same tile as use for Flooring flushed with the wall	
Paint on walls	External wall paint	
Electrical	Only ISI approved Copper wires of appropriate size	Finolex / Polycab / ISI Luminaries- Phillips/
	through PVC conduits Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube Light	Wipro Anchor ROMA / Northwest
Window	fittings & ceiling fan to be provided by Developer. Heavy section Aluminium sliding anodized windows with 5 mm clear colour glass with interlocking arrangement	Aluminium – Jindal Glass – Asahi / Modi / Saint Gobain
Flush Door	resting on 18mm thick marble / Granite frame on all four sides. Flush door with both side oil paint with heavy duty Brass hinges fitted with s. s screws handle from both sides etc.	Greenply / Global NS



Furniture	2" ht. storage units placed along the periphery of all sides of all wall, made of good quality 18mm thick commercial ply bounded with 1mm thick laminate. Internal sides of the unit and internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges, boltage, brush steel handle & locks. One Wash basin with Mirror to be provided. 2 nos. of Plastic Chairs	
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Elevators:

Item	Specification	Make
Type	Adequate no. of high speed elevators of min. 10 passenger capacity with the latest technology (infra-red door curtain, Fireman's switch, 2way communication system and Automatic rescue device with Airline finish SS body & VV F System. Minimum 1	OTIS/Schindler/ Mitsubishi/Thysenkrupp
Interior	no. of Stretcher Lift. The interior finish of Lift should be as follows: Car in scratch proof brush finished stainless steel of 304 grade. Flooring should be of Neoprene pad with approved adhesive. The Ceiling should be of S.S. with light fittings and exhaust fan. Small ceiling fan with auto on/off	



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Water Supply / Storage & External Plumbing:

Item	Specification	Make
Water down-take line	Should be of GI with zinc chromite coating / UPVC of sufficient dia. as specified by the MCGM	GI Pipe-TATA, Supreme, Astral CPVC/ UPVC -
Drainage line	PVC pipes/cast iron pipes as per the MCGM provision	PVC pipe – Prince or ISI make
Overhead Tank	RCC / Water proof tank as per the MCGM law. Separate partition to store Bore Well	
UG Tank	Water for the Flushing. RCC / water proof tank as per the MCGM law.	
Pump Room	With approved capacity Pumps (one stand by)	Gruntos
Bore well	Bore well will be provided with the pump and necessary pipe arrangement to satisfy the additional requirement of flushing & cleaning water. One Tab of bore water will be provided at Gr. Level for gardening & car wash purpose.	

Note : The Developers agrees to provide water connection lines & water tanks separately for Commercial & Residential Purpose.



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Miscellaneous:

Item	Specification	Make
Paint to Building Exterior	Apex Ultima/Damanis with 10 yrs. Warranty of shade fading. Water proofing coat should be applied before paint coat.	Asian Paint/ Nerolac/ Damanis
Fire-fighting System	As per the MCGM governing law/CFO requirement	Fire Doors- Signum/Kutty/Shakti
Stilt Area	The parking area and pathways shall be finished in heavy duty concrete interlocking paver block. Sub base with tri-mix concrete. Sufficient light & Ventilation to be maintain.	
Podium Area	The parking area and pathways shall be finished in non – skid tile. Sufficient no. of light points with the fittings will be provided.	
Electric Meter Room Letter Box	As per the MCGM/ Power suppliers governing rules 12" x 8" size decorative wooden polish letter box fixed from outside of the main door of each flat.	
EPABX Facility	EPABX system to be provided free of cost to all existing members connected with Security Cabin as per the requirement of Telecom company,	
External Site Development	The landscape proposal will be of low maintenance plantation.	
	The internal roads shall be finished in Concrete pre- cast RCC kerbs, with RCC covered drains. The parking area and pathways shall be finished in non-skid tiles. The sufficient nos. of Lighting posts should be provided with necessary fittings.	Luminaries- Phillips / Wipro
Compound Wall	UCR masonry along the total periphery of the plot of 8' ht. from the external road level and the top of it angular barbed wire fencing of additional 2'.	
Main Gate	2 nos. of designed Cast Iron decorative gates with paint finish with lighting mast on top of the gates pillar. (one large for vehicular movement and one small for pedestrians)	



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External Signage Board	Decorative Name plate publishing Society name should be put on the signage board with proper lighting	
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- In case of Mivan construction, specifications are subject to change with the consent of PMC.
- Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC.



Annexure No XXII

List of Approved Materials

Civil Work:

Sr. No.	Material	Make
1	Cement (43/53 Grade)	Gujarat Ambuja, ACC, L & T, Birla Super, Rajashree
2	Structural Steel	SAIL, TISCO, JINDA, ZENITH, LLOYD
3	Mild & TOR Steel	SAIL, TISCOMIZAG
4	Plasticiser	Fosroc, MC-Bauchemic, SIKA, Krishna Con-Chem, Sunanda Chemical
5	Waterproofing Compound	Accoproof, Impermo
6	Waterproofing Polymer	Roofex, Krishna Chemicals, Fosroc
7	Waterproof Cement Paint	Super Snowcem, Surfacem, Nitcocem
8	Hardware	Shalimar, Navbharat, AmarbhoyDossaji
9	Glazing	Hindustan Pilkinton, Triveni, Float Glass of Modi, Asahi
10	Red Oxide	Shalimar, Asian, Garware Paints
11	Paints & Distempers	Jenson & Nicholson, Berger, Asian, ICI, Goodloss, Nerolac
	Hardness	Ironite, Ferrok, Hardnate
13	Aluminium doors, doors, windows, partitions etc.	Jindal, Indian Aluminium Sections of HINDAL Co. or equivalent
14	Rolling shutters & grills	Standard, Swastik, Shudwar
15	G.I. Pipe	Tata, Bharat, Prakash, Zenith with ISI mark
16	Paver blocks	Conwood, Unifab, Super Tiles



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17	Chequered Tiles	NITCO or equivalent
18	Block Masonry	Factory made
19	Polycarbonate Sheet	G.E. Plastic or equivalent
20	Fly Ash	Dirk make
21	Non shrinkage grout	ACC, Fosroc, MC-Bouchemie
22	Flush & Panel Doors-ISI mark	Sejpal, Kutty flush door, Anand wood crafts, Shreeje doors
23	F.R.P. Doors	Advance Marketing Mosonite (Dupont)
24	PVC Pipes	Finolex or equivalent with ISI Mark
25	SW Pipes	Durn or equivalent
26	Ceramic Tiles	First Quality tile of Bell Ceramic, Johnson, Kajaria, NITCO
27	White / Coloured Glazed Tiles	First Quality tiles of H & R Johnson, NITCO
28	Precast RCC Inspection Chamber Covers	Pratibha Industries, Neeraj, Cement Structural
29	LA Class Pipes:	
	With rubber gasket (Tyton Joints)	IISCI, Ekelectro Steel Casting, NECO
	With Lead Caulked Joints Steel	IISCO, Kesoram, Visveswarrayya, NECO
	With flanged joints	IISCO, Bhadravata, Baroda Rolling Mills BRM, Premier, Electro Steel Casting, NECO
	With screwed on flanged joints	BRM, General Tubes (Hawa), NECO
30	Sanitary Fittings	Jaguar (Florentine series), Grohe
31	Glass Mosaic Tiles	Bissazza, Palladio
32	Water Meter	Captain or equivalent
33	Sanitary Wares	Cera, Hindustan, Parryware



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34	GI Fittings	TATA, Zenith, R. Brand
35	GM Valve Ball (Float Valves)	Leader, G GHawa
36	Water, Sewage & Fire Pump	Kirloskar, BEST & Crompton, Jyoti
37	CINR Valves	Kirloskar, IVC
38	CPVC Pipes	Finolex, Prince, Aashirwad, Astral

Electrical Work:

Sr. No.	Material	Make
1.	Pump	BEST & Crompton, Crompton WASP, Kirloskar, Mather & Att. Beacon Weir, KSB, Jyoti, Fair Bankmorse, Worthington, Kishor, Flow More.
2.	Motor	KEC, Bharat Bijlee, Jyoti, NGEF, Crompton, BHEL, GEC, Brown Broveri
3.	Ring Main Unit/HT Switches & Fuse Unit	MEI, Andrew Yule Souther, CG, Luc
4.	C.T. /P.T.	Pactil, Crompton
5.	Auto Transformer Starter	MEI, Kilburn, JMP, Siemens, Andrew Yule, GEC, KEC
6.	Tri-vector Meter	IMP, AE, Havell, Jaipur, ME
7.	Measuring Instruments	AMP, AE, UE, MECO, RISHLINE (L & T)
8.	Current Transformer	AE, Gilbert & Maxwell, IMP, Siemens, SEGC (C.S.)
9.	PVC Conduits, PVC Pipes	Garware, Pricision, Shakti, Circlearc, Gypsumular, Prince, Shaktiman, Sangir, EL-Mech.



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10.	HDPE Pipes	Finolex, Prince
11.	Ceiling / Table Fans / Air Circulators	Usha, Crompton, Bajaj, Cinni, Ralies, Orient, Polar, Almonard, Alfa
12.	G.O.D. Switches & Dropout Fuse Outfit	Kiran, Pactil, Atlas
13.	Sluice Valve	Kirloskar, IVC
14.	Butterfly Valve	Forbes, IVC, Kirloskar
15.	Lugs	Dowels, Lotus
16.	C.I. Pipes	Tisco, Zenith
17.	Chlorinator	Penwalt, Shree Mitra Purification
18.	Motor Protection Relay	Universal, L & T, Minilac, Siemens, C.S. Telemecanique, Indo Asian
19.	11 K.V. Cable/22 KV Cable	CCI (Tropodur), Asian, NICCO, ICL, Gloster, Torrent, Polycab with nitrogen curing facility
20.	Feeder Piller/Mini Piller	Gypsumular Brass Metal works, Anil Elect. Ind. Manisha, ABAK, Success Engineers
21.	Transformer	Kirloskar, Crompton, Bharat Bijlee, NGCF, Delta, KEL Sharun, TC Elect. Argus
22.	L.T. Cable	Tropodur (CCI), Gloster, Asian (S+M), NICCO, ICL, Space Cab, Indo Cab, Poly Cab, INCAB
23.	MCB & MCB DB	MDS, Schindler
24.	ELCB	MDS, Havells, Siemens, Schindler
25.	PVC Wires, Copper Aluminium	Finolex/PR/Havells, Pagoda



	Conductor, Flexible Cables	
26.	HRC Fuse	L & T, Indo Asian, Siemens, Havells, EE
27.	Fuse Switches/SW Fuse	L & T, Siemens, Crompton, Telemechanique, Indo Aisan, Havell, EE, HH-ELCON, Standard, KEW, Kalki, Sentinel, Stenly, Samarat
28.	Switches/Sockets	Clipsal/MDS
29.	Cable Glands	HME, EEW
30.	HC Fuse Distribution Board	CPL, EE, Essen, Stenly, KEW
31.	Air/Oil Circuit Breakers (HT/LT)	Kiburn, Easun, MEI, Jyoti, Andrew Yule, Siemens, L & T, GEC, Southern, BHEL, Telemechanique
32.	Energy Meters	Havells, Jaipur, ME
33.	Capacitor	Crompton, L & T, Siemens
34.	Steel Tubular Poles	Indian Electric Poles, Bombay Tubes, Nityanand, Rajan Tubes
35.	GI Pipes/Poles	Zenith, Tata, Bharat, Jindal
36.	Terminal Box, Bracket, Junction Box, Control Pillar	ELM, United, DVK, MEW
37.	Street Light Luminaires	Bajaj, Crompton, Phillips, Wipro, GE Apar
38.	Chokes/Igniters	Bajaj, Crompton, Phillips, Wipro, GE Apar
39.	Power Contractors	L & T, Siemens, Bharticultur, Hammer, Telemechanique, Schindler
40.	Lamps	Bajaj, Crompton, Phillips, Cema, HMT,



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		Electro, Surya, Mysore, Sylvania, Laxman
41.	Rotary/Select or Switches	L & T, Siemens, Kaycee, EE
42.	Post Top Lantern	Phillips, Crompton, Glolite, Bajaj, Parimal, Tulip, Wipro
43.	Street Light Controller/Timer	L & T (TSQ 100) 24 Hours Dial, ELM Indo Asian
44.	Alternators	Kirloskar, Greaves Cotton, Cummins, Ashok Layland, Cater Pillar, Stanford, CG, Newage Elect. Ltd.
45.	Diesel Engines	Kirloskar, Greaves, Cotton, Cummins, Ashok Leyland, Cater Pillar
46.	Flow Meters	Signet, Monetec, voryex
47.	Cable Joint Kit	Raychem, Xicon, Benson, Mahindra (Push on), M Seal.

Note : Whenever the developer will make 1st Sample Flat with all the specification/materials/commitments mentioned in Development Agreement , should be inspected by Society's PMC, Society Managing Committee and after confirmation by the society, developer may further work for the entire proposed rehab flats.

Annexure XXIII:

LEISURE/AMENITY FEATURES	
1	A variety of Exceptional Amenities
2	Gymnasium with world class fitness equipments
3	Dedicated spacious Banquet/Party Hall
4	Swimming Pool , Stea, SPA & Sauna
5	Kids Swimming With Slide
6	Clubhouses & Mini Theatre
7	Jogging Track



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8	Podium & Terrace Landscape Designed by Renowned Landscape Architect
9	Lush Foilage Over Podium Ramp
10	Indoor games
11	Jogging Track with a panaromic view of the city.
12	Dedicated Senior Citizen Community Zone
13	Zen Zone for yoga & meditation
14	Cozy sit-outs
15	Kids play area
16	Exercise lawn
17	Multi Function Party Zone
18	Screening Plants
19	Decorative Feature Wall
20	Exotic Tropical Plants With Shaded Sit-Outs
21	Chit Chat Corner
22	Cabana seating
23	Air conditioned society office
24	Water Fountains
25	Green Walls
26	Amphitheatre
27	Fruit, Maze & Zen Garden
28	Herbs & Spice Garden
29	Meeting & Guest Rooms
30	Butterfly Garden
31	Acupressure Walkway
32	Open Green Space
33	Ornamental Tree Zone
34	Cricket Turf
35	Music & Dance Zone
36	Outdoor Lounge
37	Flower Tunnel
38	EXOTIC TROPICAL PLANTS WITH SHADED SIT-OUTS
39	STAR GAZING AREA ON TERRRACE
40	TERRACE LAWN



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OSHIWARA EXSTING AND NEW AREA LIST

SR NO	ROOM NO	NAME	OLD AREA SQ.FT	NEW AREA	RESIDENTIAL/ COMMERCIAL
1	921	Mr. Shetty Ajit Diwakar	269.1	850	Residential
2	922	Mrs. Singh Seema Roshan	269.1	850	Residential
3	923	Mr. Ahmad Issrar Moujud	269.1	850	Residential
4	924	Mrs. Tad Kaushalya Amit	269.1	850	Residential
5	925	Mrs. Kamble Sadhana Bhimrao (Mr. Kamble Bhimrao Shankar: Associate Member)	269.1	850	Residential
6	926	Mrs. Avasthi Bhavana Sureshkumar	269.1	850	Residential
7	927	Mrs. Chauhan Sarala Sunil	269.1	850	Residential
8	928	Mrs. Pirwani Manju Atmaram	269.1	850	Residential
9	929	Mr. Mujahit Tajuddin Maqdoom Ali	269.1	704	Shops/Commercial
10	930	Mr. Mujahit Tajuddin Maqdoom Ali	269.1	704	Shops/Commercial
11	931	Mrs. Ajgaonkar Ranjana Pandurang	269.1	704	Shops/Commercial
12	932	Mr. Wadkar Mahesh Purushottam	269.1	704	Shops/Commercial
13	933	Ms. Shinde Sukrita Ram (Mr. Shinde Ram Pralhad: Associate Member)	269.1	850	Residential
14	934	Mr. Khan Toufique A	269.1	850	Residential
15	935	Mr. Jadhav Suryakant Ganpat	269.1	850	Residential
16	936	Mr. Chandure Anil Shyamrao	269.1	850	Residential
17	937	Mr. Kade Ganesh Bharat	269.1	850	Residential
18	938	Mr. Kade Bharat Dagadu	269.1	850	Residential
19	939	Mrs. Shaikh Qamerunnisa Irshad	269.1	850	Residential
20	940	Mrs. Sharma Meera Suresh	269.1	850	Residential
21	941	Mr. Vardhan V. G.	269.1	850	Residential
22	942	Mr. Mahendrakar Pandharinath Ramdas	269.1	850	Residential
23	943	Mr. Arolkar Mohan tukaram	269.1	850	Residential
24	944	Mr. Jadhav R. K.	269.1	850	Residential
25	945	Mrs. Jaggi Anamika Sanjeev (Associate Member: Mr. Sanjeev Jaggi)	269.1	850	Residential
26	946	Mr. Nagarani V. J.	269.1	850	Residential
27	947	Mr. Parte Vishnu Hariba	269.1	850	Residential
28	948	Mr. Agarwal Shankarlal Jhabarmal	269.1	850	Residential
29	949	Mr. Toraskar Suresh Tatoba	269.1	704	Shops/Commercial
30	950	Mrs. Toraskar Sudha Tatoba	269.1	704	Shops/Commercial
31	951	Mr. Gubitra Mohammed Altaf Salim	269.1	704	Shops/Commercial
32	952	Mr. Kanojiya Dinesh Phoolchand	269.1	850	Residential
33	953	Mr. Kanojiya Satish Pholchand	269.1	850	Residential
34	954	Mrs. Rauf Farzana Abdul	269.1	850	Residential
35	955	Mr. Jassal R. S.	269.1	850	Residential
36	956	Mrs. Khonnsa Indu Sanjeev	269.1	850	Residential
37	957	Mrs. Arora Meenu Suredrasingh	269.1	850	Residential
38	958	Mr. Khan C. S.	269.1	850	Residential
39	959	Mr. Khan Aarif Mohammed	269.1	850	Residential
40	960	Mr. Patel Rahul Bhanji	269.1	850	Residential
41	961	Mr. Dikshit Virendra Bhagirath	269.1	850	Residential
42	962	Mr. Shanbhag Gautam Vyankatesh	269.1	850	Residential
43	963	Mrs. Patel Ayesha Imayaz	269.1	850	Residential

OSHIWARA EXSTING AND NEW AREA LIST

44	964	Mrs. Baikar Smita Ramesh	269.1	850	Residential
		Mrs. Masurkar Vaishali Vishram (Mr. Masurkar Vishram Sahadeo: Associate Member)	269.1	850	Residential
45	965				
46	966	Mr. Patil Liladhar Ghanshyam	269.1	850	Residential
47	967	Mr. Bihari Minaz Kamal	269.1	850	Residential
48	968	Mr. Deshpande Anu Arun	269.1	704	Shops/Commercial
49	969	Mr. Deshpande Aniket Arun	269.1	704	Shops/Commercial
50	970	Mr. Deshpande Arun Pralhad	269.1	704	Shops/Commercial
		Mr. Chhabra Jagdish Singh + Mr. Tarun J. Chhabra : (Associate Member)	269.1	704	Shops/Commercial
51	971				
52	972	Mrs. Zinjurte Sunanda Daji	269.1	704	Shops/Commercial
53	973	M/s. Mastakar Auto Station	269.1	704	Shops/Commercial
54	974	Mr. Dutta Krishna S.	269.1	704	Shops/Commercial
55	975	Mr. Ansari Kabir Ahmed	269.1	704	Shops/Commercial
		Mr. Bhalekar Madhusudan Rukmaji	269.1	704	Shops/Commercial
56	976				
57	977	Mrs. Raut Pushpalata Prakash	269.1	704	Shops/Commercial
58	978	Mr. Manchanda S. C.	269.1	704	Shops/Commercial
59	979	Mrs. Suware Vijaya Vilas	269.1	704	Shops/Commercial
60	980	Mr. Chougule Shabbir Abdulla	269.1	704	Shops/Commercial
61	981	Mrs. Bhorania Mery Aalan Amin	269.1	850	Residential
62	982	Mrs. Jha Jaya S.	269.1	850	Residential
63	983	Mrs. Chouhan Laxmi Vijay	269.1	850	Residential
64	984	Mr. Mastakar Valbhav Kishor	269.1	850	Residential
65	985	Mr. Suware Vilas Pandurang	269.1	850	Residential
66	986	Mr. Shaikh Badruddin Khairuddin	269.1	850	Residential
67	987	Mr. Shaikh Samiuddin Badruddin	269.1	850	Residential
68	988	Mr. Creado Ashton Peter	269.1	850	Residential
69	989	Ms. Besh Rita Harbansingh	269.1	850	Residential
		Mr. Ajgaonkar Santosh Pandurang (Mr. Pandurang Vaman Thakur : Associate Member)	269.1	850	Residential
70	990				
71	991	Mr. Rane Shantaram Raghunath	269.1	850	Residential
72	992	Mr. Surve Ramesh Ganpat	269.1	850	Residential
73	993	Mr. Shaikh Imammuddin Abdul Gafoor	269.1	850	Residential
74	994	Mr. Moodbidri Subbayya Muttayya	269.1	850	Residential
75	995	Mr. Das Subhash Ramesh	269.1	850	Residential
76	996	Mrs. Das Sandhya Subhash	269.1	850	Residential
77	997	Mr. Momin Amir Hamja Mohammed	269.1	850	Residential
78	998	Mr. Pengal Satish Winfred	269.1	850	Residential
79	999	Mr. Singh Vijay Kumar Pannalal	269.1	704	Shops/Commercial
80	1000	Mr. Mansuri A.K.I.	269.1	704	Shops/Commercial
81	1001	Mrs. Agarwal Manjudevi	269.1	704	Shops/Commercial
82	1002	Mr. Bane Dattaram Shankar	269.1	704	Shops/Commercial
83	1003	Mr. Alabaksh Kader Saheb & Mrs. Zaibunissa Sayyed	269.1	704	Shops/Commercial
84	1004	Mr. Sanval Lalit	269.1	704	Shops/Commercial
85	1005	Mr. Kalanti Mahendra L. Mrs. Sawant Satyabhama	269.1	704	Shops/Commercial
86	1006	Narayan			
87	1007	Mr. Batatimiya Inaitulla	269.1	704	Shops/Commercial
88	1008	Mr. Gupta Narad & Hiranman	269.1	704	Shops/Commercial
89	1009	Mrs. Gothi Bhavani Anil & Mr. Gothi Anil Karsan	269.1	704	Shops/Commercial
90	1010	Mr. Shahari S. R.	269.1	704	Shops/Commercial
91	1011	Mr. Yadav Vijay Vishram	269.1	704	Shops/Commercial

OSHIWARA EXSTING AND NEW AREA LIST

92	1012	Mr. Gode Rohan Hari	269.1	704	Shops/Commercial
93	1013	Mrs. Sawant Suvarna Sudhakar	269.1	704	Shops/Commercial
94	1014	Mr. Jadhav Shyamal Bajirao	269.1	704	Shops/Commercial
95	1015	Mrs. Sen Reema Biswajit	269.1	704	Shops/Commercial
96	1016	Mrs. Parab Niramala Vishnu (Mr. Parab Vikas Vishnu : Associate Member)	269.1	704	Shops/Commercial
97	1017	Mr. Shahari Manish Tulsidas	269.1	704	Shops/Commercial
98	1018	Mr. Mehta Kersy Nariman	269.1	704	Shops/Commercial
		TOTAL	26371.8	77460	





बंदरा-९			
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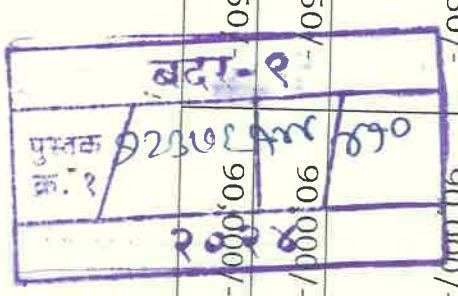
OSHIWARA EXSTING AND NEW AREA LIST

SR NO	ROOM NO	NAME	OLD AREA SQ.FT.	NEW AREA	RESIDENTIAL/COMMERCIAL	1 month + 1 year monthly Rent (in Rs.)	2 year monthly Rent (in Rs.)	3 rd year monthly Rent (in Rs.)	Brokerage (in Rs.)	Shifting charges (in Rs.) (IN & Out)
1	921	Mr. Shetty Ajit Diwakar	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
2	922	Mrs. Singh Seema Roshan	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
3	923	Mr. Ahmad Issrar Moujud	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
4	924	Mrs. Tad Kaushalya Amit	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
5	925	Mrs. Kamble Sadhana Bhimrao (Mr. Kamble Bhimrao Shankar: Associate Member)	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
6	926	Mrs. Avasthi Bhavana Sureshkumar	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
7	927	Mrs. Chauhan Sarala Sunil	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
8	928	Mrs. Pirwani Manju Atmaran	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
9	929	Mr. Mujahit Tajuddin Maqdoom Ali	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
10	930	Mr. Mujahit Tajuddin Maqdoom Ali	269.1	704	Shops/Commercial	1,00,000/-	1,10,000/-	1,21,000/-	2,00,000/-	Rs.25,000/- + Rs. 25,000/-
11	931	Mrs. Ajaonkar Ranjana Pandurang	269.1	704	Shops/Commercial	1,00,000/-	1,10,000/-	1,21,000/-	2,00,000/-	Rs.25,000/- + Rs. 25,000/-
12	932	Mr. Wadkar Mahesh Purushottam	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
13	933	Ms. Shinde Sukrita Ram (Mr. Shinde Ram)	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-



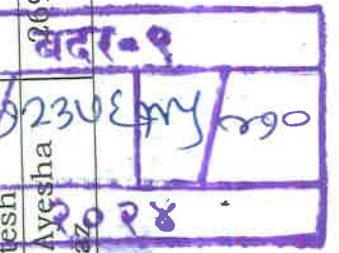
EXISTING AND NEW AREA LIST

		Pralhad: Associate Member)									
14	934	Mr. Khan Toufique A	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
15	935	Mr. Jadhav Suryakant Ganpat	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
16	936	Mr. Chandure Anil Shyamrao	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
17	937	Mr. Kade Ganesh Bharat	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
18	938	Mr. Kade Bharat Dagadu	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
19	939	Mrs. Shaikh Qamerunnisa Irshad	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
20	940	Mrs. Sharma Meera Suresh	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
21	941	Mr. Vardhan V. G.	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
22	942	Mr. Mahendrakar Pandharinath Ramdas	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
23	943	Mr. Arolkar Mohan tukaram	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
24	944	Mr. Jadhav R. K.	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
25	945	Mrs. Jaggi Anamika Sanjeev (Associate Member: Mr. Sanjeev Jaggi)	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
26	946	Mr. Nagarani V. J.	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	
27	947	Mr. Parte Vishnu Hariba	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- +	



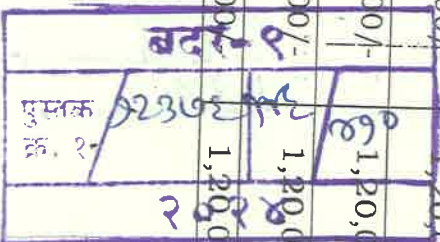
OSHIWARA EXSTING AND NEW AREA LIST

28	948	Mr. Agarwal Shankarlal Jhabarmal	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
29	949	Mr. Toraskar Suresh Tatoba	269.1	704	Shops/Commercial	60,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
30	950	Mrs. Toraskar Sudha Tatoba	269.1	704	Shops/Commercial	1,00,000/-	1,21,000/-	2,00,000/-	Rs.25,000/- + Rs. 25,000/-
31	951	Mr. Gubitra Mohammed Altaf Salim	269.1	704	Shops/Commercial	1,00,000/-	1,21,000/-	2,00,000/-	Rs.25,000/- + Rs. 25,000/-
32	952	Mr. Kanojiya Dinesh Phoolchand	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
33	953	Mr. Kanojiya Satish Pholchand	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
34	954	Mrs. Rauf Farzana Abdul	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
35	955	Mr. Jassal R. S.	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
36	956	Mrs. Khonnsa Indu Sanjeev	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
37	957	Mrs. Arora Meenu Suredrasingh	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
38	958	Mr. Khan C. S.	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
39	959	Mr. Khan Aarif Mohammed	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
40	960	Mr. Patel Rahul Bhanji	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
41	961	Mr. Dikshit Virendra Bhagirath	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
42	962	Mr. Shanbhag Gautam Vyankatesh	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
43	963	Mrs. Patel Ayesha Imtiyaz	269.1	850	Residential	45,000/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-



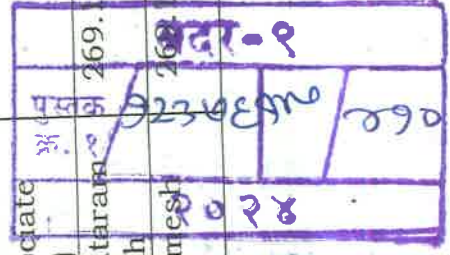
OSHIWARA EXSTING AND NEW AREA LIST

44	964	Mrs. Baiker Smita Ramesh	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
45	965	Mrs. Masurkar Vaishali Vishram (Mr. Masurkar Vishram Sahadeo: Associate Member)	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
46	966	Mr. Patil Liladhar Ghanshyam	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
47	967	Mr. Bihari Minaz Kamal	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
48	968	Mr. Deshpande Anu Arun	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
49	969	Mr. Deshpande Aniket Arun	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
50	970	Mr. Deshpande Arun Pralhad	269.1	704	Shops/Commercial	1,00,000/-	1,10,000/-	1,21,000/-	2,00,000/-	Rs.25,000/- + Rs. 25,000/-
51	971	Mr. Chhabra Jagdish Singh + Mr. Tarrun J. Chhabra: (Associate Member)	269.1	704	Shops/Commercial	1,00,000/-	1,10,000/-	1,21,000/-	2,00,000/-	Rs.25,000/- + Rs. 25,000/-
52	972	Mrs. Zinjurte Sunanda Daji	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
53	973	M/s. Mastakar Auto Station	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
54	974	Mr. Dutta Krishna S.	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
55	975	Mr. Ansari Kabir Ahmed	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
56	976	Mr. Bhalekar Madhusudan Rukmaji	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
57	977	Mrs. Raut Pushpalata Prakash	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
58	978	Mr. Manchanda S. C.	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-



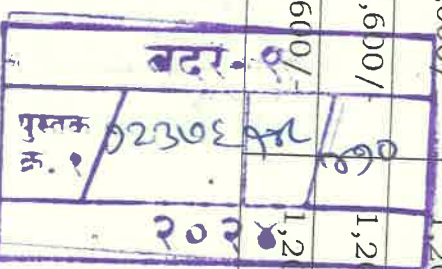
JSHIWARA EXSTING AND NEW AREA LIST

59	979	Mrs. Suware Vijaya Vilas	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs. 25,000/-
60	980	Mr. Chougule Shabbir Abdulla	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs. 25,000/-
61	981	Mrs. Bhorania Mery Aalan Amin	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
62	982	Mrs. Jha Jaya S.	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
63	983	Mrs. Chouhan Laxmi Vijay	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
64	984	Mr. Mastakar Valbhav Kishor	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
65	985	Mr. Suware Vilas Pandurang	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
66	986	Mr. Shaikh Badruddin Khairuddin	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
67	987	Mr. Shaikh Samiuddin Badruddin	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
68	988	Mr. Creado Ashton Peter	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
69	989	Ms. Besh Rita Harbansingh	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
70	990	Mr. Ajgaonkar Santosh Pandurang Vaman Thakur : Associate Member)	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
71	991	Mr. Rane Shantaram Raghunath	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-
72	992	Mr. Surve Ramesh Ganpat	269.1	850	Residential	45,000/-	49,500/-	54,450/-	90,000/-	Rs. 25,000/-



OSHIWARA EXSTING AND NEW AREA LIST

73	993	Mr. Shaikh Imamuddin Abdul Gáfoor	269.1	850	Residential	45,000/-	49,500/-	72,600/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
74	994	Mr. Moodbidri Subbayya Muttayya	269.1	850	Residential	45,000/-	49,500/-	72,600/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
75	995	Mr. Das Subhash Ramesh	269.1	850	Residential	45,000/-	49,500/-	72,600/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
76	996	Mrs. Das Sandhya Subhash	269.1	850	Residential	45,000/-	49,500/-	72,600/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
77	997	Mr. Momin Amir Hanja Mohammed	269.1	850	Residential	45,000/-	49,500/-	72,600/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
78	998	Mr. Pengal Satish Winfred	269.1	850	Residential	45,000/-	49,500/-	72,600/-	90,000/-	Rs.25,000/- + Rs. 25,000/-
79	999	Mr. Singh Vijay Kumar Pannalal	269.1	704	Shops/Commercial	60,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
80	1000	Mr. Mansuri A.K.I.	269.1	704	Shops/Commercial	66,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
81	1001	Mrs. Agarwal Manjudevi	269.1	704	Shops/Commercial	66,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
82	1002	Mr. Bane Dattaram Shankar	269.1	704	Shops/Commercial	66,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
83	1003	Mr. Alabaksh Kader Sahab & Mrs. Zaibunissa Sayyed	269.1	704	Shops/Commercial	66,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
84	1004	Mr. Sanval Lalit	269.1	704	Shops/Commercial	66,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
85	1005	Mr. Kalantri Mahendra L.	269.1	704	Shops/Commercial	66,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
86	1006	Mrs. Sawant Satyabhama Narayan	269.1	704	Shops/Commercial	66,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
87	1007	Mr. Batatniya Inaitulla	269.1	704	Shops/Commercial	66,000/-	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-



USHIWARA EXSTING AND NEW AREA LIST

88	1008	Mr. Gupta Narad & Hiranman	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
89	1009	Mrs. Gothi Bhavani Anil & Mr. Gothi Anil Karsan	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
90	1010	Mr. Shahari S. R.	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
91	1011	Mr. Yadav Vijay Vishram	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
92	1012	Mr. Gode Rohan Hari	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
93	1013	Mrs. Sawant Suvarna Sudhakar	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
94	1014	Mr. Jadhav Shyamal Bajirao	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
95	1015	Mrs. Sen Reema Biswajit	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
96	1016	Mrs. Parab Niramala Vishnu (Mr. Parab Vikas Vishnu : Associate Member)	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
97	1017	Mr. Shahari Manish Tulsidas	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
98	1018	Mr. Mehta Kersy Nariman	269.1	704	Shops/Commercial	66,000/-	72,600/-	1,20,000/-	Rs.25,000/- + Rs. 25,000/-
		TOTAL	26371.8	77460		52,60,000.00	63,52,500.00	1,05,00,000.00	49,00,000.00





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GURUKRUPA REALCON INFRABUILD LLP

C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703. | Email: gurukruparealcon@gmail.com
www.gurukrupagroup.in

To,
THE SECRETARY/CHAIRMAN,
OSHIWARA RIDDHI SIDDHI CHSL,
976, Adarsh Nagar, MHADA Scheme
Code No. 034, New Link Road, Oshiwara,
Jogeshwari (West), Mumbai 400 102.

Date: 20/06/2024

Sub.: Amended Offer

Ref.: 1. Our Meeting with Society and its Members dated 15/06/2024
2. Our Final Revised Offer Letter dated December 2022.

Dear Sir,

As per our discussion and negotiation in the meeting with your society and its members on 15/06/2024, our amended offer is as follows:

1. The area of Residential Premises (Flats) is revised as follows:

- Proposed MOFA carpet area (actual carpet area excluding internal walls): 815 sq. ft.
- Proposed RERA carpet area (actual carpet area including internal walls): 850 sq. ft.

The area of Commercial Premises is revised as follows

- Proposed MOFA carpet area (actual carpet area excluding internal walls): 700 sq. ft.
- Proposed RERA carpet area (actual carpet area including internal walls): 704 sq. ft.

3. Geysers shall be provided in Bathrooms

4. Swapping and exchange of Flats/shops/commercial with prior discussion with the Developer and Society

5. French Windows with soundproof toughened glass

6. Corpus Fund per Member

- 75% amount shall be paid upon vacating the existing premises.
- The balance 25% amount shall be paid upon possession of the proposed new premises.

7. After OC possession 1 month's rent shall be paid,

9. Before vacating 1 month's advance rent along with 1 months' notice shall be paid

10. In Commercial premises the internal slabs provision shall be provided (to whoever wants) but actual slab/floor can be proposed/casted post OC only.

11. In commercial premises Centralized /V.R.V. System shall be provided subject to Majority call.

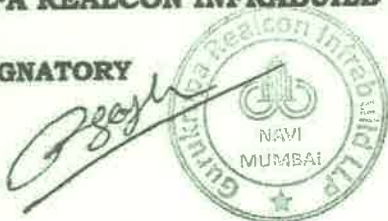
12. Maximum permissible Society office shall be provided as per DCPR 2034.

The above-mentioned amended offer shall be read in conjunction with our last revised offer letter dated December 2022.

Thanking You,

For **GURUKRUPA REALCON INFRABUILD LLP**

AUTHORISED SIGNATORY



Oshiwara Riddhi Siddhi Co-op. Hsg. Soc. Ltd.

RECEIVED

By Bhudekan M. R.

Inward No. 880

Date 20/06/2024





बदर-९			
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GURUKRUPA REALCON

GURUKRUPA REALCON INFRABUILD LLP

C-104, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703. | Email: gurukruparealcon@gmail.com | Date: 11/12/2022

To,
The Hon. Secretary,
Oshiwara Riddhi Siddhi CHS Ltd.,
976, Adarsh Nagar, Oshiwara,
Jogeshwari (W),
Mumbai- 400 102.

Sub.: Revised Offer for redevelopment of Oshiwara Riddhi Siddhi cooperative housing society

1. With reference to the bid offer invited by you for redevelopment of buildings of Oshiwara Riddhi Siddhi CHS Ltd. at Adharsh Nagar, Oshiwara, Jogeshwari (W), Mumbai 400102, I/we do hereby offer to redevelop your property under offer mentioned in our bid. I/we have inspected the site, read instructions, general conditions of contract, safety code, general specifications, technical specifications, list of approved materials and various annexures. I/ we do hereby declare that the information furnished in our offer Documents and in the supplementary sheets are correct to the best of my/ our knowledge and belief.
2. I/we have submitted the Cheque of Rs. 25,00,000/- (INR Twenty-Five Lakhs Only) as EMD and once I/we am/are shortlisted, will replace the same Cheque with Rs. 25,00,000/- (INR Twenty-Five Lakhs Only) Demand draft in the prescribed manner which, I/we will submitted to the office of Oshiwara Riddhi Siddhi CHS Ltd. with Bank Confirmation Letter in Original as advance deposit out of aggregate Rs. 1,00,00,000/- (INR One Crore Only). I/we do hereby agree that this amount of earnest money shall be forfeited by you in the event of my/ our failing to execute the agreement when called upon to do so within prescribed time.
3. I/we undertake to keep our offer for acceptance upto 180 days from the date of opening bid offer. I /we am / are enclosing herewith the detailed bidder profile as required. I / We hereby further agree that until a formal agreement is prepared and executed in accordance with articles of the agreement, this bid offer by itself will not constitute valid contract between us.
4. I/ we hereby agree and confirm that I/we have read and understood the contents of the Offer Documents document and I/we undertake that I/we shall not make /raise any claim / objection of whatever nature contrary thereto.

Yours Faithfully,

For GURUKRUPA REALCON INFRABUILD LLP

DESIGNATED PARTNER





GURUKRUPA REALCON INFRABUILD LLP

C-106, Vashi Plaza, Sector 17, Vashi, Navi Mumbai 400 703 | Email: gurukruparealcon@gmail.com

ANNEXURE 1

Sr. No.	Description	Remarks
1	Name in which the bid is submitted (Name of Developer/ Consortium/ SPV)	M/S. GURUKRUPA REALCON INFRABUILD LLP
2	Nature of bidder	LLP
3	Registered address / Tel. no. of the bidder (In case of Consortium, SPV or any other joint venture, please specify registered address and tel. no. of each of the members / partners with documentary evidence)	REG. ADD.: C-106, VASHI PLAZA, SECTOR-17, VASHI, NAVI MUMBAI-400703. CORP. ADD.: BLDG.45, 1 ST FLOOR PANTNAGAR, GHATKOPAR EAST MUMBAI-400075.
4	Name & contact details of authorised representative with evidence	MAHESH LIRA VERAT (DIRECTOR) 9833138284
5	Duly certified documentary evidence for nature of bidder (In case of Consortium, SPV or any other joint venture, also give details and documentary evidence for each of the members / partners)	Provide the list of documents attached: PAN COI LLP AGREEMENT
6	Duly certified Audited Annual Reports / Balance Sheets / P & L Accounts of the bidder for the last 3 years. (In case of Consortium, SPV or any other joint venture, give details of each of the members/partners)	AS PER ANNEXURE "A"
7	Net worth of bidder (duly certified) (In case of Consortium, SPV or any other joint venture, specify net worth of each of the members/partners)	500CR.



बदर-९		
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8	Bankers Certificate regarding solvency of the bidder.	50CR.
9	Experience with details of completed / ongoing projects by the bidder. (In case of Consortium, SPV or any other joint venture, give details of projects by each of the members / partners)	AS PER ANNEXURE "B"
10	Total constructed area under redevelopment projects till date.	30LAKHS SQ.FT.
11	Experience with details of completed / ongoing projects involving redevelopment on MHADA plot in Mumbai with total plot area & no. of tenements. (If any) (In case of Consortium, SPV or any other joint venture, give details of projects by each of the members / partners)	AS PER ANNEXURE "B"
12	Arbitration & Litigation Record, if any	NO



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GURUKRUPA REALCON INFRABUILD LLP

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Sr. No.	Particulars	Remarks		
		Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use)	Internal D P Road Facing 29 Rooms (Commercial Use)	Internal Gally Facing 58 Rooms (Residential Use)
1	Maximum Carpet Area for residential tenement including Fungible per member	MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area <u>660</u> sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area <u>666</u> sq.ft.	MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area <u>660</u> sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area <u>666</u> sq.ft.	MOFA Carpet Area (Actual Carpet Area excluding internal walls) Prop. Carpet Area <u>785</u> sq.ft. RERA Carpet Area (Actual Carpet Area including internal walls) Prop. Carpet Area <u>817</u> sq.ft.
2	Corpus fund / member (in INR) (A method to achieve zero charges towards maintenance of the buildings and amenities for its Rehab Component is solicited while offering corpus fund and amenities) <i>Schedule of Corpus Fund payment</i>	Rs. 20 lac/- /- Member	Rs. 20 lac/- /- Member	Rs. 20 lac/- /- Member
		Schedule of Corpus Fund payment		
		50% on vacating 50% on possession		
	Monthly rent for temporary alternate accommodation per member (in INR)	For Link Road Facing Room- Rs.1 lac/- /Month For Adjacent room- Rs.60000/- /- Month	Rs. 60000/- /- Month	Rs. 45000/- /- Month
	Schedule of payment of rent	Monthly Rent - Yes/No Half Yearly - Yes/No Yearly - Yes/No Total Rent - Yes/No	YES	YES

बदा-९

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GURUKRUPA REALCON

GURUKRUPA REALCON INFRABUILD LLP

C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703. | gurukruparealcon@gmail.com

C-106, Vashi Plaza, Sector-17, Vashi, Navi Mumbai - 400 703. ✉ gurukruparealcon@gmail.com				
Sr. No.	Particulars	Remarks		
		Link Road Facing 6 Rooms + Adjacent 5 Room = 11 Rooms (Commercial Use)	Internal D P Road Facing 29 Rooms (Commercial Use)	Internal Gally Facing 58 Rooms (Residential Use)
5	Temporary Society Office or Rent for Society till possession of new office	Rs.35000/- Month		
6	Temporary Society office Monthly Expenditure (Till the Possession of New Society office) Minimum Rs.20,000/-	Rs.20000/- Month		
7	Brokerage	2 RENT		
8	Shifting charges(to and fro)	Rs.50000/-		
9	Bank Guarantee from a nationalised bank	Rs.10 CR (for entire project)	Bank Guarantee reduction stages 1) 35 % @Stage of PLINTH 2) 15 % @Stage of 4TH SLAB 3) 20 % @Stage of 15TH SLAB 4) 20 % @Stage of FULL R.CC 5) 10 % @Stage of POSSESSION	
10	Society Corpus Fund	Rs.51 LAC/-		
11	One car park per member	Yes	Nature of parking 1) Surface Parking	
12	Completion period after obtaining full approvals of proposal	Rehab Component 3 years	Sale/ Entire Project 3 years	
13	Occupation period of the rehab buildings after Commencement Certificate	30 MONTHS		
14	Tentative period of completion of the entire project including Sale component with infrastructure and amenities	36 MONTHS		
15	Offer validity period	90 DAYS		

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GURUKRUPA REALCON INFRABUILD LLP

C-106, Vashi Plaza, Sector 17, Vashi, Navi Mumbai 400 703 | Email: gurukruparealcon@gmail.com

ANNEXURE IV

Sr. No.	Particulars	Remarks
1	Clear height for residential flat (minimum 9'6" Feet clear height is solicited)	9'6" Feet clear height
2	Height for commercial unit / shop (minimum 13'9" including Slab as per MCGM norms height is solicited)	13'9" including Slab
3	Community hall of capacity of minimum 500 persons	YES
4	Recreation / health club with all modern facilities for Rehab component	YES
5	Recreation ground/Playground with jogging track	YES
6	LPG pipe gas line	YES
7	Provision for 24 hours water supply	YES
8	Fully furnished society office (with area in Sq.Ft.)	MINIMUM 200 SQ. FT.
9	Generator for elevators and common areas	YES
10	Firefighting system and equipment according to international standards	YES
11	Solar system for compound and street lighting	YES
13	Security / surveillance System	YES
	Rainwater harvesting	YES
	Common Area with Toilet Block	YES

Note: Additional amenities offered to be annexed separately along with Annexure IV



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GURUKRUPA

GURUKRUPA REALCON INFRABUILD LLP

C-106, Vashi Plaza, Sector 17, Vashi, Navi Mumbai 400 703 | Email: gurukruparealcon@gmail.com

Note: The offer given under 33 (5) in DCPR 2034 above is a provisional offer and will not be considered for selection of developer. If the proposed amendments to Regulation 33 (5) come into effect during the redevelopment process and if the same are beneficial to the members of the Oshiwara Riddhi Siddhi CHS Ltd., the said provisional offer may be taken into consideration for negotiations with the selected developer if feasible & accepted by members of Oshiwara Riddhi Siddhi CHS Ltd.



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महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



PUID: 77579905421

गाव/पेठ : ओशिवरा		तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१/१			६२३६.८०	सी	र. १४९.२० ता १/८/७१ पासून

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९७३	[मे. बयारामजी जीजीभाय प्रा. लि.]
	(न. भू.अ (४) यांचेकडील क्र. न. भू. ओ/१ ला २५/७/७३ आदेश
पट्टेदार :	
इतर भार :	
र. श्रे : श्री गुरु राघवेंद्र स्वामी वृंदावन मुंबई.	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कन
31/12/2009	मा. विशेष भूसंपादन अधिकारी क्र. ५ यांचेकडील ताबा पावती क्र. एल.ए.क्यू २५/ओशिवरा दिनांक १/२/७९ व निवाडा दिनांक २८/५/१९७९ अन्वये बहिरामजी जीजीभाय यांचे मालकीची न.भू.क्र. १/१ चे क्षेत्र ६२३६.८ चौ.मी. ही जागा मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांनी ताब्यात घेतलेने बहिरामजी जीजीभाय यांचे नाव कमी करून मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांचे नाव दाखल केले.		H मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ, मुंबई	क्र. ४३२ प्रमाणे सही- 31/12/2009 न.भू.अ.अंधेरी
31/12/2009	मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ, मुंबई यांनी सह जिल्हा निबंधक वर्ग २ (अमिलेख) मुंबई नोंदणीकृत भाडेपट्ट्यान्वये ३० वर्षे कालावधीसाठी दिल्याने पट्टेदार सदरी नांवाची नोंद केली.	पी/2066/91 व 2067/91/03/09/2005	L श्री. गुरु राघवेंद्र स्वामी वृंदावन मठ, मुंबई (क्षेत्र ५४३८.४९ चौ.मी.)	क्र. ४३३ प्रमाणे सही- 31/12/2009 न.भू.अ.अंधेरी
16/12/2015	मा. जमाखर्च आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प.अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू. ओशिवरा यांचेकडील क्र. ७१९ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी यातरीत करून सहा हजार दोनशे छत्तीस पूर्णांक आठ दशांश चौ.मी. नमूद केले.		THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 मुंबई उपनगर जिल्हा मठ	क्र. ७१९ प्रमाणे सही- 16/12/2015 न. भू.अ.अंधेरी

हि मिळकत पत्रिका (दिनांक 31/01/2019 12:01:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 22/03/2024 10:03:55 AM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2204100001684136 हा क्रमांक वापरावा.





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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202302111448085 D.P. Rev. dt. Refer Inward Number: K/W/2023/111448173 Payment Dated 27/02/2023

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

DP 2034 Remarks

To,

Mr./Mrs. SAMBAJI ARJUN PATIL
BHAGIRATHI REASIDENCY, GANESH NAGAR, RAMESHWADI, BADLPUR (WEST)

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 1(PT) of OSHIWARA Village situated in K/W Ward, Mumbai.

Ref : Application u/no. K/W/2023/111448173 Payment Challan No. DP34202302111448085 Dated 27/02/2023 certifying payment of charges made under Receipt no. 3728975746 Dated 27/02/2023

Gentleman/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.	1(PT)	
Village	OSHIWARA	
Development Plan 2034 referred to Ward	K/W	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 13.4 m (3 nos) and Proposed Road 9.15 m (3 nos)
	Proposed Road Widening	13.4 m (2 nos), 9.15 m (2 nos) and 20.6 m
Sanctioned Excluded Portion: EP-KW133 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022. EP-KW141 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020. EP-KW133 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022. EP-KW141 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020.		
Reservation affecting the Land [as shown on plan]	RE1.1+ROS1.4(Municipal School + Play Ground)(Part of larger reservation)(1(PT): 113.07 sqm),ROS1.5(Garden/ Park)(Part of larger reservation)(1(PT): 2833.82 sqm) and ROS1.5(Garden/ Park)(1(PT): 3422.16 sqm)	
Reservation affecting the Land [Sanctioned Modification]	SM NO: SM-KW25 SM NO: SM-KW25	Affected Area - 1(PT) :298.282 sqm

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

CHE/DP34202302111448085/DP/K/W

		SM NO: SM-KW25 SM NO: SM-KW25 SM NO: SM-KW25 SM NO: SM-KW25	Affected Area - 1(PT) :607.992 sqm Affected Area - 1(PT) :488.765 sqm Affected Area - 1(PT) :435.481 sqm Affected Area - 1(PT) :3123.878 sqm Affected Area - 1(PT) :34.227 sqm Affected Area - 1(PT) :140.781 sqm Affected Area - 1(PT) :53.951 sqm Affected Area - 1(PT) :1421.990 sqm Affected Area - 1(PT) :59.534 sqm
EP NO: EP-KW133 EP NO: EP-KW141 EP NO: EP-KW133 EP NO: EP-KW141			
DP 2034 Remarks			
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.			
Reservation abutting the Land [as shown on plan]	NO		
Existing amenities affecting the Land [as shown on plan]	EPU5.2(Electricity Transmission & Distribution Facilities)(1(PT): 355.96 sqm),EE1.2(Primary & Secondary School)(1(PT): 2612.19 sqm),EPU2.1(Fuel Station)(1(PT): 1411.27 sqm) and EOS2.6(Recreation Ground)(Part of larger existing amenities)(1(PT): 670.27 sqm)		
Existing amenities affecting the Land [Sanctioned Modification]	SM NO: SM-KW25	Affected Area - 1(PT) :181.564 sqm	
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.			
Existing amenities abutting the Land [as shown on plan]	NO		
ROAD	SM NO: SM-KW35 SM NO: SM-KW35	Affected Area - 1(PT) :432.457 sqm Affected Area - 1(PT) :44.695 sqm	
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.			
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		
Buffer line of Metrorail	The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.		
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS 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.			
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.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/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

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 150 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 13298102, 0.00 meters far) has invert level 26.15 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 28.60 meters and maximum 32.80 meters ground level with reference to Town Hall Datum (THD)

High Voltage Line:

High Tension Power Lines are passing accross the land under reference, specific remarks shall be obtained separately from concerned electric company

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.T.S. No.(s) 1(PT) of Village OSHIWARA in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 36.60mts. i.e. (120.0' approx.) wide Link Road. marked in red colour on the RL plan submitted by you.

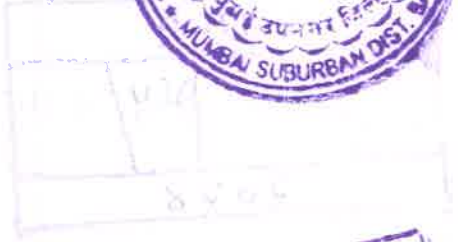
REGULAR LINE REMARKS (Survey):

As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 1(PT) of Village OSHIWARA in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

Acc: As Plan

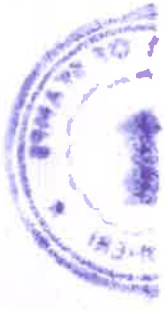
Note: The above information is as per the data received from concerned MCGM Departments.



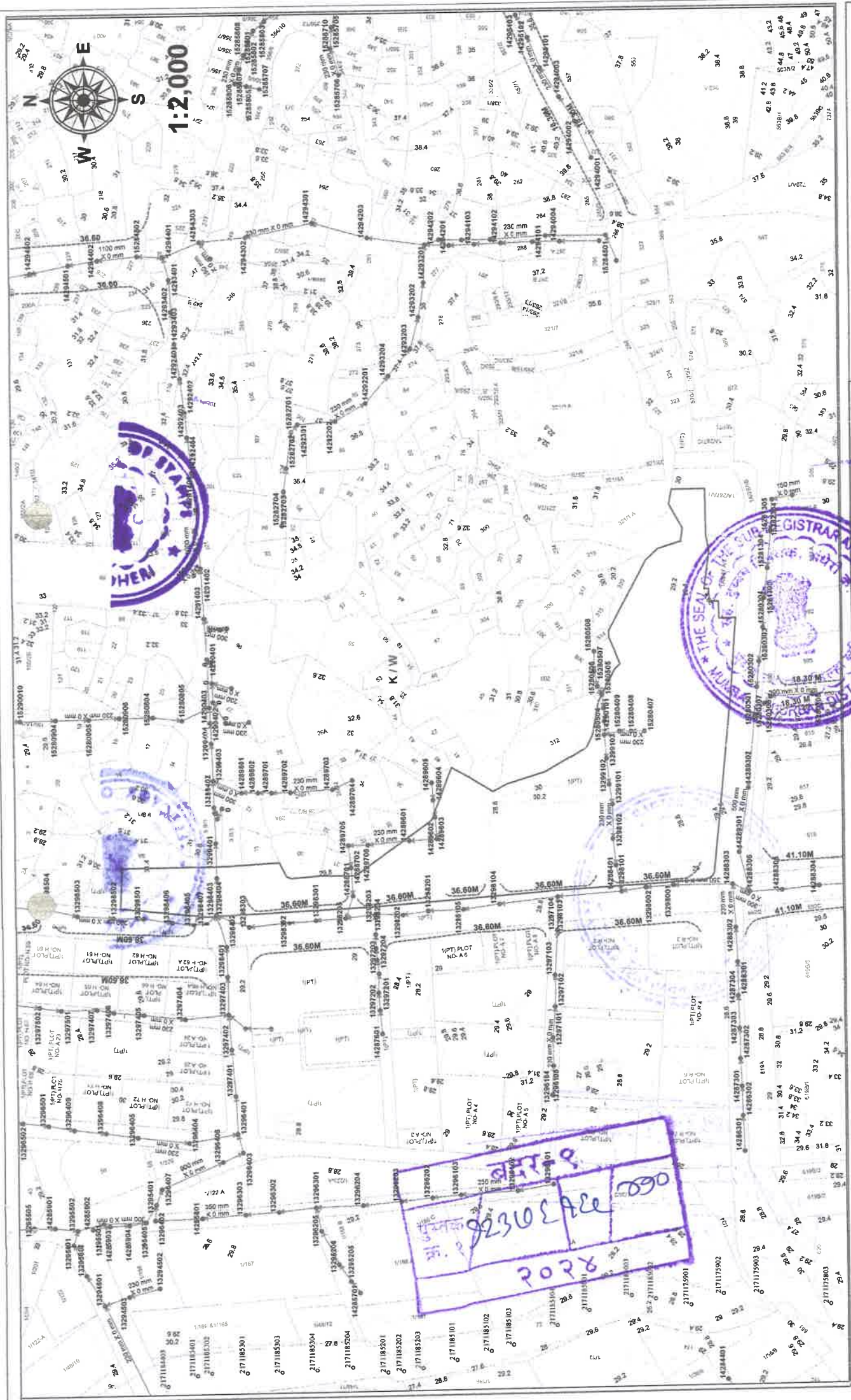


बदर-९			
पुस्तक क्र. १	१२३४५	१६६	७७०
२०२४			





बदल-१			
पुस्तक क्र. १	9230	एएल/११०	
२०२४			



Legend

- Sewer Manholes
- Storm Water Drains
- Survey Road Lines
- S.W.D Manholes
- Contours
- Traffic Road Lines
- Sewer Lines
- Ward Boundary

Land Bearing CTS No(s) 1(PT) of OSHIWARA Village, K/W Ward No. 3

This plan is to be read with additional information given in letter no CHE/DP3420230211448085/DP/WS/K/W

Brihanmumbai Municipal Corporation
(Development Plan Department)





बुकिंग-१			
पुस्तक	१२३४५	१००	४९०
क्र. १			
२०२४			



महाराष्ट्र MAHARASHTRA

2023

98AA 689710



जिल्हा कोषागार कार्यालय, कोल्हापूर

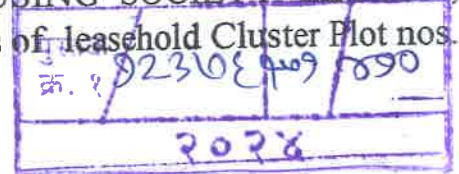
14 MAY 2024

मुद्रांक प्रमुख लिपिक

**INDEMNITY BOND**

I, **Mr. Mahesh Lira Verat**, (PAN No. **AEGPV3738J**), age **35** years, major, Indian Inhabitant, resident of Mumbai do hereby state on solemn affirmation as under;

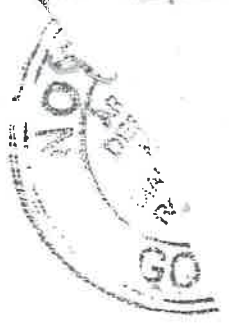
- I say that, I **Mr. Mahesh Lira Verat**, designated and authorised partner of M/s. **GURUKRUPA REALCON INFRABUILD LLP** and that M/s. **GURUKRUPA REALCON INFRABUILD LLP** have received the Development Rights of **OSHIWARA RIDDHI SIDDHI CO-OPERATIVE HOUSING SOCIETY LIMITED**, situated on all that pieces and parcels of leasehold Cluster Plot nos.



ज०५५५-२/Annexure-II

१. मुद्रांक विक्री नोंदवही अनु क्रमांक/दिनांक	17669
२. दस्ताचा प्रकार	
३. दस्त नोंदणी करणार आहेत का ?	होय/नाही
४. मिळकतीचे सोडवण्यात वर्णन	Mahesh Lira Verat
५. मुद्रांक विकत घेणाऱ्याचे नांव व सहा	C-106, Sector-17, Vashi Plaza
६. हस्ते असल्यास त्याचे नाव, पत्ता व सही	Vashi, Navi Mumbai - 400703
७. दुसऱ्या पक्षकारांचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रेत्याची ठिकाण/पत्ता	निलेश सी. भोजने परवाना क्र.१२०१०३३ सी-२/४/०:१, सेक्टर ३, वाशी, नवी मुंबई-४००७०३.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
भदाक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे



17 MAY 2024

17 MAY 2024



वट्टा-९	
पुस्तिका क्र. १	१२३०६ १२/४९०
१८९४	

921 to 1018 (both inclusive), bearing Survey No. 41 (Part), CTS No. 1(Part), Sub plot no. C-4, MHADA Scheme Code No. 034, Economic Weaker section scheme, Lower income group, lying and situate at Adarsh Nagar, Oshiwara, Jogeshwari (West), Mumbai 400 102 and admeasuring about 4092.96 square meters or thereabouts situated at Adarsh Nagar, Oshiwara, Mumbai 400 102, within the Registration Sub-District of Bandra Bombay Suburban District (hereinafter referred to as the "Land") together with a building standing thereon known as comprising of two wings, each having ground plus 5 (Commercial and podium) upper floors consisting of 6 to 29 Floor residential flats lying and being situated within the Registration Sub-District of Bandra and Bombay Suburban.

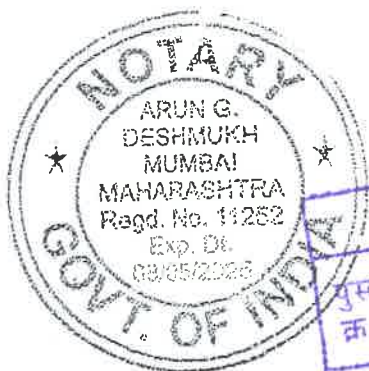
2. I say that we have not received any offer letter from MHADA.
3. I say that once we receive the offer letter from MHADA we shall execute a supplementary Development Agreement including the same.

Whatsoever stated herein above is true and correct to the best of my knowledge and belief.

Solemnly affirmed at Mumbai

This ____ day of _____, 2023.

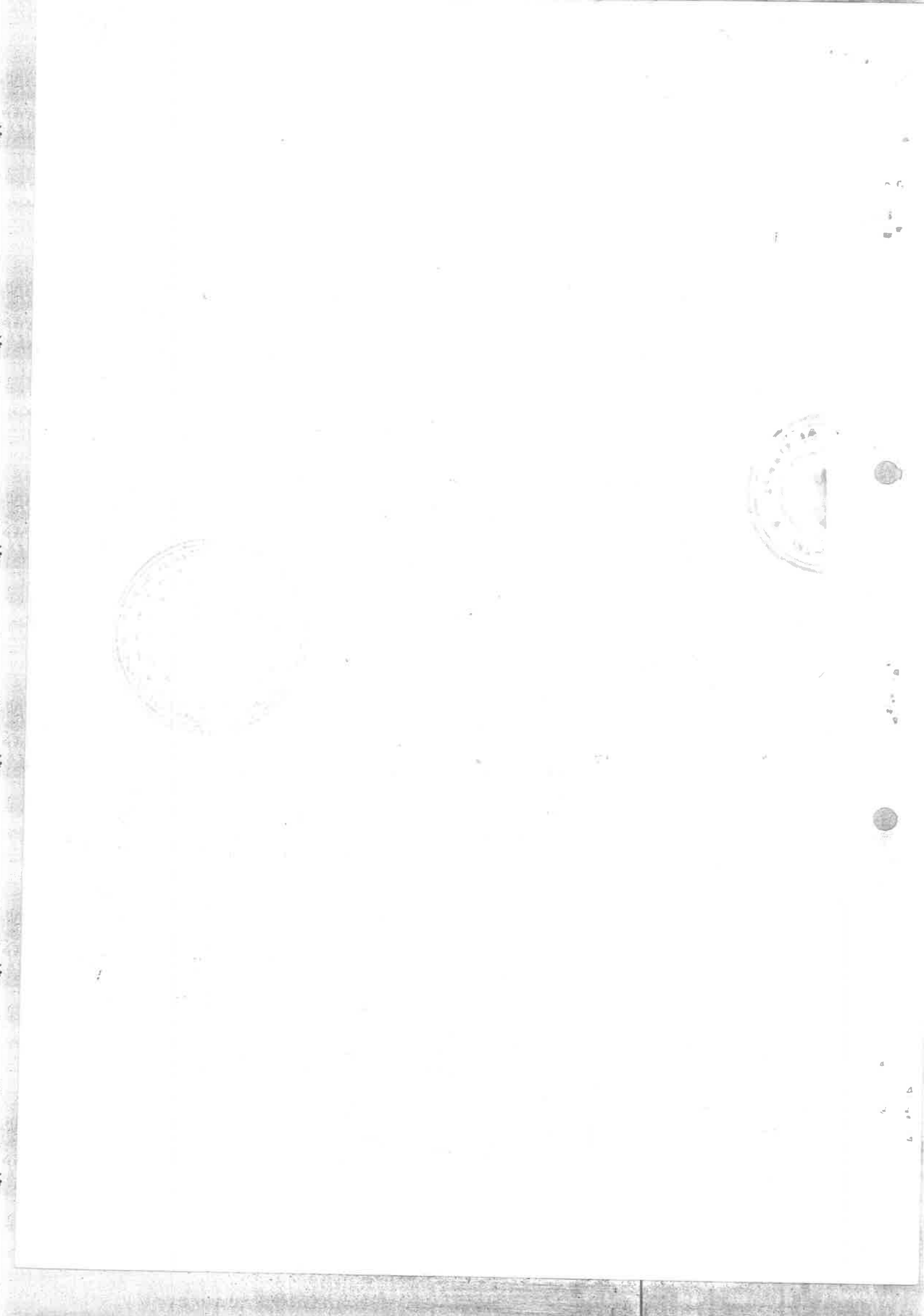
Deponent



BEFORE ME

ARUN G. DESHMUKH
REGD. No. 11252 B.Com., LL.B.,
ADVOCATE HIGH COURT
NOTARY GOVT OF INDIA
C/11, 1st Floor, 1st Floor, Bldg.,
Basement Near Family Court, S.T.C., Bandra-51





घोषणापत्र

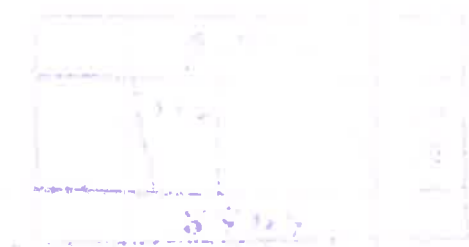
मी पद्मा डावरा याद्वारे घोषित करतो की, दुय्यम निबंधक-७६५-९
यांचे कार्यालयात विष्णू कुरसे या शिषकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री राज. शावदा व इ. यांनी दि २०/७/२५ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक २२/७/२५

Shree
कुलमुखत्यारपत्रधारकाचे नाव
व सही



नं. १		
पुस्तक क्र. १	१२३४५	१०४ ०९०
२०२४		





भारतीय गैर न्यायिक

सौ रुपये

Rs. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

MAHARASHTRA

13AB: 15301437

प्रधान मुद्रांक कार्यालय, मुंबई

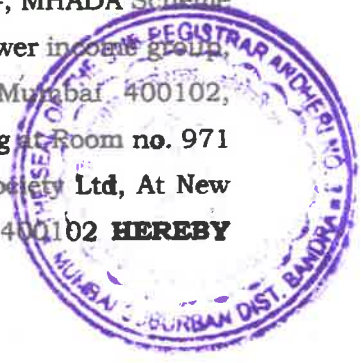
प.मु.वि.क. ८००००९९

- 9 JUL 2024

सकल अधिकारी

SPECIFIC POWER OF ATTORNEY

श्रीम. एल. एस. सांगने
ALL TO WHOM THESE PRESENTS SHALL COME, I, RAJ JAGDISH CHHABRA, Age 52 Years, PANAEZPC4806P Indian Inhabitant having property address at Room No. 971, "OSHIWARA RIDDHI SIDDHI CO-OPERATIVE HOUSING SOCIETY LTD." situated at 976, Adarsh Nagar, Plot bearing CTS no. 1(part), Sub plot no. C-4, MHADA Scheme Code No. 034, Economic Weaker section scheme, Lower income group, New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102, (hereinafter referred as "Executor") presently residing at Room no. 971 at Oshiwara Riddhi Siddhi Co-Operative Housing Society Ltd, At New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102 HEREBY SEND GREETINGS;



[Signature]

[Signature]

बदर-९	
पुस्तक	७२३०६१५७७०
क्र. १	
२०२४	



27091

19 JUL 2024

जोडपत्र-२ / Annexure - II

१ मुद्रांक विक्री सेंदवही अनु. क्रमांक/दिनांक

२. दस्ताचा प्रकार

POWER OF ATTORNEY

३. दस्त नोंदणी करणार आहेत का ?

४. विळकतीचे थोडक्यात वर्णन

५. मुद्रांक विकत घेणाऱ्याचे नाव व सही

६. हस्ते असल्यास त्यांचे नाव व सही

७. दुसऱ्या पक्षकालाचे नाव

परवानाधारक मुद्रांक विक्रेत्याची सहा व परवाना क्रमांक

परवाना क्रमांक ८००००११

- विक्रीचे ठिकाण/पत्ता : सौ. कांछन हर्षद बोयाळे

शा. नं. २, चल्डाग म. ८. कोल्हट पैदानासमोर,

सा. नं. १, पंढिराजबळ, खेरनगर, बांद्रा (पूर्व), पु. नं. ४०००५३

या परवानाधारक मुद्रांक शुल्क खरेदी केला त्यांनी त्याच

काल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

Raj. J. Chhabra

Andheri

Tarun. J. Chhabra



बंदर-९		
पुस्तक क्र. १	923UEAUE	०९०
२०२४		



WHEREAS:

A. I am a Member/Tenant of the **OSHIWARA RIDDHI SIDDHI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society Incorporated and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, vide registration no. MUM/T&A/MHADB/HSG/(TC)/13066/Year 2011-2012, (herein- after referred to as the said "**Society**"). And I/we are the absolute owner of the flat no. **971**, in the Oshiwara Riddhi Siddhi Co-Operative Housing Society Limited situated on New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102 (hereinafter referred to as the "**said Flat**").

B. The said Society has granted the right of redevelopment of the said Society to **GURUKRUPA REALCON INFRABUILD LLP**, having its registered office at C - 106, Vashi Plaza, Plot No. 80/81, Sector 17, Vashi, Navi Mumbai - 400703, by demolishing the existing building of **OSHIWARA RIDDHI SIDDHI CO-OPERATIVE HOUSING SOCIETY LTD.** and for commencing and completing the redevelopment process. The Developer requires executing and registering the Development Agreement /Redevelopment Agreement and/or any other relevant document/s to be executed and registered by me/us in favour of the Developer.

C. Due to some personal difficulty, I/we am/are unable to remain personally present before the office of the concerned Sub - Registrar of Assurances for executing, admitting and registering the Redevelopment Agreement and/ or any other relevant document/s to be executed and registered by me/us in favour of Developer.

D. I/we am/are desirous of appointing some fit and proper person to be my/our true and lawful Attorney to act on my/our behalf and in my/our name to do or cause to be done all execution, admission, acts, deeds, registration, matters and things, for such purpose.

E. Therefore, it is necessary and expedient for me/us to nominate, constitute and appoint, some fit and proper person as my/our true and lawful Attorney to carry out for me/us and on my/our behalf deeds, matters and things referring above and I/we am/are desirous to appoint my/our **BROTHER** (relation) Mr/Mrs./Ms. **TARUN JAGDISH CHHABRA**, aged 50 years, having PAN no. **AEYPL3353C** resident of Room no. 971 at Oshiwara Riddhi Siddhi Co-Operative Housing Society Ltd, At New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102, (address) (hereinafter referred to as the "**SAID CONSTITUTED ATTORNEY**") to carry out the



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2098	

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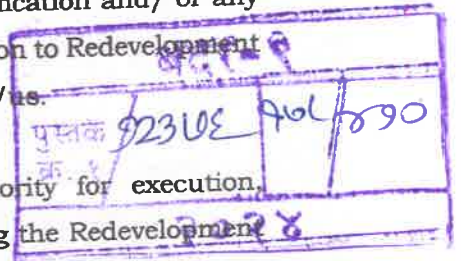
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above mentioned acts, deeds, matters and things by executing and registering the concerned documents for me/us and on my/our behalf which said Constituted Attorney has agreed to do so.

NOW KNOW YOU ALL AND THESE PRESENT WITNESS THAT;

I/we, **RAJ JAGDISH CHHABRA**, residing at Flat no. **971** in Oshiwara Riddhi Siddhi Co-Operative Housing Society Limited situated on New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102, hereby nominate constitute and appoint as Constituted Attorney to **TARUN JAGDISH CHHABRA** as my/our true and lawful Attorney with full authority to do, execute and register the following acts, deeds, matters and things for me/us and on my/our behalf;

1. To sign, execute, register the required documents such as Development Agreement/ Redevelopment Agreement and/or any other relevant documents and incidental documents such as Supplementary Deed, Permanent alternate accommodation agreement, Irrevocable Power of Attorney, Consent Term/affidavit, Rectification Deed, Deed of Modification, etc. and/or any other relevant documents required for redevelopment of the said Society.
2. To represent and lodge, in any office of Sub-Registrar of Assurances, the aforesaid proposed Development Agreement or any other document/s in relation to Redevelopment of the said Society, mentioned hereinabove.
3. To present for registration and admit execution of proposed Redevelopment Agreement or Development Agreement and incidental documents such as Supplementary Deed, Irrevocable Power of Attorney, Consent Term/affidavit, Permanent alternate accommodation agreement of flat in my name, Rectification Deed, Deed of Modification and/ or any other relevant document/s on my/our behalf in relation to Redevelopment of the said Society, executed or to be executed by me/us.
4. To appear before the Notary or any other authority for execution, affirmation of document/s behalf of me/us regarding the Redevelopment of the said Society.
5. To do all other acts and things that may be necessary or incidental in respect of the Redevelopment of the said Society.



[Signature]

[Signature]

THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 1, 1900



TO THE SECRETARY OF THE ARMY
FROM THE SECRETARY OF THE ARMY
JANUARY 1, 1900

THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 1, 1900

THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 1, 1900

THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 1, 1900

THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 1, 1900

THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 1, 1900

6. The Power is confined only to the execution and registration of the documents as mentioned above and shall not be valid for any other purpose and creating any third-party rights including the sale of the property. Any acts matter, deeds things which is contrary and /or inconsistent to whatever is said hereinabove shall not be binding upon me/us.

7. To accept and sign a possession letter on my/our behalf regarding the possession of the new flat to be provided by the developers in lieu of my abovementioned old premises no. 971.

8. AND I/we do ratify and confirm whatever the said Constituted attorney lawfully does shall be concerned as done by me/us only for the abovementioned transfer of Share Certificate purpose and documents related to redevelopment of the said property.

IN THE WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

Signed and delivered)

By the withinnamed EXECUTOR)

RAJ JAGDISH CHHABRA)

In the presence of.

- 1.
- 2.

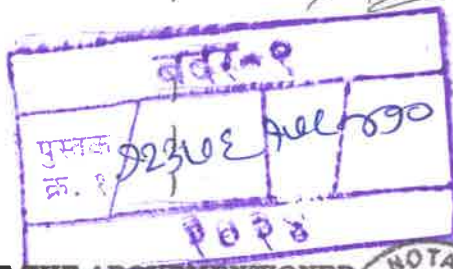
I/WE HEREBY ACCEPT THE ABOVEMENTIONED AUTHORITY GIVEN TO ME/US

Signed and delivered by the
withinnamed

CONSTITUTED ATTORNEY
TARUN JAGDISH CHHABRA

In the presence of witnesses.

- 1.
- 2.



Chhabra

Stom
BEFORE ME
S. K. Singh
S. K. SINGH
BA. LL.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT. OF INDIA)



S. K. SINGH (Notary Govt. of India)	
NOTARIAL REGISTER	
SR. No. 1-142.	20/07/2024

20 JUL 2024



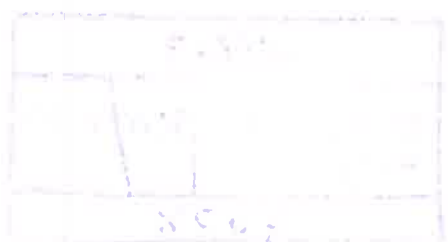


Shake

Shake



बंदर-९			
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२०२४			





भारत सरकार
Government of India

तन्म जगदीश छाबरा
Tanun Jagdish Chhabra
जन्म तिथि / DOB : 08/03/1973
पुरुष / Male

7169 9309 3752

आधार - आम आदमी का अधिकार



आधार
Unique Identification Authority of India

पता: S/O: जगदीश सिंग छाबरा,
1601 धीरज गौरव हाइट्स 1, ऑफ
नई लिंक रोड, इन्फिनिटी माल के
सामने, अंधेरी वेस्ट, मुंबई, आज़ाद
नगर, महाराष्ट्र, 400053

Address: S/O: Jagdish Singh Chhabra,
1601 Dheeraj Gaurav Heights 1, Off New
Link Road, Opp Infinity Mall, Andheri West,
Mumbai, Azad Nagar, Maharashtra,
400053

7169 9309 3752

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



Shikha *Shikha*

वृत्त = ९			
पुस्तक क्र. १	१२३४६	१६९	४९०
२०२४			



सं. १		
१०२३४५	१०२	४५०
२०२४		



Mr. Jagdish Chhabra
जन्म तिथि: DOB 28/10/1971
पृष्ठ / Main



2072 8239 7061

आधार - आम आदमी का अधिकार



Unique Identification Authority of India

पता: S/O: जगदीश सिंह छाबरा,
1601 धीरज गैररज हाइट्स 1, ऑन
लिंक रोड, इन्फिनिटी मॉडल के
सामने, अंधेरी वेस्ट, मुंबई, महाराष्ट्र,
महाराष्ट्र, 400053

Address: S/O: Jagdish Singh Chhabra,
1601 Dheeraj Gairaraj Heights 1, Off Near
Link Road, Opp Infinity Model, Andheri West
Mumbai, Azad Nagar, Maharashtra,
400053

2072 8239 7061



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वॉल्यूम-९		
पुस्तक क्र. १	92304	903 090
२०२४		

घोषणापत्र

मी पुलम चौगुले याद्वारे घोषित करतो की, दुय्यम निबंधक ७५५-९
यांचे कार्यालयात विनयतु शाह या शिषकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे श्री खोपाळ खुळे व इ. यांनी दि. ००/११/२४ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मर्यात झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - २२/११/२४

P. Chougale
कुलमुखत्यारपत्रधारकाचा नाव
व सही



७५५-९	
पुस्तक क्र. १	१२३४५ १६७८९०
२०२४	





भारतीय गैर न्यायिक

सौ रुपये

Rs. 100

100

HUNDRE



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



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महान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क ८००००९९

- 9 JUL 2024

सक्षम अधिकारी

श्रीम. एल. एस. सांगळे

SPECIFIC POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, I, **SOPAN SUKHDEO KHULE**, Age 54 Years, PAN AJMPK78491 Indian Inhabitant having property address at **Room No. 958, "OSHIWARA RIDDHI SIDDHI CO-OPERATIVE HOUSING SOCIETY LTD."** situated at 976, Adarsh Nagar, Plot bearing CTS no. 1(part), Sub plot no. 4, MHADA Scheme Code No. 034, Economic Weaker section scheme, Lower Income group, New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102, (hereinafter referred as "**Executor**") presently residing at Room no. 958 at Oshiwara Riddhi Siddhi Co-Operative Housing Society Ltd, At New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102 **HEREBY SEND GREETINGS;**



बदर-९	
पुस्तक क्र. १	१२३४५६७८९०
२०२४	



27089

19 JUL 2024

जोडपत्र-२ / Annexure - II

१ मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

२. दस्ताचा प्रकार

POWER OF ATTORNEY

३. दस्त नादण्णा करणार आहेत का ?

४. मिककतीचे शोडक्यात घणन

Poonam R. Chougule

५. मुद्रांक विकत घेणाऱ्याचे नाव न मही

६. हस्ते असल्यास त्याचे नाव न मही

Solan S. Khule

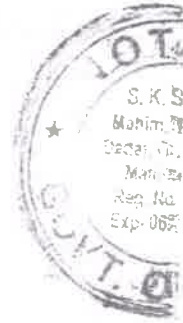
७. दुसऱ्या पक्षकाराचे नाव

रवानाधारक मुद्रांक विक्रयाची सहा व परवाना क्रमांक
रवाना क्रमांक ८००००११

८. विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगळे

९. कोलगेट मैदानासमोर,

१०. गंदराजवाड, खरनगर, बांद्रा (पूर्व), पुणे-४०००५१

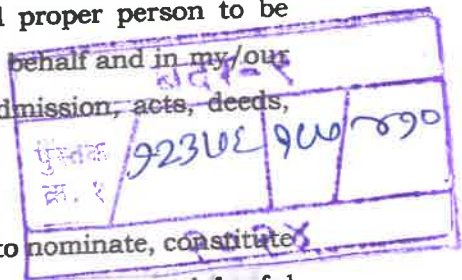
११. मुद्रांक शुल्क खरेदी केला त्यांनी त्याच
खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

२७०८९	
पुस्तक	१२३४५६७८९०
क्र. १	
२०२४	



WHEREAS:

- A. I am a Member/Tenant of the **OSHIWARA RIDDHI SIDDHI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society Incorporated and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, vide registration no. MUM/T&A/MHADB/HSG/(TC)/13066/Year 2011-2012, (herein- after referred to as the said "**Society**"). And I/we are the absolute owner of the flat no. **958**, in the Oshiwara Riddhi Siddhi Co-Operative Housing Society Limited situated on New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102 (hereinafter referred to as the "**said Flat**").
- B. The said Society has granted the right of redevelopment of the said Society to **GURUKRUPA REALCON INFRABUILD LLP**, having its registered office at C - 106, Vashi Plaza, Plot No. 80/81, Sector 17, Vashi, Navi Mumbai - 400703, by demolishing the existing building of **OSHIWARA RIDDHI SIDDHI CO-OPERATIVE HOUSING SOCIETY LTD.** and for commencing and completing the redevelopment process. The Developer requires executing and registering the Development Agreement /Redevelopment Agreement and/or any other relevant document/s to be executed and registered by me/us in favour of the Developer.
- C. Due to some personal difficulty, I/we am/are unable to remain personally present before the office of the concerned Sub - Registrar of Assurances for executing, admitting and registering the Redevelopment Agreement and/ or any other relevant document/s to be executed and registered by me/us in favour of Developer.
- D. I/we am/are desirous of appointing some fit and proper person to be my/our true and lawful Attorney to act on my/our behalf and in my/our name to do or cause to be done all execution, admission, acts, deeds, registration, matters and things, for such purpose.
- E. Therefore, it is necessary and expedient for me/us to nominate, constitute and appoint, some fit and proper person as my/our true and lawful Attorney to carry out for me/us and on my/our behalf deeds, matters and things referring above and I/we am/are desirous to appoint my/our Deputy (relation) **POONAM RANGNATH CHOUGULE** aged 31 years, having PAN no. CSAPK3930P resident of Room no. 958 at Oshiwara Riddhi Siddhi Co-Operative Housing Society Ltd, At New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102 (address) (hereinafter referred to as



[Signature]

X

[Signature]



[Illegible text]	
[Illegible text]	[Illegible text]
[Illegible text]	[Illegible text]
[Illegible text]	[Illegible text]
[Illegible text]	[Illegible text]

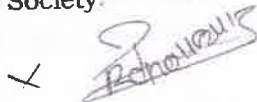
the "SAID CONSTITUTED ATTORNEY") to carry out the above mentioned acts, deeds, matters and things by executing and registering the concerned documents for me/us and on my/our behalf which said Constituted Attorney has agreed to do so.

NOW KNOW YOU ALL AND THESE PRESENT WITNESS THAT;

I/we, **SOPAN SUKHDEO KHULE**, residing at Flat no. 958 in Oshiwara Riddhi Siddhi Co-Operative Housing Society Limited situated on New Link Road, Oshiwara, Jogeshwari (West), Mumbai 400102, hereby nominate, constitute and appoint as Constituted Attorney to **POONAM RANGNATH CHOUGULE** as my/our true and lawful Attorney with full authority to do, execute and register the following acts, deeds, matters and things for me/us and on my/our behalf;

1. To sign, execute, register the required documents such as Development Agreement/ Redevelopment Agreement and/or any other relevant documents and incidental documents such as Supplementary Deed, Permanent alternate accommodation agreement, Irrevocable Power of Attorney, Consent Term/affidavit, Rectification Deed, Deed of Modification, etc. and/or any other relevant documents required for redevelopment of the said Society.
2. To represent and lodge, in any office of Sub-Registrar of Assurances, the aforesaid proposed Development Agreement or any other document/s in relation to Redevelopment of the said Society, mentioned hereinafore.
3. To present for registration and admit execution of proposed Redevelopment Agreement or Development Agreement and incidental documents such as Supplementary Deed, Irrevocable Power of Attorney, Consent Term/affidavit, Permanent alternate accommodation agreement of flat in my name, Rectification Deed, Deed of Modification and/ or any other relevant document/s on my/our behalf in relation to Redevelopment of the said Society, executed or to be executed by me/us.
4. To appear before the Notary or any other authority for execution, affirmation of document/s behalf of me/us regarding the Redevelopment of the said Society.
5. To do all other acts and things that may be necessary or incidental in respect of the Redevelopment of the said Society.





THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
CHICAGO, ILLINOIS 60637

TO THE HONORABLE CHAIRMAN
OF THE COMMITTEE ON THE
ADMINISTRATION OF THE
UNIVERSITY OF CHICAGO
FROM THE DEPARTMENT OF CHEMISTRY
CHICAGO, ILLINOIS 60637

THE DEPARTMENT OF CHEMISTRY
WISHES TO EXPRESS ITS
APPRECIATION FOR THE
VALUABLE CONTRIBUTION
MADE BY THE COMMITTEE
DURING THE PAST YEAR
TO THE IMPROVEMENT
OF THE DEPARTMENT



AND FOR THE
VALUABLE CONTRIBUTION
MADE BY THE COMMITTEE
DURING THE PAST YEAR
TO THE IMPROVEMENT
OF THE DEPARTMENT

THE DEPARTMENT OF CHEMISTRY
WISHES TO EXPRESS ITS
APPRECIATION FOR THE
VALUABLE CONTRIBUTION
MADE BY THE COMMITTEE
DURING THE PAST YEAR
TO THE IMPROVEMENT
OF THE DEPARTMENT

THE DEPARTMENT OF CHEMISTRY
WISHES TO EXPRESS ITS
APPRECIATION FOR THE
VALUABLE CONTRIBUTION
MADE BY THE COMMITTEE
DURING THE PAST YEAR
TO THE IMPROVEMENT
OF THE DEPARTMENT

THE DEPARTMENT OF CHEMISTRY
WISHES TO EXPRESS ITS
APPRECIATION FOR THE
VALUABLE CONTRIBUTION
MADE BY THE COMMITTEE
DURING THE PAST YEAR
TO THE IMPROVEMENT
OF THE DEPARTMENT

THE DEPARTMENT OF CHEMISTRY
WISHES TO EXPRESS ITS
APPRECIATION FOR THE
VALUABLE CONTRIBUTION
MADE BY THE COMMITTEE
DURING THE PAST YEAR
TO THE IMPROVEMENT
OF THE DEPARTMENT

6. The Power is confined only to the execution and registration of the documents as mentioned above and shall not be valid for any other purpose and creating any third-party rights including the sale of the property. Any acts matter, deeds things which is contrary and /or inconsistent to whatever is said hereinabove shall not be binding upon me/us.

7. To accept and sign a possession letter on my/our behalf regarding the possession of the new flat to be provided by the developers in lieu of my abovementioned old premises no. 958.

8. AND I/we do ratify and confirm whatever the said Constituted attorney lawfully does shall be concerned as done by me/us only for the abovementioned transfer of Share Certificate purpose and documents related to redevelopment of the said property.

IN THE WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first

Signed and delivered

**By the withinnamed EXECUTOR
SOPAN SUKHDEO KHULE**

In the presence of.

- 1.
- 2.

**I/WE HEREBY ACCEPT THE ABOVEMENTIONED
AUTHORITY GIVEN TO ME/US**

**Signed and delivered by the
withinnamed**

**CONSTITUTED ATTORNEY
POONAM RANGNATH CHOUGULE)**

In the presence of witnesses

S. K. SINGH (Notary Govt. of India)	
NOTARIAL REGISTER	
SR. No. H-143	20/07/2024

20 JUL 2024

BEFORE ME
S. K. SINGH
B.A. LL.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT. OF INDIA)



THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JAN 11 1912

भारत सरकार
GOVERNMENT OF INDIA

मोपान सुखदेव खुळे
Sopan Sukhdev Khule

जन्म वर्ष / Year of Birth : 1971
पुरुष / Male

5988 7115 6212

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

गता S/O सुखदेव खुळे, कम म. 349,
एम.एच.बी. कॉलोनी, आदर्श नगर, लिंक
रोड, जोगेश्वरी, मुंबई, महाराष्ट्र, 400102

Address: S/O Sukhdev Khule,
Room no.349, M.H.B. Colony,
Adarsh Nagar, Link Road,
Jogeshwari (West), Mumbai,
Maharashtra, 400102

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001



वर्कर-९			
पुस्तक क्र. १	92306	220	890
२०२४			



आयकर विभाग
INCOME TAX DEPARTMENT

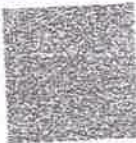
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CSAPK3S30P

नाम / Name
POONAM RANGNATH CHOUGULE
पिता का नाम / Father's Name
SOPAN KHULE
उत्पन्न तिथि / Date of Birth
25/01/1992

प्रमाणित / Certified



00032022

P. Chougule



पुस्तक क्र. १	72364	929	890
2028			





भारत सरकार
Government of India

भारतीय विधि-आधार प्रणाली
Unique Identification Authority of India

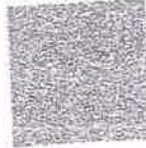
नॉदविण्यावा क्रमांक / Enrollment No. : 2821/27060/00630

To
Poonam Rangnath Chougule
पूनाम रंगनाथ चौगुले
D/O Sapan Khule,
Room no.349, M.H.B. Colony, Adarsh Nagar, Link Road,
VTC, Jogeshwar (West),
District: Mumbai,
State: Maharashtra, PIN Code: 400102,
Mobile: 7700074336

81186828



KF811855258F1



आपला आधार क्रमांक / Your Aadhaar No. :

4882 5643 5100

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Issue Date: 08/05/2012



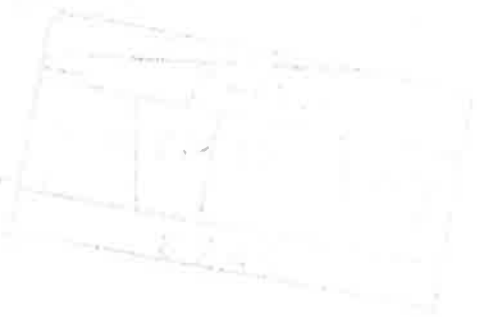
पूनाम रंगनाथ चौगुले
Poonam Rangnath Chougule
उत्पत्ती क्र. / DOB: 25/01/1993
स्त्री / Female

4882 5643 5100

माझे आधार, माझी ओळख

P. Chougule



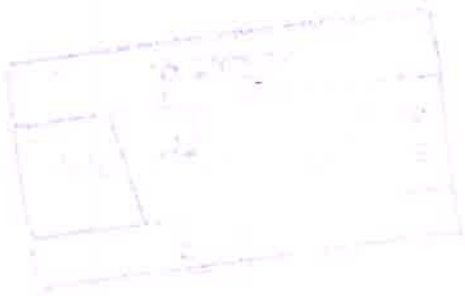




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बदल-९		
पुस्तक क्र.	9230E 403	890
२०२४		



घोषणापत्र

मी पुनम चौधरी याद्वारे घोषित करतो की, दुय्यम निबंधक-----

याचे कार्यालयात या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री शोपान सु. सुळे व इ. यांनी दि.----- रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत

करून कबुलीजबाब दिला आहे; सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे

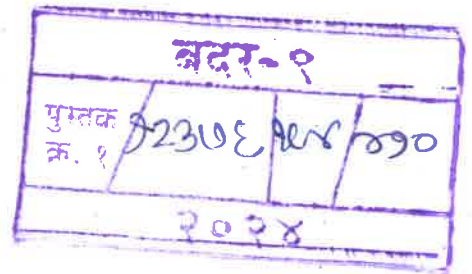
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये

शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 22/7/2024

कुलमुखत्यारपत्रधारकाचा नाव
व सही

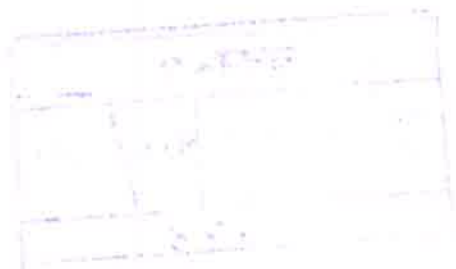


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घोषणापत्र

मी कपिल मोहन आरोलकर याद्वारे घोषित करतो की, दुय्यम निबंधक-----

यांचे कौटुंबिक या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री मोहन तुंगारोलकर व इ. यांनी दि. २२/५/२४ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत

करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये

शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

[Signature]

कुलमुखत्यारपत्रधारकाचे नाव

व सही

दिनांक

२२/५/२०२४



बदर-९		
गुप्तक क्र. १	१२३४५	१५/०९/२०२४
२०२४		



GENERAL POWER OF ATTORNEY

MR. MOHAN TUKARAM AROLKAR
(OWNER)

MR. KAPIL MOHAN AROLKAR
(POA Holder)

**Unit No. 948, Adarsh Nagar, Oshiwara Riddhi Siddhi CHS Ltd, New Link
Road, Jogeshwari West, Mumbai - 400 102**



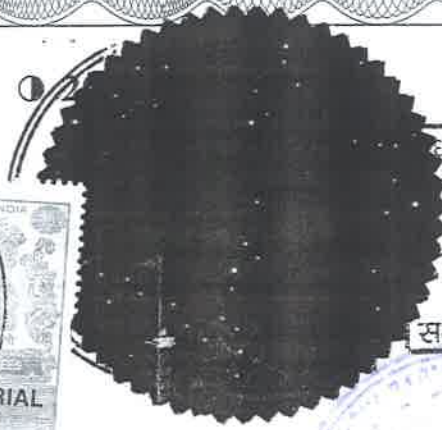
बदर-९			
पुस्तक क्र. १	92308	988	000
२०२४			





महाराष्ट्र MAHARASHTRA

BE 020602



मान्य मुद्रांक कार्यालय, मुंबई.
सं. नि. क. १.०००००७

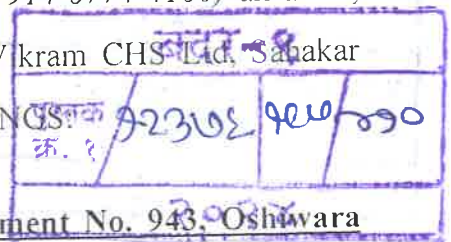
20 MAY 2021

सक्षम अधिकारी



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTEDS SHALL COME, I
Mr. MOHAN TUKARAM AROKAR, (AADHAR NO. 7914-6774-4160) an adult,
Indian Inhabitant, having address at Flat No. 802, Neo Vikram CHS Ltd, Sahakar
Nagar, Andheri West, Mumbai - 400 053., SEND GREETINGS



WHEREAS I am the owner in respect of Tenement No. 943, Oshiwara
Riddhi Siddhi Co.Op.Hsg.Society Limited, Adarsh Nagar, Mhada Colony
Link Road, Village - Oshiwara, K-West Ward, Jogeshwari (West), Mumbai
400 102, (hereinafter referred to as the said 'PROPERTY').



000460 जाडपत्र-9/Annexure-1

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंद यही असु. कॅम्प दिवस
Sales Register Serial No/Date:

27 MAY 2021

Stamp Purchaser's Name/Place of
Residence & Signature

श्री राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रेत

परवाना क्रमांक एल.एस.व्ही.-८०००९०७
जो-३, हेमू क्लासिक इमारत, अल्फा विहार हॉटेलच्या बाजूला,
एल.आय.सी. कार्यालयाच्या मागे, एस.व्ही.रोड,
मालाड (पश्चिम), मुंबई-४०० ०६४.ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.

Tel.: 28807359 / Mob.: 9820141066

Mohan T. Arokar

..2..

However on account of unavoidable circumstances I am not personally in a position to attend to the affairs relating to my abovesaid property/Unit and therefore desirous of appointing my son MR. KAPIL MOHAN AROKAR as my true, lawful attorney to manage and look after my abovesaid property/Unit as he may think fit and proper in the following manner;

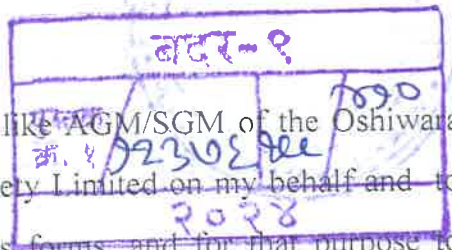
पुस्तक 92306	पृष्ठ 790
क्र. १	
२०२४	

To execute the requisite Leave and License Agreement to any Person/s, Company/ Institution/ Association of Persons, corporation or any other Body incorporated under Law on the terms and conditions those have been agreed upon by the said Attorney.



..2/-

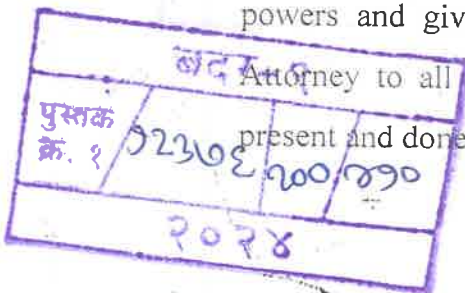
2. To pay the requisite amount of Stamp Duty, Registration charges and to get the said Leave & License Agreement Registered with the Sub-Registrar of Assurances, at MUMBAI or any other place as required under the Maharashtra Rent Control Act, 1999 and to appear personally on behalf of me/ executants before the said authority and to sign, admit execution and to do all acts necessary for getting the Leave and License document Registered for above said Unit/Property.
3. To do all acts necessary for getting the Leave and License document registered / e-registration for above said Unit/Property.
4. To collect the Rent/ Security Deposit/compensation from the Licensee/s on my behalf during the License period.
5. To take any legal action and to issue Notice on my behalf against the Licensee/s in case of breach of any terms and conditions mentioned in the Leave and License Agreement.
6. To get the said Unit vacated on expiry or earlier termination of the License period.
7. To appear before the Sub-Registrar of Assurances of Mumbai to admit execution thereof of my behalf for registering the Leave and License Agreement and any other document for effecting the Leave and License Agreement.
8. To approach / participate in the meetings like AGM/SGM of the Oshiwara Riddhi Siddhi Co-Operative Housing Society Limited on my behalf and to make all the necessary applications, sings forms, and for that purpose to write letters and make declarations and give indemnities, affidavits, documents as may be necessary for redevelopment of said Unit No. 943 and the said Society and to execute such documents before the Sub-Registrar of Assurances and to make necessary payments to the said society including the membership fee, share amount, entrance fee, etc. and to receive valid receipt thereof and participate and represent me in all the society's meetings and to obtain original share certificate in respect of the said Unit.



9. To deal and correspond with the Adani Electricity Mumbai Limited/ Mumbai Municipal Corporation/BMC, and all other authorities concerned in respect of Electric Connection and water connection, drainage connection, sewerage connection and all other basic amenities and facilities and for and /or in respect of relating to the said Unit and for what purpose to sign all letters, applications, undertakings and to make necessary deposits payments as may be required.
10. To sign, receive and accept all documents, papers, notices, summons, correspondences, letters etc issued in my name and to reply thereto in my name and on my behalf.
11. To accept and / or take delivery on my behalf all correspondences and communications addressed to me including registered letters, Society notices, notice Court Summons and also to correspond on my behalf with any person/s in concerned with the abovesaid PREMISE/FLAT.

12. To appear before any officer or committee members of the Oshiwara Riddhi Siddhi Co.Op.Hsg.Society Ltd, and things in respect of the said PREMISE/FLAT and to attain society General/ Special General/ Annual meetings, to sign any paper in concerned with the abovesaid PREMISE/Unit.

13. AND GENERALLY to sign all letters, Society matters, correspondence and to do and execute any acts, matters or things whatsoever which ought to be done or performed of the purpose of giving full and proper effect to the powers and giving full authorities hereby conferred by me on the said Attorney to all intents and purposes as if I would have been personally present and done the same.



[Handwritten signature]



IN WITNESS WHEREOF, we have hereunto set and subscribed our signature to these presents on this ^{7th} 27 MAY 2021.

Signed and Delivered by the within named **EXECUTANT**

 MOHAN T. AROLKAR EXECUTANT		
--	--	---

Nilesh & Parag
Witness Name


Witness Signature

 KAPIL MOHAN AROLKAR Specimen Signature		
--	--	---

Kishan Jadhav
Witness Name


Witness Signature

BEFORE ME


P. P. SURVE
ADVOCATE & NOTARY
4/45, D. N. Nagar, (I), Deep South
J. P. Road, Andheri (W), Mumbai



बदर=९	
पुस्तक क्र. १	2306 20/7/20
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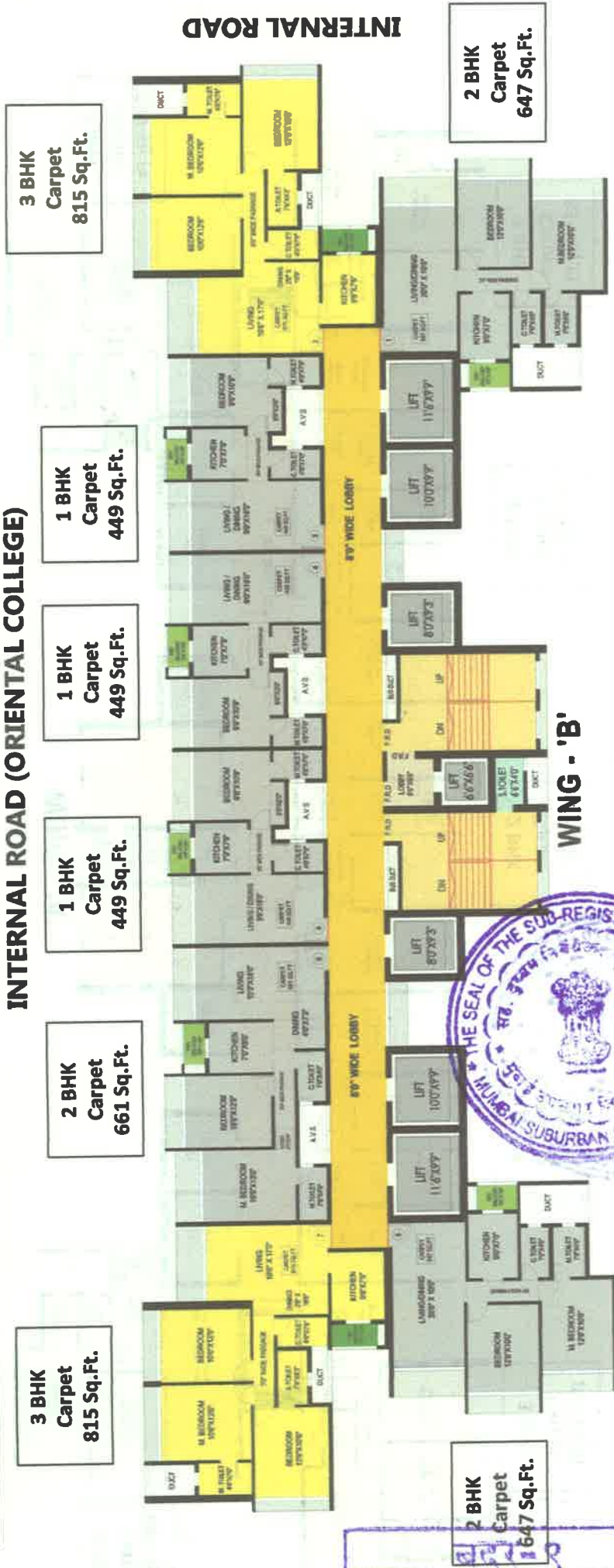


TYPICAL FLOOR PLAN

WING-B

YELLOW	58 TENANT FLAT
GREY	SALE AREA

INTERNAL ROAD (ORIENTAL COLLEGE)



पुस्तक 92305 202690
क्र. 1
2028

- NOTE :
1. ALL DIMENSIONS ARE UNFINISHED TO UNFINISHED.
 2. THIS IS A TYPICAL FLOOR PLAN, SUB REGD TO APPROVED CONCERNED AUTHORITIES.
 3. THE FURNITURE, FIXTURES AND FITTINGS ETC, ARE FOR REPRESENTATIVE PURPOSE ONLY.
 4. THE ROOM MEASUREMENTS ARE MENTIONED IN METER & FEET - INCHES THE ACTUAL AREA MAY VARY +/-3.
 5. RERA AREA WOULD BE EXCLUDING BALCONY AREA.
 6. IN TOILET THE CARPET AREA ARE INCLUSIVE OF LEDGE WALLS (IF ANY)

TYPICAL FLOOR PLAN

WING-A

YELLOW	58 TENANT FLAT
GREY	SALE AREA



- NOTE :
1. ALL DIMENSIONS ARE UNFINISHED TO UNFINISHED.
 2. THIS IS A TYPICAL FLOOR PLAN, SUBJECT TO APPROVAL FROM CONCERNED AUTHORITIES.
 3. THE FURNITURE, FIXTURES AND FITTINGS ETC. ARE FOR REPRESENTATIVE PURPOSE ONLY.

NEW LINK ROAD

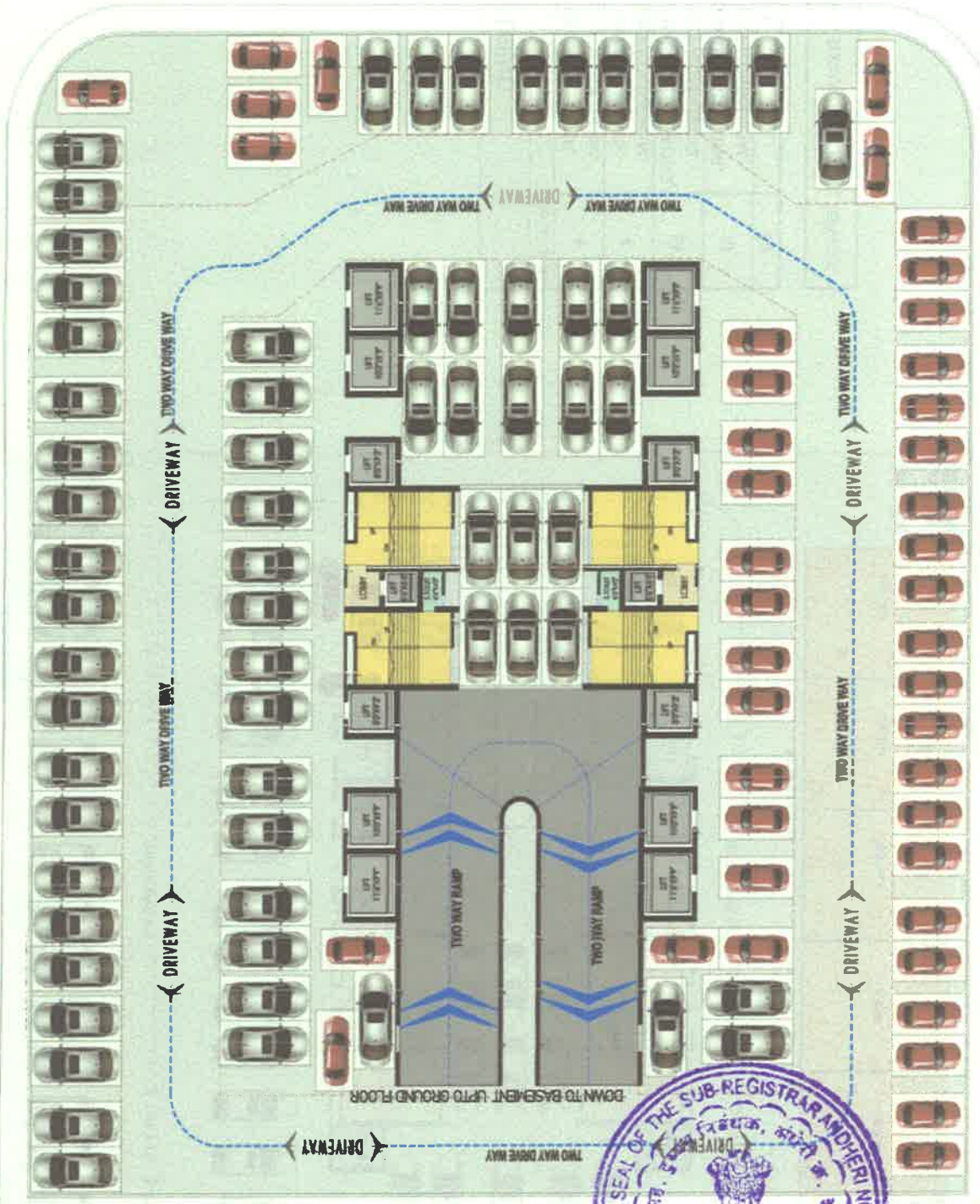


- NOTE :
4. THE DIMENSIONS ARE MENTIONED IN METER & FEET - INCHES. THIS AREA MAY VARY +/- 3%.
 5. THE AREA WOULD BE EXCLUDING BALCONY AREA.
 6. THE AREA WOULD BE INCLUSIVE OF LEDGE WALLS (IF ANY).





TYPICAL BASEMENT FLOOR PLAN (1ST TO 3RD) INTERNAL ROAD (ORIENTAL COLLEGE ROAD)



बंदर-९		
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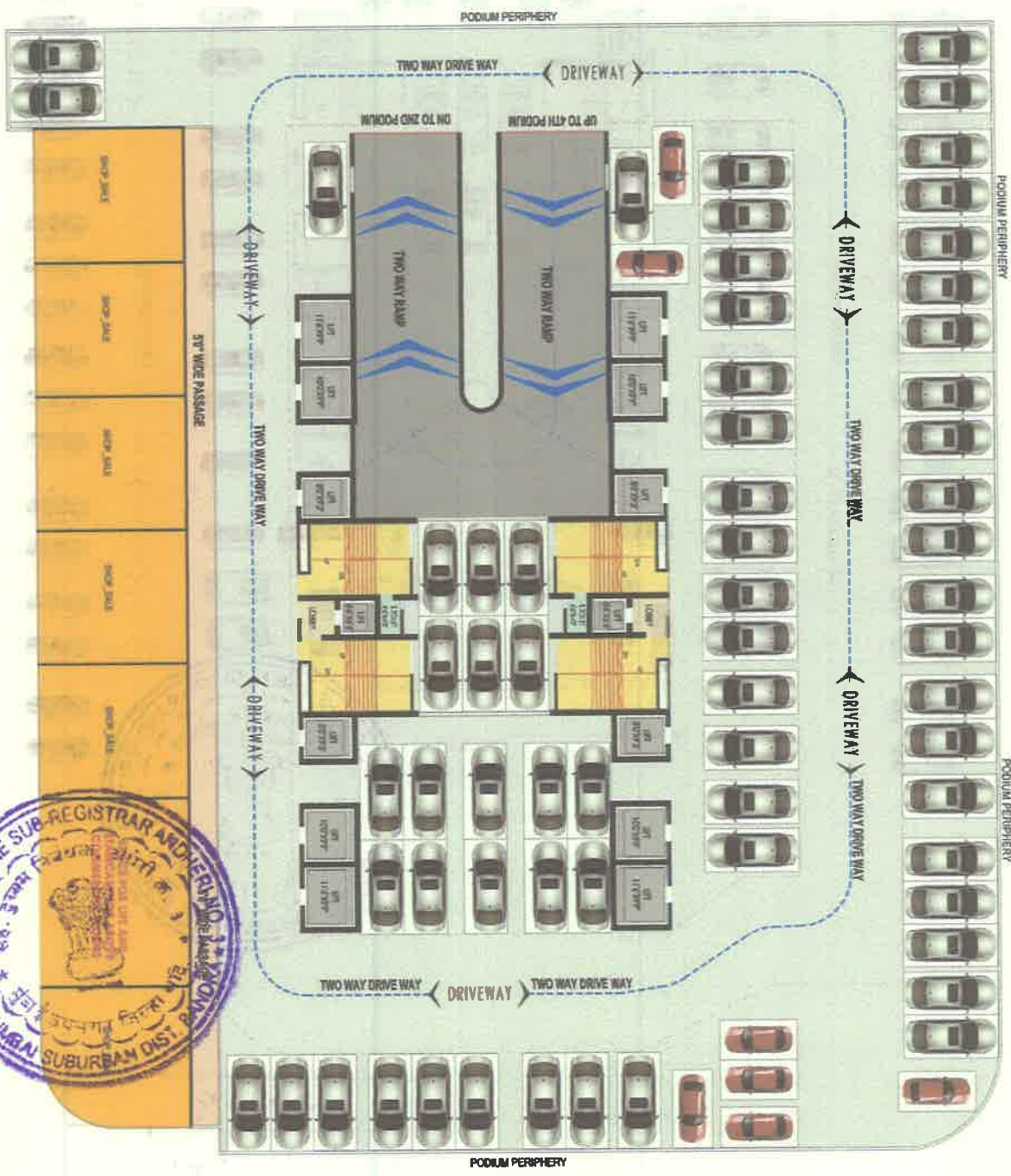
NEW LINK ROAD

Note : Plans Are Subject To Approval From Mh



TYPICAL (3RD TO 5TH) COMMERCIAL SALE FLOOR PLAN
INTERNAL ROAD (ORIENTAL COLLEGE ROAD)

LEGEND		
COLOUR	LOCATION	No of Units
BLUE	LINK ROAD FACING, SHOP/COMMERCIAL	6
PINK	ADJACENT ROOMS, SHOP/COMMERCIAL	5
GREEN	INTERNAL DP ROAD FACING, SHOP/COMMERCIAL	10
RED	COLLEGE ROAD FACING, SHOP/COMMERCIAL	19
Total		40
BRIGHT ORANGE	SALE - SHOP/COMMERCIAL, SERVICES	



NEW LINK ROAD

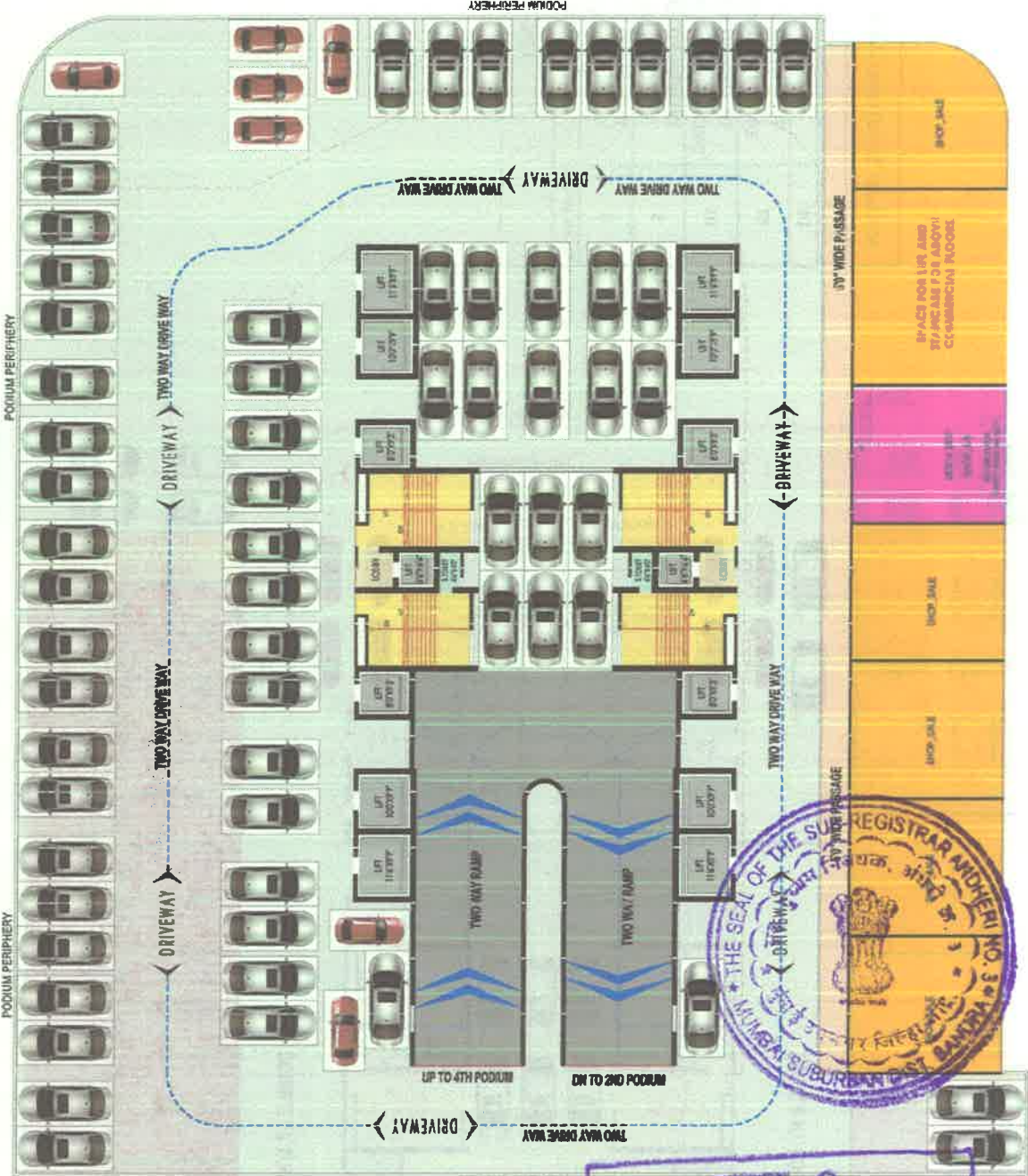


बदर-९ INTERNAL ROAD	
पुस्तक 92368	पृष्ठ 790
क्र. १	
२०२४	



Note : Plans Are Subject To Approval From Mh

SECOND COMMERCIAL FLOOR PLAN
INTERNAL ROAD (ORIENTAL COLLEGE ROAD)



LEGEND		
COLOUR	LOCATION	No of Units
BLUE	LINK ROAD FACING, SHOP/COMMERCIAL	6
PINK	ADJACENT ROOMS, SHOP/COMMERCIAL	5
GREEN	INTERNAL DP ROAD FACING, SHOP/COMMERCIAL	10
RED	COLLEGE ROAD FACING, SHOP/COMMERCIAL	19
Total		40
BRIGHT ORANGE SALE - SHOP/COMMERCIAL, SERVICES		

2028
06/30/2028
8-128



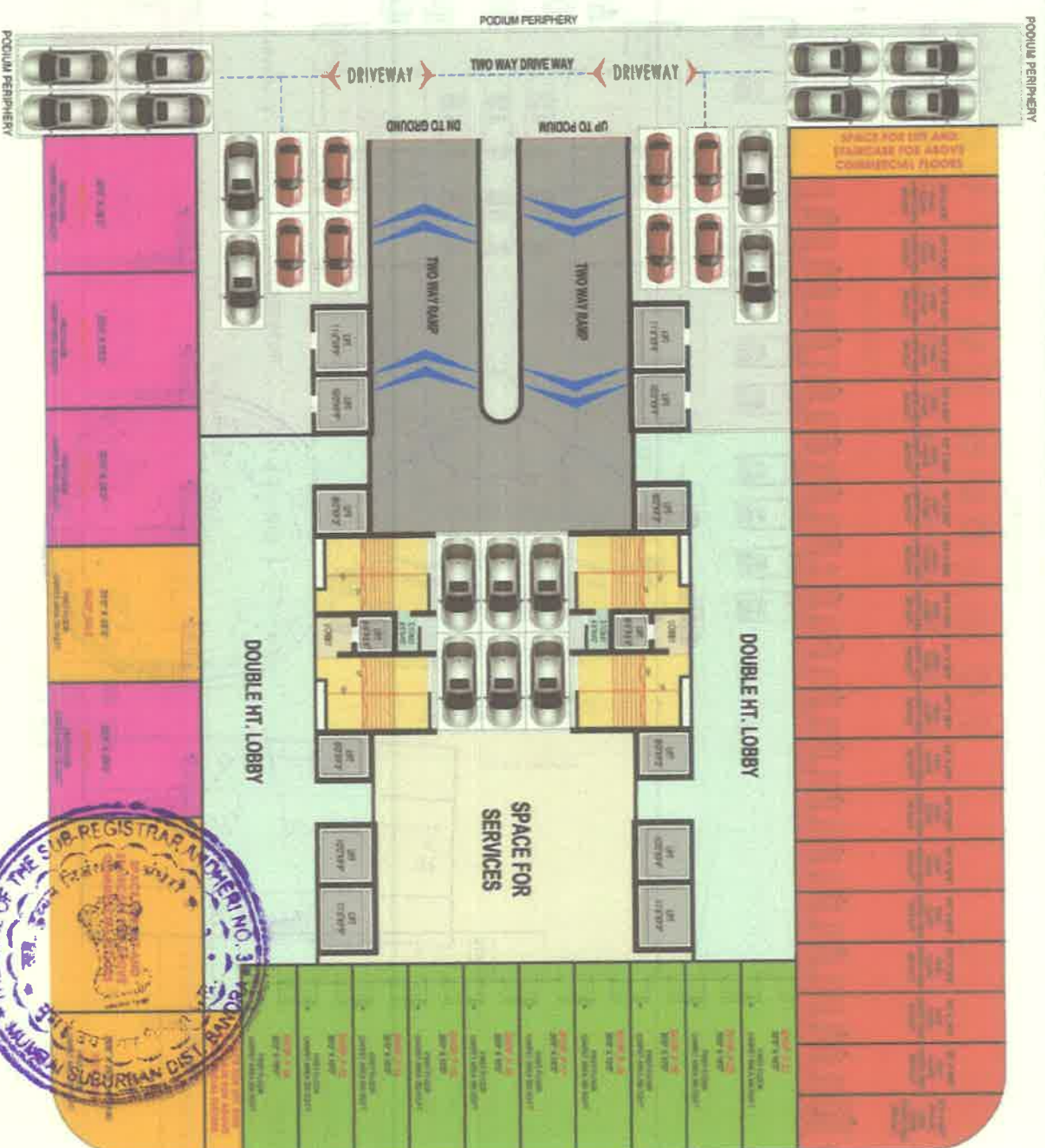
NEW LINK ROAD

Note : Plans Are Subject To Approval From Mhc

FIRST COMMERCIAL FLOOR PLAN

INTERNAL ROAD (ORIENTAL COLLEGE ROAD)

LEGEND		
COLOUR	LOCATION	No of Units
BLUE	LINK ROAD FACING, SHOP/COMMERCIAL	6
PINK	ADJACENT ROOMS, SHOP/COMMERCIAL	5
GREEN	INTERNAL DP ROAD FACING, SHOP/COMMERCIAL	10
RED	COLLEGE ROAD FACING, SHOP/COMMERCIAL	19
Total		40
BRIGHT ORANGE	SALE - SHOP/COMMERCIAL, SERVICES	



INTERNAL ROAD

बदर-९

पुस्तक क्र. १	२३०६२०७२००
	२०२४



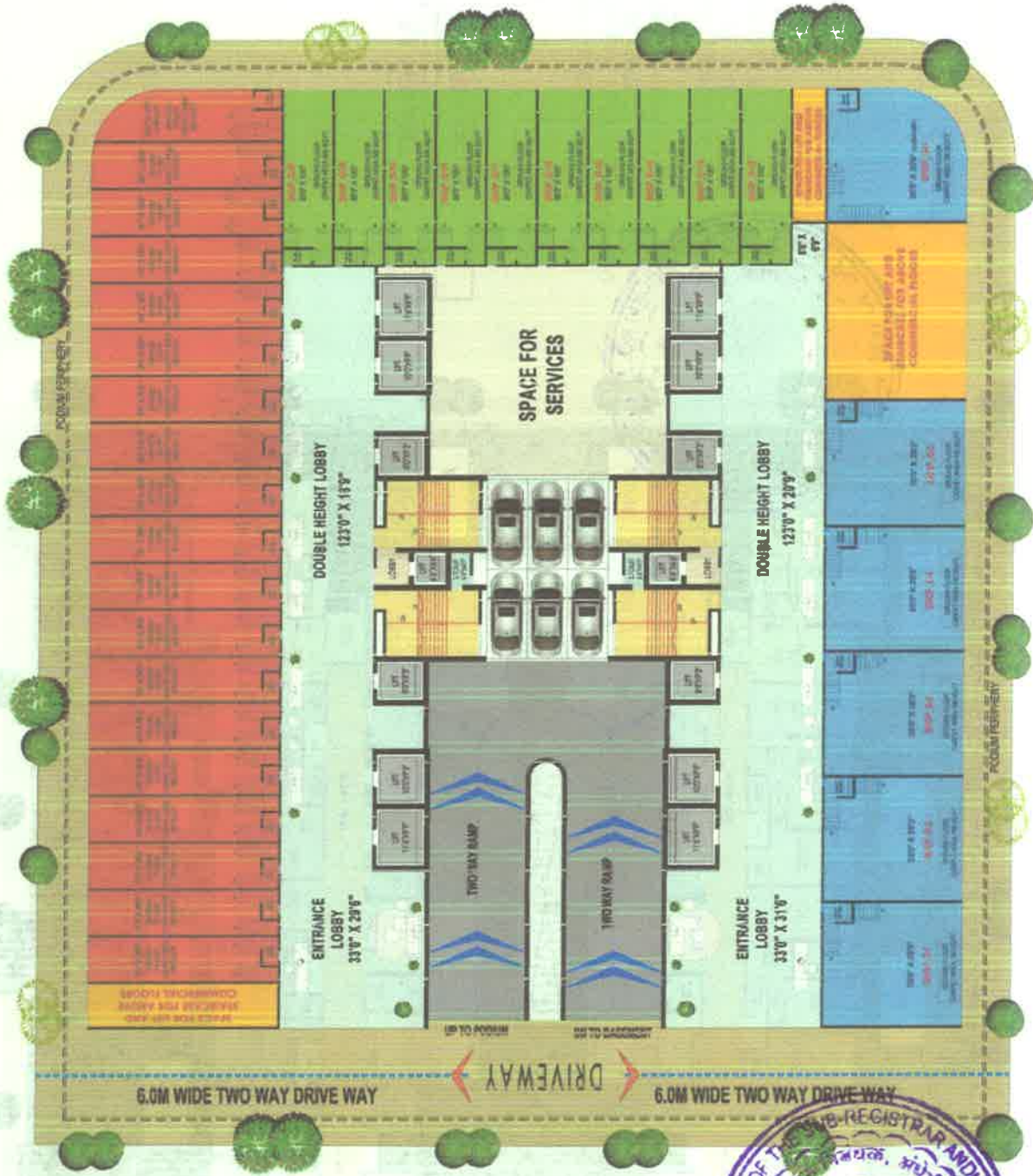
NEW LINK ROAD

Note : Plans Are Subject To Approval From Mhc

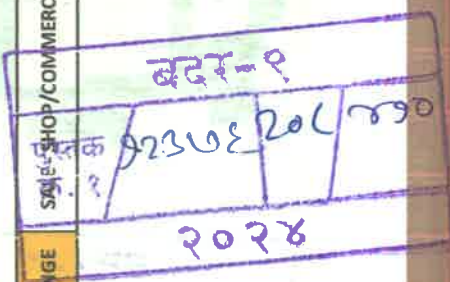


GROUND FLOOR PLAN

INTERNAL ROAD (ORIENTAL COLLEGE ROAD)



LEGEND		
COLOUR	LOCATION	No of Units
BLUE	LINK ROAD FACING, SHOP/COMMERCIAL	6
PINK	ADJACENT ROOMS, SHOP/COMMERCIAL	5
GREEN	INTERNAL DR ROAD FACING, SHOP/COMMERCIAL	10
RED	COLLEGE ROAD FACING, SHOP/COMMERCIAL	19
Total		40



NEW LINK ROAD

Note : Plans Are Subject To Approval From Mh





LAYOUT PLAN

INTERNAL ROAD (ORIENTAL COLLEGE ROAD)

YELLOW	58 TENANT FLAT
GREY	SALE AREA

- NOTE:
1. ALL DIMENSIONS ARE UNFINISHED TO UNFINISHED.
 2. THIS IS A TYPICAL FLOOR PLAN, SUBJECT TO APPROVAL FROM CONCERNED AUTHORITIES.
 3. THE FURNITURE, FIXTURES AND FITTINGS ETC. ARE FOR REPRESENTATIVE PURPOSE ONLY.
 4. THE ROOM MEASUREMENTS ARE MENTIONED IN METERS & FEET - INCHES THE ACTUAL AREA MAY VARY.
 5. REERA AREA WOULD BE EXCLUDING BALCONY IN TOILET THE CARPET AREA ARE INCLUSIVE OF WALLS (IF ANY)
 - 6.

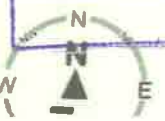


बदर-९

पुस्तक क्र. १

२०२४

INTERNAL ROAD



NEW LINK ROAD

Note : Plans Are Subject To Approval From Mh.

उपनिबंधक, सहकारी संस्था,
मुंबई पश्चिम उपनगर, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा, मुंबई
पत्ता: गृहनिर्माण भवन, रुम नं. २११, १ ला मजला, वांद्रे (पूर्व), मुंबई - ४०० ०५१
दूरध्वनी क्रमांक: ०२२-६६४०५१०५/५२२३

जा. क्र. मुंबई/उपनि/संस/मु.प.उ./ ६९९/२०२३
दिनांक - १५/०२/२०२३

प्रति,
मा. निवासी कार्यकारी अभियंता,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा, मुंबई,
गृहनिर्माण भवन, मुंबई - ४०० ०५१

विषय :- संस्थेच्या पुनर्विकासासाठी विकासक नियुक्ती करणं बाबत

संदर्भ :- १) शासन निर्णय सहकार पणन व वस्त्रोदयोग विभाग क्रमांक सगुयो - २०१८/प्र.क्र. ८५/१४-स. दि. ७/४/२०१९
२) संस्थेचा दि. ०२.०१.२०२३ रोजीचा प्राप्त प्रस्ताव
३) या कार्यालयाचे प्राधिकृत अधिकारी नियुक्ती बाबतचे दि. २५.०१.२०२३ चे पत्र.
४) प्राधिकृत अधिकारी यांनी दि. १४.०२.२०२३ रोजी या कार्यालयात उपस्थित राहून विकासक नियुक्तीबाबत सर्वसाधारण सभेचा अहवाल.

उपरोक्त संदर्भित विषयाचे अवलोकन कावे.

२/- ओशिवरा सिध्दी सिध्दी को.ओप.होसिंग सोसायटी लि., ९७६ आदर्श नगर, म्हाडा भवन, क्र. ३४, राहणारी, मुंबई-४०० १०२ ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६३ च्या (१) अन्वये नोंदणीकृत संस्था असून तिचा नोंदणी क्र. एम.यू.एम./टि.एन.ए.एम.ए.ए.डीबी/ (टिसी)/१३०६६ सन २०११-२०१२ दि. २५/७/२०११ असा आहे.

संस्थेने संदर्भ क्र. २ च्या पत्राद्वारे संस्थेच्या इमारतीच्या पुनर्विकासाच्या प्रस्ताव या कार्यालयात दाखल करून त्यांनी पुनर्विकास बाबतचे दि. ०४/०७/२०१९ रोजीचे शासन निदेशातील तरतूदीनुसार विकासक निवडोसाठी बोलावलेल्या विशेष सर्वसाधारण सभेसाठी प्राधिकृत अधिकारी नियुक्ती करणेकरीता विनंती केलेली आहे. त्या अनुषंगाने या कार्यालयाने संदर्भ क्र. ३ च्या पत्रान्वये संस्थेच्या दि. १२.०२.२०२३ रोजीच्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी या कार्यालयातील श्री. विठ्ठल सरवदे, सहकारी अधिकारी श्रेणी-१ यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आलेली होती.

त्या अनुषंगाने संदर्भ क्र. ४ अन्वये प्राधिकृत अधिकारी श्री. विठ्ठल सरवदे, सहकारी अधिकारी श्रेणी-१ यांनी संस्थेने बोलविलेल्या दि. १२.०२.२०२३ रोजीच्या विशेष सर्वसाधारण सभेस उपस्थित राहून अहवाल या कार्यालयास दि. १४.०२.२०२३ रोजी सादर केलेला आहे. उक्त अहवालास अवलोकन केले असता, संस्थेतील १० गाळधारकांचे १० सभासदपत्रे ७४ सभासद सभेस उपस्थित होते. सदर सभेस उपस्थित असलेल्या ७४ सभासदपत्रे ७४

बदर-९	
पुस्तक	७२३७४२९०/७९०
क्र. १	
२०२४	

सभासदांनी म्हणजे ५१ % पेक्षा जास्त सभासदांच्या बहुमताने ठराव संमत करून संस्थेच्या इमारतीच्या पुनर्विकास करण्यासाठी विकासक म्हणून मे.गुरुकृपा रियल कॉन इन्फ्राविल्ड एलएलपी यांची नियुक्ती केलेली आहे. संदर्भ क्र.१ अन्वये निर्गमित शासन निर्णयातील तरतुदीचे पालन करून विकासकासोबत विकास करारनामा करण्याची या त्याप्रमाणे पुनर्विकास प्रक्रिया राबविण्याची जबाबदारी व्यवस्थापक समितीची राहिल.

वरील प्रमाणे अहवाल पुढील कार्यवाहीसाठी पाठविण्यात येत आहे.




(अभिनाथ दाद)
उपनिबंधक

सहकारी संस्था, मुंबई पश्चिम उपनगर,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा मुंबई

प्रत. १) अध्यक्ष/सचिव,

ओशिवरा रिश्दो सिध्दी को.ऑप.हौसिंग सोसायटी लि., ९७६ आदर्श नगर, म्हाडा योजना क्र.३४ न्यू
लिक रोड, ओशिवरा, जोगेश्वरी (प.) मुंबई- ४०० १०२

२) मे.गुरुकृपा रियल कॉन इन्फ्राविल्ड एलएलपी, सी.१०६, वाशी प्लाझा, सेक्टर -१७, वाशी, नवी मुंबई- ७०३


उपनिबंधक

सहकारी संस्था, मुंबई पश्चिम उपनगर,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा मुंबई



बंदर-२	
पुस्तक क्र. १	११३७६२९१०००
२०२४	