

Receipt (pavti)

520/6843

Monday, March 17, 2025

12:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7307 दिनांक: 17/03/2025

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: मबई31-6843-2025

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: रोसवॉल्ट रियल्टी प्रायव्हेट लिमिटेड चे संचालक दिलीप चिमणलाल सोलंकी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 5000.00

पृष्ठांची संख्या: 250

DELIVERED

एकूण:

रु. 35000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:29 PM ह्या वेळेस मिळेल.

सह दु.नि.मुंबई 31

बाजार मूल्य: रु.344333000/-

मोबदला रु.301446610/-

भरलेले मुद्रांक शुल्क : रु. 17666650/-

सह दुय्यम विबंधक घर्जे रु
मुंबई-३१

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325170604936 दिनांक: 17/03/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325176504690 दिनांक: 17/03/2025

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325170505116 दिनांक: 17/03/2025

बँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MPO17772622202425E दिनांक: 17/03/2025

बँकेचे नाव व पत्ता:

[Signature]



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

मबई-३१

दस्तावेज क्र. ६८४३ २०२५

Receipt of Document Handling Charges

₹ 250

PRN 0325170604936

Receipt Date 17/03/2025

Received from SELF, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 6843 dated 17/03/2025 at the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name SBIN	Payment Date 17/03/2025
Bank CIN 10004152025031704660	REF No. 507638919620
Deface No 0325170604936D	Deface Date 17/03/2025

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





मबई-३१	
दस्त क्र. ६८७३	२०२५
२/२५०	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325170604936	Date 17/03/2025
Received from SELF, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 17/03/2025
Bank CIN 100C4152025031704660	REF No. 507638919620
This is computer generated receipt, hence no signature is required.	







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

महर्ग-३१

Receipt of Document Handling Charges

दस्ता क्र. ६८०३

२०२५

PRN 0325170505116

Receipt Date 17/03/2025

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6843 dated 17/03/2025 at the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN	Payment Date 17/03/2025
Bank CIN 10004152025031704829	REF No. 507673517760
Deface No 0325170505116D	Deface Date 17/03/2025

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



1923

1923	1923
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मबई-३१	
दस्त क्र. ६८७३	२०२५
४/२५०	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325170505116	Date 17/03/2025
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 S.R. Mumbai 31 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 17/03/2025
Bank CIN 10004152025031704829	REF No. 507673517760
This is computer generated receipt, hence no signature is required.	





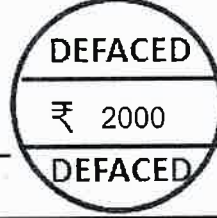


Document **H**andling
Inspector General of Registrations

महई-३१	
Charges बस क ६८३	2024
Receipt of Document Handling Charges ५/२५०	

PRN 0325176504690	Receipt Date 17/03/2025
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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. 6843 dated 17/03/2025 at the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 17/03/2025
Bank CIN 10004152025031704437	REF No. 507640911225
Deface No 0325176504690D	Deface Date 17/03/2025

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





मबई-३१	
दस्त क्र. ६८४३	२०२५
६/२५०	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325176504690	Date 17/03/2025
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 S.R. Mumbai 31 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 17/03/2025
Bank CIN 10004152025031704437	REF No. 507640911225
This is computer generated receipt, hence no signature is required.	



1954

1954	1954
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CHALLAN
MTR Form Number-6



GRN	MH017772622202425E	BARCODE	Date 13/03/2025		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Registration Fee	TAX ID / TAN (If Any)	दस्ता क्र. ६८०३ २०२५		
	Ordinary Collections IGR	PAN No.(If Applicable)	७/२५०		
Office Name	MBI-31_JT SUB REGISTRAR MUMBAI 31	Full Name	ROSWALT REALTY PVT LTD		
Location	MUMBAI	Flat/Block No.	LAND WITH BUILDING VILLAGE BANDRA CTS		
Year	2024-2025 One Time	Premises/Building	NO 1172		
Account Head Details		Amount In Rs.	Road/Street		
0030063301 Amount of Tax		30000.00	SUJATA NIVAS CHS LTD S V ROAD BANDRA WEST		
			Area/Locality		
			MUMBAI		
			Town/City/District		
			PIN		
			1 0 0 0 5		
			Remarks (If Any)		
			SecondPartyName=SUJATA NIVAS CHS LTD		
			Amount In	Thirty Thousand Rupees Only	
Total		30,000.00	Words		
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332025031318842	2919791536
Cheque/DD No.		Bank Date	RBI Date	13/03/2025-17:43:58	15/03/2025
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 15/03/2025	



Department ID : Mobile No. : 000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयाने तोंदणी करायत्याच्या दस्तासाठी लागू आहे. नोंदणी न करायत्याच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 1
 Date: 2025.03.14 14:31:19 IST
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-6843	0009877380202425	17/03/2025-12:10:06	IGR561	30000.00

GRN : MH017772622202425E Amount : 30,000.00

Bank : IDBI BANK

Date : 13/03/2025-17:42:56

Total Defacement Amount

30,000.00

मबई-३१	
दस्त क्र. ६८४३	२०२५
१/२५०	



Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 1
Date: 2025.03.13 14:31:20 IST
Reason: GRAS Secure Document
Location: India

मबई-३५	
दस्त क्र. ६८४३	२०२५
१०/२१०	





मुद्रांक जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांद्रे कुर्लासकुल, वांद्रे- पुर्व, मुंबई - 400 051.

दुरध्वनी : 022 26591894

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

जा.क्र.अभि./अंतिम आदेश/1462/2025

दिनांक - 13 MAR 2025

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/164/2025 अन्वये पक्षकार Roswalt Realty Private Limited यांनी दिनांक 10/03/2025 रोजी Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सादर संलेखामधील तपशिल खालील प्रमाणे

Particulars	Description
Date of Execution	Unexecuted
Type of Document	Development Agreement
The Society	Sujata Nivas Co-Operative Housing Society Limited
Society Registration No.	BOM/HSG/259 of 1962
The Members	Chandrashekar J Thakkar & Others
The Developer	Roswalt Realty Private Limited
Detail of the Property	
Village	Bandra-F
C.T.S No	CTS No.1172, Plot No.1/C-3/3, Final Plot No.1/C of Town Planning Scheme No.11
Plot Area	1417.20 Sq.mtr
Members	23 Flats + 3 Garages
Zone 2024-25	25/153, Village – Bandra-F
Rate per sq.mtr	
Land Rate	Rs. 1,91,520/-
Flat Rate	Rs. 3,44,890/-
Const. Cost	Rs. 30,250/-
Completion period	30 Months + 06 Months Grace Period
D.P Remarks	Ch.E./DP34202503111584924 H/W/2025/1115584928 Dated – 06/03/2025

अभिनिर्णयाकरीता सादर केलेला दस्त हा Development Agreement या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society) हे विकासकास (Developers) सादरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तात व Schedule मध्ये नमूद

केल्याप्रमाणे 1417.20 चौ.मी. क्षेत्र असल्याचे नमूद केलेले आहे. सदरचा दस्त हा सोसायटी, सोसायटी सभासद व विकासक या तीन पक्षकार यांचे मध्ये झालेला आहे.

सदर दस्ताचे अवलोकन केले असता, असे दिसून येते की, सोसायटीच्या इमारतीमध्ये 23 Flats + 3 Garages असलेली "Sujata Nivas Co-Operative Housing Society Limited" नावाची इमारत मोडकळीस आल्याने सभासद मिळकत धारकांच्या सोसायटीने व जमिनमालकाने विकासक यांच्या सोबत इमारतीच्या पुनर्बांधणीच्या अनुषंगाने करावयाच्या विकसना संबंधी विकसन करारनामा (Development Agreement) केल्याचे दिसून येते.

प्रस्तुत विकसन करारनामानुसार एकूण 26 सभासदांच्या ताब्यातील क्षेत्र हे (As per Third Schedule) मध्ये नमूद 23 सभासदांच्या ताब्यातील क्षेत्र 14666.97 चौ.फुट कारपेट म्हणजेच 1635.72 चौ.मी. बिल्टअप आहे. तसेच 3 Garages चे क्षेत्र 539.81 चौ.फुट कारपेट म्हणजेच 60.20 चौ.मी. बिल्टअप आहे. असे एकूण 15206.78 चौ.फुट कारपेट म्हणजेच 1695.92 चौ.मी. बिल्टअप असून या क्षेत्राच्या बदल्यात विकासक रहिवासी सभासदांना मूळ कारपेट क्षेत्रावर वाढीव बांधकाम रहिवासी वापराच्या सभासदांना नविन इमारतीमध्ये देत आहेत. 23 सभासदांच्या ताब्यातील क्षेत्र 21998.00 चौ.फुट रेरा कारपेट म्हणजेच 2248.87 चौ.मी. बिल्टअप आहे. तसेच 3 Garages चे क्षेत्र 756.00 चौ.फुट रेरा कारपेट म्हणजेच 77.29 चौ.मी. बिल्टअप आहे. असे एकूण 22754.00 चौ.फुट रेरा कारपेट म्हणजेच 2326.15 चौ.मी. बिल्टअप नविन इमारतीमध्ये देणेत येत आहे. या शिवाय दस्तात नमूद केल्यानुसार Rent, Hardship Compensation, Shifting Charges, Brokerage Charges व Car Parking इ. विकासक सभासदांस देणार आहे. सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. प्रकरणात मूळ सोसायटी रहिवासी सभासदांना त्यांचे ताब्यातील मूळ कारपेट क्षेत्रावर वाढीव देण्यात येणारे क्षेत्र हे वाढीव क्षेत्र 35 टक्के देय फंजिबल क्षेत्रापेक्षा जास्त असल्याने देय फंजिबल रहिवासी सभासदांच्या ताब्यातील वाढीव क्षेत्रावर मार्गदर्शक सुचना क्रं 21 मधील अट क्र (अ) (X) लागू होत आहे.

सदर दस्तामध्ये Regulation 33(11) नुसार मूल्यांकन करण्यात आलेले आहे. दस्तातील पृष्ठ क्रं. पृष्ठ क्र.27 वरील परिच्छेद क्र.12.1 मध्ये नमूद नुसार सदर मिळकतीचे विकसन/प्रकल्प DCPR-2034 चे नियम 33(11) नियमान्वये विकसित होणार आहे. सदर मिळकत क्षेत्रात DCPR-2034 चे नियम 33(11) नुसार 1.00 Basic/Zonal FSI व 3.00 वाढीव अनुज्ञेय होत आहे, 3.00 वाढीव FSI पैकी 1.00 FSI चे बांधकाम करून Slum Rehabilitation Authority यांना Permanent Transit Camp म्हणून हस्तांतरीत करावयाचे असल्याने मालक व विकासका करीता 1.00 Basic/ Zonal FSI व 1.00 वाढीव FSI असे एकूण 4.00 FSI व त्यावर 35% Fungible FSI अनुज्ञेय होत आहे. मार्गदर्शक सुचना क्रं.21 (ब)(x) नुसार फंजिबल प्रिमियम 0.50 टक्के विचारात घेण्यात येत आहे. सदर विकासकरारनामा 33(11) मध्ये करण्याचा स्पष्टपणे नमूद केलेले आहे. त्यामुळे Rehab Cost/PTC Component Cost बाजार मुल्यातून वजा करण्यात येत आहे.

दस्तात नमूद केल्याप्रमाणे बांधून द्यावयाचे क्षेत्र विचार करून सादर केलेल्या दस्तात व Schedule मध्ये नमूद केल्याप्रमाणे 1417.20 चौ.मी.क्षेत्र मुल्यांकनासाठी विचारात घेऊन प्रकरणी मुल्यांकन सन 2024-25 चे बाजारमुल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.

Development Agreement (Completion Period 30 Months + 06 Grace Period)					
ADJ-164-2025	Land	Flat	Office	Shop	Const.Cost
2024-25	1,91,520	3,44,890			30,250
Zone : Bandra-F	25/153				
Plot area	1417.20	sq.mtrs			
		Existing Carpet Area in Sq. ft	Total Built up Area in Sq. mtr		
Existing Area No. of Members (As per Third Schedule)	26	15206.78	1695.92		
Flats	23	14666.97	1635.72		
Garages	3	539.81	60.20		
		New Carpet Area in Sq. ft	Total New Buildup Area in Sq. mtr		
New Additional Area (As per Third Schedule)		22754.00	2326.15		
Flats		21998.00	2248.87		
Shop		756.00	77.29		
Permissible Area Reg. 33(11) As under					
1 Basic FSI	1417.20	x	1.00		1417.20
Additional FSI	1417.20	x	3.00		4251.60
50% For Transit Camp	4251.60	x	0.50		2125.80
50% For Developer/Society	4251.60	x	0.50		2125.80
Saleable Area For Developer/Society	1417.20	+	2125.80	=	3543.00
Add Fungible FSI 35%	3543.00	x	0.35	=	1240.05
Total Permissible FSI For Developer/Society	3543.00	+	1240.05	=	4783.05
Area Given to Society Members	4783.05	-	2326.15	=	2456.90
Value of Developer Sale Area- (A)	2456.90	1,91,520			47,05,45,025.22
Free Fungible on Societies area	1695.92	x	0.35	=	593.57
Charging Premium	1240.05	-	593.57		646.48
Less Value of Charging Premium (B)	646.48	1,91,520	0.50		61906618.65
Less Const. Cost of Plot (C)	2125.80	30,250			64305450.00
Market Value (A-B)	47,05,45,025.22	61906618.65	64305450.00		34,43,32,957
					Market Value -
					i.e.Rs. 34,43,33,000
Consideration					Amount in Rs.
1. New area given to Members	2326.15	30,250	1.05		7,38,84,416.12
2. Hardship Compensation (Page No.23, Para No.7.8)	15,206.78	3250			4,94,22,035
3. Rent For Residential Members (Page No.21, Para No.7.5)					
For 1st 12 Months	15206.78	275	11		4,60,00,510
For 2nd 12 Months	15206.78	302.5	11		5,06,00,560
For 2nd 12 Months	15206.78	332.75	8		4,04,80,448
4. Brokerage Charges For Residential Members (Page No.23, Para No.7.7.1)					
For one time	15206.78	275	1		41,81,865
5. Shifting Charges (Page No.22, Para No.7.6)	55000.00	26			14,30,000



मबई-३१
दस्त क्र. ६८७३
२०२५
७३ / २५०

(Handwritten signature)

6. Earnest Money Deposit (Page No.4, Para No.H)					50,00,000
7. Additional Area (1695.92 x 1.35 = 2,289.49) (2326.15 - 2,289.49 = 36.66)	36.66	1,91,520	0.50		35,10,562
8. Rent of Society Meeting (30 Months/3=10) (Page No.42, Para No.11.27)	10000.00	10			1,00,000
9. Fitness Center (Page No.37, Para No.17.8)	4783.05	30250	0.02		28,93,745
10. Car Parking + Visitor Car Parking (As per DCPR) (Page No.20, Para No.7.4)	13.75	30250	24	0.25	24,95,625
11. Common Facilities (Society office, toilet, W.cabin) (22.30+3+4.64 = 29.95)	29.95	30250			9,05,988
12. Infrastructure Charges	2326.15	5,000			1,16,30,762
13. Development Charges (2%)	2326.15	1,91,520	0.02		89,10,094
Total Consideration					30,14,46,610
Rs.					30,14,47,000
STAMP DUTY PAYABLE ON AGT VALUE OR MARKET VALUE WHICHEVER IS HIGHER					
Market Value	Amount	Article			Stamp Duty Amount
Bank Guarantee Rs.15,00,00,000/- (Page No.48, Para No.20)	34,43,33,000	5(g-a) @ 5%			1,72,16,650
	15,00,00,000	54(ii) @ .3%			4,50,000
Total Stamp Duty Payable					1,76,66,650

वरील प्रमाणे दस्तातील मिळकतीचे मोबदलामूल्य रक्कम रु. 30,14,47,000/- हे बाजारमूल्य रक्कम रु. 34,43,33,000/- पेक्षा कमी असल्याने जास्तीच्या बाजारमूल्य रक्कम रु. 34,43,33,000/- वर मुद्रांक शुल्काचा भरणा केला आहे.

बाजारमूल्य (रु.)	अनुच्छेद	देय मु.शु (रु.)
34,43,33,000/-	5 (g-a)(5%)	1,72,16,650/-
Bank Guarantee Rs.15,00,00,000/- (Page No.48, Para No.20)	54(ii) @ .3%	4,50,000/-
एकूण		1,76,66,650/-

अंतिम आदेश


- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5 (g-a)(5%) & 54(ii) @ .3% नुसार मुद्रांक शुल्क रु. 1,76,67,000/- देय असल्याबाबत जा.क्र./अभि/आदेश/1445/2025 दिनांक. 12/03/2025 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 12/03/2025 रोजी विरुध्दित केलेल्या चलन क्र. MH017689593202425E व MH017690243202425E वरून दिसून येत असल्याने दिनांक. 12/03/2025 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

3

2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही. ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी अंधेरी हे जबाबदार राहणार नाहीत.

3. एकूण पाने 1 ते 168 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्र हा दस्ताचा भाग बनविण्यात येत आहे.

मुद्रांक शुल्क	३९
दस्ता क्र. ६८८३	२०५
११/२१०	


(सुदाम परदेशी) 13/3
मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रति	Roswalt Realty Private Limited
पत्ता	933, Naman Centre, Opp. LIC Digital, C-31, G-Block, Bandra Kurla Complex, Bandra (East) Mumbai – 400051.
प्रत	सह दुय्यम निबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7



१६-११-४३

महाराष्ट्र	
दस्त क. ६८३	३०२५
१६/२५०	





CHALLAN
MTR Form Number-6



GRN	MH017690243202425E	BARCODE	Date 12/03/2025-16:36:32		Form ID
Department	Inspector General Of Registration		<div style="border: 2px solid blue; padding: 5px;"> <p>Payee Details</p> <p>मंबई-३१</p> <p>दस्ता क्र. ६८०३ २०२५</p> <p>ROSWALT REALTY PVT LTD</p> </div>		
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatr SoS		TAX ID / TAN (If Any)		
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI		PAN No.(If Applicable)		
Location	MUMBAI		Full Name	ROSWALT REALTY PVT LTD	
Year	2024-2025 One Time		Flat/Block No.		
Account Head Details	Amount In Rs.	Premises/Building			
0030050801	Amount of Tax	8817000.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)	ADJ/1100900/164/2025	
			Amount In	Eighty Eight Lakh Seventeen Thousand Rupees Only	
			Words	88,17,000.00	
			FOR USE IN RECEIVING BANK		
Payment Details	IDBI BANK		Bank CIN	Ref. No.	69103332025031218454 2919561874
Cheque/DD Details			Bank Date	RBI Date	12/03/2025-16:37:18 Not Verified with RBI
Cheque/DD No.			Bank-Branch	IDBI BANK	
Name of Bank			Scroll No. , Date	Not Verified with Scroll	
Name of Branch			Mobile No. : 0000000000		



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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Deface By me

(Mansi M Chande)
Clerk

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0009785400202425	12/03/2025-16:43:22	IGR240	8817000.00
Total Defacement Amount					88,17,000.00

मकई-३५	
दस्त क्र. ६८४३	२०२५
१६/२४०	



CHALLAN
MTR Form Number-6



GRN MH017689593202425E BARCODE Date 12/03/2025-16:31:58 Form ID

Department Inspector General Of Registration
 Type of Payment Non-Judicial Stamps
 Duty on Doc Voluntarily brought for adjudicatin SoS
 Office Name CSA_COLLECTOR OF STAMPS ANDHERI
 Location MUMBAI
 Year 2024-2025 One Time

Payer Details
मबई-३१
 TAX ID / TAN (If Any) दस्त क्र. ६६४३ २०२५
 PAN No.(If Applicable)
 Full Name ROSWALT REALTY PVT LTD

Account Head Details	Amount In Rs.
0030050801 Amount of Tax	8850000.00

Flat/Block No.
 Premises/Building
 Road/Street
 Area/Locality
 Town/City/District
 PIN



Remarks (If Any)
 ADJ/1100900/164/2025



Amount In Eighty Eight Lakh Fifty Thousand Rupees Only
 Words 88,50,000.00

Payment Details IDBI BANK
 Cheque-DD Details
 Cheque/DD No.
 Name of Bank
 Name of Branch

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332025031218360	2919560698
Bank Date	RBI Date	12/03/2025-16:33:27	Not Verified with RBI
Bank-Branch	IDBI BANK		
Scroll No. , Date	Not Verified with Scroll		

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

Mobile No. : 0000000000
 (Manst M Chande)
 Clerk

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0009785514202425	12/03/2025-16:44:38	IGR240	8850000.00
Total Defacement Amount					88,50,000.00

मबई-३५१	
दस्त कः ६८४३	२०२५
२०/२४०	





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.
MH017384129202425E Dated
07-03-2025.

[Signature]
Collector of Stamps
Andheri

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



[Signature]
मुद्रांक निहाधिकारी
Andheri



Case No. Adj/IGR240/164/2025

Certificate Number: CER-AND-ABJ-IGR240-164-2025

Market Value/Value (if any): Rs. 344333000

Consideration Amount (if any): Rs. 301447000

Received from ROSWALT REALTY PVT LTD
Residing at Office No 903, Naman Centre Opp LIC
Digital, C-31, G-Block, Bandra Kurla Complex,
Bandra East, Mum. Stamp duty of Rs. 17667000/-
(Rs. One Crore Seventy Six Lakh Sixty Seven
Thousand only). Vide e-Challan GRN No
MH017689593202425E, MH017690243202425E
Dated :- 12-3-2025 The defacement number is
0009785514202425,0009785400202425.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 17667000/- (Rs. One
Crore Seventy Six Lakh Sixty Seven Thousand
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: 13/03/2025

[Signature]
Collector of Stamps
Andheri

मबई-३१	
दस्त क्र. ६८४३	२०२५
२२/२५०	



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एकूण पृष्ठे १ ते १६८

Area - 1417.20 sq.mtr

2

Certificate u/s 32(1) (b) of the Maharashtra Stamp Act.
Office of the Collector of Stamps
Case No. Adj. 1164/2025
Dated 10/03/2025

मबई-३९	
दस्त क्र. ६८३	२०२५
२३/२५०	

Received from Shri. Roswalt Realty Pvt Ltd

residing at.....
Stamp Duty of Rs. 1766650/-
one crore seventy six lakh sixty six Thousand six Hundred Fifty only

vide challan No..... dated.....
Certified under Section 32(1) (b) of the Maharashtra Stamp Act, that the full duty of Rs. 1766650/- one crore seventy six lakh sixty six Thousand six Hundred Fifty only with this instrument is chargeable has been paid vide article No. 519(a), 54(ii) of schedule I.

This certificate is subject to the provisions of section 53-A of the Maharashtra Stamp Act.
Place Andheri
Date 13 MAR 2025

[Signature]
Collector of Stamp
Andheri

MH017689593202425E
MH017690243202425E
Date - 12/03/2025



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Mumbai on this 17th day of March in the Christian Year Two Thousand and Twenty-Five (2025) (the "Agreement")

BY AND BETWEEN:

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LIMITED, a society duly registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/ 259 of 1962, holding Permanent Account No. (PAN) AAGAS2613A and having its registered office at 1/C3/3, S.V. Road, Bandra West, Mumbai - 400050, hereinafter referred to as the "**SOCIETY**" (which expression shall unless it be repugnant to the subject, context or meaning thereof be deemed

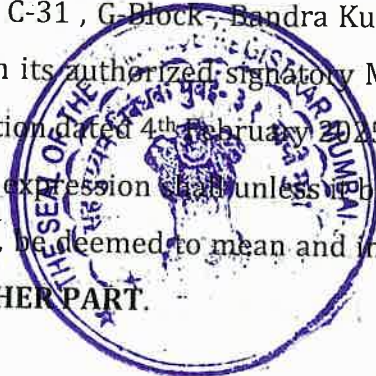
For Sujata Nivas Co-op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Chairman	Secretary	MC Member	MC Member	Authorized Signatory	



to mean and include its successors and assigns) of the FIRST PART ;	
मबई-३९	
दस्त क्र. ६८४३	२०२५
२०/२५०	

AND

ROSWALT REALTY PRIVATE LIMITED, a Private Limited Company incorporated under the provisions of the Companies Act, 1956, bearing Corporate Identity No. (CIN) U45201MH2013PTC248608, holding Permanent Account No. (PAN) AAECV8453B and having its Registered Office at 903, Naman centre , opp. LIC Digital, C-31 , G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, through its authorized signatory Mr. Dilip Chimanlal Solanki, pursuant to Board Resolution dated 4th February 2025, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless it be repugnant to the subject, context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **OTHER PART**.



AND

"MEMBERS" as listed in **"Annexure A"** who are the bonafide members residing in the Society (hereinafter referred to as the **"Members"**), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her legal heirs, executors, administrators and assigns;

The Society, the Developer and the Members, being the parties hereto are hereinafter referred to in this Agreement, wherever the context so requires, individually as the **"Party"** and collectively as the **"Parties"**.



WHEREAS:

A. Pursuant to the Indenture of Conveyance dated 27th February 1963, entered into between 1) Krishin Gulabrai Babani, 2) Lachmandas Sewaram, 3) Gopichand Udham, 4) Vasdev Dayalani, 5) Shanti Bhagwandas and 6) Mira Purshotam (*"the Vendors therein"*) (**"Vendors"**) and Sujata Nivas Co-operative Housing Society Limited (*"the Purchasers therein"*) (**"said Society"**) and duly registered with the Sub-Registrar of Assurances at Bandra under Serial No. BND-1032 of 1963, the Vendors conveyed, transferred and assigned in favour of the Society all their right, title and interest in all that piece and parcel of the Land admeasuring 1,695 sq. yds. which is equivalent to 1,417.20 sq. mts. (as per property card) bearing CTS No. 1172 and bearing Plot No. 1/C-3/3 (**"said**

Sujata Nivas Co-op. Hsg. Soc. Ltd.

For: Sujata-Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd	
Chairman	Secretary	MC Member	MC Member	Authorized Signatory	



मबई-३९
 दस्त क्र. ६८४३ २०२५
 २५/२५०

Land") and forming part of and being a sub-division of a larger piece and parcel of land bearing final plot No. 1/C of Town Planning Scheme No. II, Bandra, bearing Survey No. F/1172 (which sub-division has been sanctioned by the Collector of Mumbai by the office letter bearing TP/8/65 sub of 1959-60 dated 20th October 1959) and lying within the Registration Sub-District of Bandra, together with the Building standing thereon known as "Sujata Nivas" comprising of Ground + 3 Upper Floors and comprising of 23 residential flats and 3 garages in the said building (the "Existing Building/Building") situated at S.V. Road, Bandra West, Mumbai - 400050. The Land and Building, unless individually referred to, are hereinafter collectively referred to as the "Property" and more particularly described in the **First Schedule** hereunder written, which Property is also delineated in **Red colour** boundary line on the layout plan thereof annexed and marked as **Annexure "B"** hereto.



B. In view of the above, the Society is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property. The Property Card is updated and stands in the name of the Society. A copy of the Property Card is annexed hereto as **Annexure "C"**;



The Society herein was registered under the provisions of Maharashtra Cooperative Societies Act, 1960 under registration. No. BOM/HSG/ 259 of 1962. A copy of the society registration certificate is annexed hereto as **Annexure "D"**;

D. The said Building of the said Society, which was constructed by the said Vendors, consists of Ground + 3 Upper Floors, comprising in the aggregate 23 residential flats and 3 garages in the said Building which are in use and occupation of the 24 members of the Society (hereinafter referred to as the "Existing Members"), out of which 6 residential flats are being presently used by doctors as their clinic i.e. for their medical practice. Details as to the names of the Existing Members, premises number, floor number, the existing carpet area of each of the premises and the shares issued by the Society in favour of each of the Existing Members are more particularly set out in the **Second Schedule**.

Sujata Nivas Co-op. Hsg. Soc. Ltd.

For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
Chairman	Secretary	MC Member	MC Member	Authorised Signatory	

MC Member



महई-३१
 दस्त क्र. ६४३ २०२५
 २६/२३०

E. In or about December 1971, by an Order of the Municipal Corporation of Greater Mumbai ("MCGM"), the area admeasuring 282.20 sq. meters from the plot of land bearing 1/C, 3/C was surrendered to the MCGM towards land set back area for the purpose of road widening.

F. The Building was constructed in or around the year 1960. The said Building being old and in a dilapidated condition, the same required extensive and substantial repairs. Thus, the Society was desirous of redeveloping the Property by demolishing the said Building and constructing in its place a new multi-storied building having residential/commercial premises by utilizing the entire available FSI in respect of the Land as well as by purchase of any additional FSI (by whatever name). However, the Society does not have sufficient funds and expertise in redevelopment of the Property, and hence, the Society, vide its Special General Meeting dated 8th January 2023 resolved to undergo re-development and appointed **M/s. Shilp Associates** having its address at 317, E- Square, Subhash Road, above State Bank of India, Vile Parle (East), Mumbai 400 057 as Project Management Consultant (hereinafter referred to as the "PMC") to undertake the redevelopment work of the Property.

G. The PMC prepared the Tender, which upon approval of the Society was published/circulated inviting bids from interested Developers willing to take the re-development of the said Property vide private invitation/ public notice in newspaper advertisement dated 21.06.2023 in the Maharashtra Times, Times Of India and Gujrath Samachar newspaper/s. Subsequently second round of public Notice was issued in Times of India newspaper page 14, Maharashtra Times page 6 & Gujrat Samachar page 8 dated 21.07.2023 other than on Society Notice Board/s.

H. Pursuant to Bids called by the Society from several developers, the Society received certain offers to redevelop the Property. Roswalt Realty Pvt. Ltd. i.e., the Developer herein, also provided its Bid/offer showing interest in developing the said Property vide giving their commercial offer for re-development of the said Property. The Developer herein also paid the 1st instalment of earnest money deposit of Rs. 50,00,000/- (Rupees fifty lakhs
 Sujata Nivas Co-op. Hsg. Soc. Ltd.

For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
					
Chairman	Secretary	MC Member	MC Member	Authorised Signatory	

MC member



मबई-३१	
दस्त क्र. ६८४३	२०२५
२०/२७८	

only) in favour of the Society. Thereafter, the Society vide its letter dated 31st January 2024 invited the Developer herein to meet and showcase its presentation for redevelopment of the said Property.

I. Thereafter, following negotiations by and between the Parties the Developer submitted its Final Offer vide its Letter dated 3rd March 2024 (the "Final Offer Letter"), to redevelop the Property, on the terms and conditions as stated therein. Hereto annexed and marked as **Annexure "E"** is a copy of the Final Offer Letter issued by the Developer.

J. The Society has represented, assured, declared and confirmed to the Developer herein that the (i) Society is owner of the Property, including the Land; (ii) the title of the Society to the Property is clear and marketable; and (iii) the Society has not created any mortgage, charge, lien, encumbrance or any third-party rights in respect of the Property or any part thereof. The



Developer hereby agrees, admits and confirms that they have also independently investigated the title of the Society and have conducted their due diligence and is satisfied and accordingly, have accepted the title of the Society.

K. Accordingly, as per the procedure of Section 79A of the Maharashtra Co-operative Societies Act, 1960, a special general body meeting of the Society was scheduled on 18th August 2024 in the presence of a representative of Hon'ble Dy. Registrar of Co-operative Societies, when majority of the existing members voted in favour of the Developer and therefore, it was resolved to appoint the Developer i.e. Roswalt Realty Pvt. Ltd. as the developer in respect of Society's said Property. Hereto annexed and marked as **Annexure "F"** is a copy of the resolution passed at the Special General Body Meeting dated 18th August 2024.

L. The representative of the Hon'ble Dy. Registrar of Co-operative Societies, H-West Ward, Mumbai, vide its letter bearing reference no. MUM/Sub/H-West Dept/ Redevelopment/ 2153/ 2024 dated 20th August 2024, have stated that as per the Special General Body Meeting held on 18th August 2024, whereby the selection was conducted and the Developer herein have been duly elected

Sujata Nivas Co-op. Hsg. Soc. Ltd.

For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
Chairman	Secretary	MC Member	MC Member	Authorized Signatory	

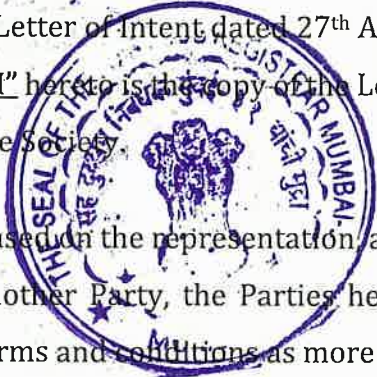
MC Member



and appointed as developer for redeveloping the Property. Thus, the Developer is appointed as per Section 79A of the MCS Act 1960. Annexed and marked as **Annexure "G"** hereto is a copy of the letter dated 20th August 2024 received from the Dy. Deputy Registrar of the Co-operative Societies.

मबई-२१
दस्त क्र. ६८०९
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M. In furtherance of the resolution passed by the Special General Body Meeting of the Society held 18th August 2024, the Society issued in favour of the Developer a Letter of Intent dated 27th August 2024. Annexed and marked as **Annexure "H"** hereto is the copy of the Letter of Intent dated 27th August 2024, issued by the Society.



N. Based on the representation, assurances and warranties given by one Party to another Party, the Parties herein has agreed to redevelop the Property on terms and conditions as more particularly recorded hereinafter.

O. The Managing Committee of the Society having then received the said draft Development Agreement and the draft Power of Attorney to be executed by the Society in favour of the Developer herein, was placed for the approval of the Existing Members of the Society at the Special General Body Meeting dated 7th February 2025 and 15th February 2025 of the Society and accordingly the Existing Members of the Society have at the said meeting dated 7th February 2025 approved the draft Development Agreement and on 15th February 2025 approved the draft of the Power of Attorney and authorized **Mr. Sanjay Sharma (M.C. Member)**, Mr. Sunil Krishnaraja Tommundrum (Secretary), Dr. Sundeep Kamath (Managing Committee Member) and Mr. Ashish Arun Ghone (Managing Committee Member), being the office bearers of the Society, to execute and register the same on behalf of the Society in favour of the Developer and admit execution thereof before the concerned Registrar/Sub-Registrar including any other documents in respect of the redevelopment of the Property of the Society. Annexed hereto and marked as **Annexure "I" colly** are the copies of the minutes of the Special General Body Meeting dated 7th February 2025 and 15th February 2025 of the Society approving this Development Agreement and Power of Attorney respectively and authorizing respective Existing Members to execute the said Agreement on behalf of the Society.



Sanjay Sharma
K.T.

Sanjay

Sujata Nivas Co-op. Hsg. Soc. Ltd.

For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
Chairman	Secretary	MC Member	MC Member	Authorised Signatory	

MC member



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P. Accordingly, based on what is stated hereinabove, the Society, its Existing Members and the Developer, have agreed to enter into this Agreement for granting development rights to the Developer for redevelopment of the Property on the terms and conditions as are hereinafter appearing.

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

1. The Parties hereto declare that the foregoing recitals shall be read as forming an integral part of the operative part of this Agreement and this Agreement shall be read and construed accordingly.

2. **Interpretation**

2.1. The terms referred to in this Agreement shall, unless defined otherwise or inconsistent with the context or meaning thereof, bear the meaning ascribed to it under the relevant statute/legislation.

All references in this Agreement to statutory provisions shall be construed as meaning and including references to:

2.2.1. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;



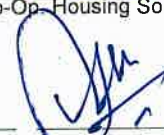

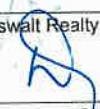
2.2.2. All statutory instruments or orders made pursuant to a statutory provision; and

2.2.3. Any statutory provisions of which these statutory provisions are a consolidation, re-enactment or modification.

2.3. References to the words "Existing Member/s" in this Agreement shall mean the existing members of the Society as listed in the **Second Schedule** hereunder written, unless otherwise specified.

2.4. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.

2.5. Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules or the Annexures and shall be ignored in construing the same.

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Chairman	Secretary	MC Member	MC Member	Authorised Signatory	

MC Member



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2.6. References to recitals, clauses, annexures or schedules are, unless the context otherwise requires, to recitals, clauses of, annexures or schedules to this Agreement.

2.7. Reference to days, months and years are to Gregorian days, months and calendar years respectively.

2.8. The words "include" and "including" are to be construed without limitation.

2.9. The terms "hereof", "hereto", "herein" and derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement, as the case may be.

3. **DEFINITIONS**
 For the purpose of this Agreement the following expressions shall have the meaning as given below.

3.1 "Agreement" shall mean and include this agreement and includes all amendment, modifications, addendum, supplement thereto and all enclosures, annexure, schedules, appendices, variations, clarifications, amendments duly and specifically agreed, in writing, by and between the Parties and duly stamped and registered with the Sub-Registrar of Assurances;

3.2 "Applicable Law" means all applicable laws, bye-laws, rules, regulations, orders, ordinance, notifications, guidelines, policies, notices, directions, conditions of any regulatory approval or license issued by a government authority and modifications and amendments thereto as also judgments and any other requirements of any statutory and relevant authority;

3.3 "Approvals" means all approvals, permissions, authorizations, consents, licenses, exemptions, letters of intent (LOIs), annexures, intimation of approvals, intimation of disapprovals, commencement certificates, occupation certificates, building completion certificate, notifications, sanctions of layout plans (and any amendments thereto), sanctions of building plans (and any amendments thereto), etc. as may be applicable and/or required for the development of the Property or part thereof as may be required under the Applicable Laws;

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MC Member



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3.4 "Amenities" shall mean the amenities as agreed between the Parties hereto and as listed in **Annexure "I"** hereto;

3.5 "CC" means the commencement certificate, which is an official permission granted by the competent authority/ MCGM (as the case may be) to start the construction activity in accordance with the plans sanctioned by such authority;

3.6 "MOFA Carpet area" means the usable floor area of an apartment, excluding external or internal partition or structural walls but includes the balcony, deck, door jamb, and excludes the thickness of the inner walls;

3.7 "Common Areas and Facilities" shall mean and include all the common area amenities and facilities including staircase, lobbies, society office, watchman cabin, servant toilets, water tank, garden, electric meter room, parking requirements, CCTV & Security Systems, Fire Fighting system, Dish Antenna & Internet connection etc. for the common use of the Existing Members and New Member(s), and the same will be demarcated as per the design of the New Building made by the Developer and duly approved by the Society and sanctioned by the concerned authority;




"Construction Period" shall mean period of 30 (thirty) months + 6 (six) months grace period from Vacation Date (subject to Force Majeure).

3.9 "DC Rules" shall mean the Development Control & Planning Regulations for Greater Mumbai, 2034 as applicable to city of Mumbai and any statutory amendment or modification or re-enactment made thereto from time to time;

3.10 "Developer's Area" - shall mean and include the balance saleable area of residential as well as commercial premises and car parking spaces available to the Developer in the New Building for sale/allotment to the prospective Purchaser(s), after providing for the Existing Members' Area (as defined herein) and visitors car parking spaces, for sale/allotment to the prospective Purchaser(s);

3.11 "Development Costs" shall mean all the costs and expenses to be incurred

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MC Member

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by the Developer *inter alia* for carrying out the development of the Property or part thereof including costs, deposits, premiums and expenses of whatsoever nature to be incurred by the Developer for the planning, approval, construction, completion and handing over the New Building (as defined hereunder) to the Existing Members of the Society and the prospective Purchaser(s) (as defined hereunder) subject to the terms hereby envisaged;

3.12 "Existing Premises" shall mean the 23 residential flats in the Existing Building (including the 6 residential flats which are being presently used by doctor as their clinic i.e. for their medical practice) and 3 garages i.e. total 26 units owned by the 24 Existing Members;

3.13 "Existing Members" shall mean the 24(Twenty-Four) Existing Members who are presently owners of the Existing Premises in the Society;

3.14 "Existing Area" shall mean the carpet area of Existing Premises presently owned by the Existing Members as elucidated in the Tender, which carpet area is more specifically reflected in **Second Schedule** hereunder written.

3.15 "Final Completion Date" shall have the meaning ascribed to the term in Clause 23.2 herein below;

3.16 "Force Majeure" shall have the meaning ascribed to the term in Clause 33.1 herein below;

3.17 "FSI" is the Floor Space Index which means the quotient of the ratio of the combined gross floor area of all floors, excepting areas specifically exempted under the D.C. Regulations, to the total area of the Land, viz:

$$FSI = \text{Total covered area on all floors} / \text{Land area.}$$

The FSI shall include any and all buildable FSI, including but not limited to, Base FSI, Fungible FSI etc.

3.18 "Fungible FSI" means the fungible compensatory FSI as permitted as per the DCPR, 2034 and Rules framed thereunder;

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3.19 "IOA/ IOD" means the intimation of approval / intimation of disapproval (as the case may be) that shall be issued by the competent authority or the MCGM (as the case may be) in favour of the Developer as Constituted Attorney of the Society whereby the authority shall have imposed certain conditions, subject to compliance of which, the further permission for the development shall be granted, the Developer being liable to comply with the aforesaid conditions;

3.20 "MCGM" shall mean the Municipal Corporation of Greater Mumbai.

3.21 "Member's New Area" shall mean and include 17 new residential flats and 6 commercial units for existing units used for commercial purposes (i.e. Existing residential Premises No.1, 2, 3, 9, 10 and 12) and 3 commercial / Shop units for existing 3 Garage owners in the New Building and one (1) SUV covered surface Car Parking Space on floor level / podium level / Basement level (not on Stack) with a proper / adequate TURNING RADIUS so as to ensure uninterrupted entry and exit / free of any obstructions / hinderance of the New Building to be given to each of the Existing Members i.e. total 24 Car Parking spaces as is mentioned in Final Offer;



3.22 "New Building" shall mean the new building consisting of basement +stilt +5 podiums + habitable upper floors (inclusive of the Existing Member's Area and the Developer's Area) to be constructed by the Developer on the Property for residential and commercial purposes;

3.23 "Notice" shall mean a notice in handwritten, typed or printed characters delivered by registered post, to any or all of the authorized representatives or the existing Members and delivered at the registered address or at the current address;

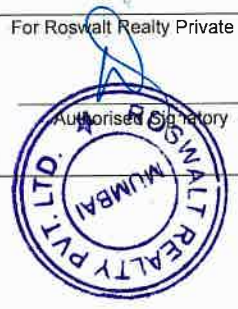
3.24 "Notice to Vacate" shall mean as ascribed in clause 16.4;

3.25 "Notice to Occupy" shall mean the 30 (thirty) days' Notice issued by the Developer to all the Existing Members and Society to occupy their respective allotted Permanent Alternate Accommodation i.e. new residential flats/ commercial units. It is understood that the Developer can issue such notice immediately upon obtaining part OC in respect of

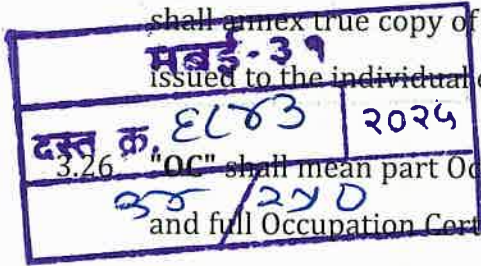
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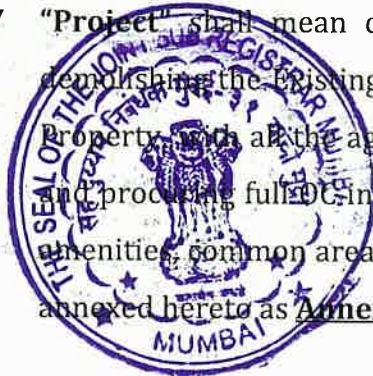


commercial units and full OC in respect of residential flats. The Developer shall annex true copy of the part/full OC, as the case may be, to such notice issued to the individual existing Members.



3.26 "OC" shall mean part Occupation Certificate in respect of commercial units and full Occupation Certificate in respect of residential flats, as the case be, issued by the competent authority/ MCGM with respect to the New Building which is constructed on the Property by the Developer;

3.27 "Project" shall mean carrying out redevelopment of the Property by demolishing the Existing Building and constructing a New Building on the Property with all the agreed Amenities and Common Areas and Facilities and procuring full OC in respect thereof as per applicable laws. The list of amenities, common area and facilities to be provided by the Developer are annexed hereto as Annexure "I".



3.28 "Project Architect" shall mean such architect as may be appointed from time to time by the Developer at its own costs, charges, expenses etc. for preparation and approval of the plans and to advice on the planning and supervision of the development of the Property. The Society may appoint its own Architect to supervise and advise on development of the Property;



3.29 "Purchaser(s)" - shall mean and include an individual, a partnership firm, a limited company, body corporate, a private and/or public trust and/or any other person with whom the Developer will enter and execute agreements for sale for the Developer's Area or any part thereof;

3.30 "RERA" means the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder with all or any statutory modification or amendment of re-enactment thereto;

3.31 "RERA Carpet Area" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment;

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MC member



4.2. The Developer shall use the Current Development Potential (as defined below), which may consist of base FSI of the Land, fungible FSI, Pro-rata FSI, Incentive FSI, Premium FSI under any provision of law, Transferable Development Rights ("TDR") etc., as presently available and under any other name available for construction of a New Building/s on the Society Land pursuant to the development rights granted herein and construct a New Building on the Land admeasuring 1417.20 sq. meters (as per property card) as shown delineated by **Red color** boundary lines on the layout plan annexed hereto at Annexure "B". However, in the event that there is any change in the policy of the competent authority or changes in the DCPR whereby any FSI and/or TDR and/or fungible FSI or any other FSI/except that FSI and/or TDR and/or fungible FSI or any other FSI as mentioned above pertaining to the Property is increased prior to construction of the Plinth of the proposed New Building, which results into availability of higher habitable area, then in that event the consequence of such increase in FSI and/or TDR and/or fungible compensatory FSI and/or any other FSI/area by whatsoever name called shall belong to the Society.

5. Representations and Warranties by the Society:

As a basis for the Agreement hereinafter contained, the Society hereby represent, declare, warrant and confirm that: -

- 5.1. The Society alone is solely and absolutely entitled to the Property, and the Society is in possession, use, occupation and enjoyment of the Property and that there is no known legal impediment or restriction on the powers and authorities of the Society from entering into this Agreement.
- 5.2. The Society confirms that, the Society has till the date of execution hereof has not arrived at any arrangement and/or entered into any agreement (either written or oral) for alienation or assignment or transfer of any of its right, title and interest of any nature in respect of the Property and/or any part thereof with any third person/s or parties.
- 5.3. The Property is a non-agricultural property and is situated in the residential zone and the Society is paying non-agricultural property tax regularly.
- 5.4. The Society has not created any charge, lien, mortgage or any other

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ML member



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encumbrance on the Property or any part thereof.

5.5. The Society has not done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof, the right, title, interest and benefits of the Society in respect of the Property and/or development rights or any part thereof is prejudiced or adversely affected or extinguished in any manner whatsoever.

5.6. That there are no proceedings instituted by or against the Society or their predecessors-in-title in respect of the Property or by or against the Existing Members of the Society, or otherwise pending in any Court or before any authority, and the Property is not subject to any attachment or any process issued by any Court or authority.



5.7. There is no injunction or any other order from any Court, Revenue Authority, BMC for any taxation, ULC or any other dues (property taxes) or otherwise disintitling or restraining the Society from dealing with the Property or entering into this Agreement.



There is no suit or any other proceedings or any lis-pendens or other notice or any attachment either before or after judgment pending in respect of the Property and/or the development rights granted herein or any part thereof, whereby the rights of the Society in the Property is in any way affected or jeopardized.

5.9. As per the records of the Society there are no statutory claims, demands, attachments or prohibitory orders made or issued by the Taxation Authorities or any other State or Central Government Department or other local bodies or authorities in any manner affecting the Property including the building or any part thereof.

5.10. As per the records of the Society there are no income tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities and/or pending before any authority whereby the rights of the Society, in respect of the Property and/or development rights are affected.

5.11. There is no agreement or arrangement, oral or written, with regard to the

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any part thereof with respect to the development or sale of the Property or otherwise whereby the development rights granted hereby are hampered or hindered or affected and the Society shall not create any third-party interest in any manner during the subsistence of this Agreement.

5.12. That there is no dispute with any of the adjoining properties as to boundaries or areas or encroachments.

5.13. The Property is not subject to any acquisition or reservations. Save and except ~~what~~ is stated aforesaid, there is no encroachment or right of way on the Property. No part or portion of the Property is/was occupied for religious or charitable purposes. There is/was no mosque, temple, church or any other place of worship established and/or any idol installed in any part of the Property.

5.14. The Society is entitled to enter into this Agreement with the Developer and have full right and authority to sign and execute and register the same. The Society has not in any way made any commitment to anyone for allowing the right to use FSI of the Land and/or for putting up New Building/s on the Land. The Society shall extend its full co-operation in redevelopment.

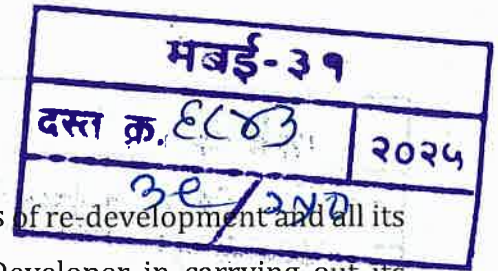
5.15. The Society has complied with all the provisions of the Maharashtra Co-operative Societies Rules 1961, and the bye-laws of the Society and that the Society has not done/will not do any act which is in contravention to the provisions of the Maharashtra Co-operative Societies Act, 1960 and/or the Maharashtra Co-operative Societies Rules, 1961 and/or the bye-laws of the Society.

5.16. The Society with consent of majority of its Existing Members have passed appropriate resolution/s in its Special General Body Meeting authorizing the Managing Committee of the Society to sign and execute all such Affidavit/s, application/s undertaking/s, indemnities, writings, deed/s, document/s etc., as may be necessary or required by the competent authority and/or any other concerned Authority for re-development of the Property. The Society with the consent of majority of its Existing Members shall also approve and pass all such other resolution/s in its SGBM that may be necessary and warranted from time to time including any at the request **Sujata Nivas Co-op. Hsg. Soc. Ltd.**

For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
					
Chairman	Secretary	MC Member	MC Member	Authorised Signatory	

MC member





of the Developer, to carry forward the process of re-development and all its other allied activities and to facilitate the Developer in carrying out its obligations and re-development work and allied activities smoothly, effectively and efficiently.

Representations and Warranties by the Existing Members:

5.17. Each of the Existing Members, whose names appear in the Second Schedule hereunder written, is absolutely and exclusively entitled to the right, title and interest in his/her/their respective Existing Premises and none of the Existing Members have created any tenancy, sub-tenancy, lease, charge, pledge, lien or any third party right in respect of the individual existing premises therein, as per the records of the Society. However, Flat Nos. 1, 3, 5, 9, 10, 16, 17, 21 and 23 and Garage No. 1, 2 and 3 have been given on leave and license basis. However, the respective Existing Members hereby agree and undertake to terminate the said license and take back the possession of the respective existing premises at least 15 days prior to the Vacation Date.



The aforesaid Existing Members who have created a mortgage, charge, pledge or lien in respect of their existing premises with any Bank, Financial Institution or other person whatsoever shall either procure a No-Objection (NOC) from such Bank/ Financial Institution/ person or provide an Indemnity to the Society and the Developer about any adverse action taken by such Bank/ Financial Institution/ person within a period of 30 days of registration of this Agreement.

5.19. The Existing Members have not done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof, the right, title, interest and benefit of the respective Existing Members in respect of their Existing Premises and/or any part thereof is prejudiced or adversely affected or extinguished in any manner whatsoever.

5.20. The Existing Members assure that, if there are disputes inter-se amongst the family members of the Existing Premises Holders in the Building, then, the Developer shall not be involved in the same and no reliefs shall be claimed to stall redevelopment of the Property. The Developer shall reserve the new residential flat/commercial unit for such Member in the proposed New

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For Sujata Nivas Co-Op. Housing Society Ltd.






Chairman

Secretary

MC Member

MC Member

MC Member

For Roswall Realty Private Ltd.




Authorised Signatory

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Building to be constructed and shall hand over possession of the new residential flat/commercial unit to the Society or as directed by the Competent Court. The Developer shall not be responsible to bear the maintenance, etc., of such premises immediately the same is handed over to the Society as the custodian of such premises.

5.21. The existing area of the plot of said Land and that of the respective premises have been correctly represented as per details mentioned in First Schedule hereunder written.

5.22. Majority of the 24 Existing Members of the Society being the entire membership of the Society have consented to the appointment of the Developer as the developer of the Property and for the redevelopment of the Property.


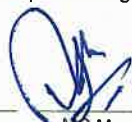


5.23. The Existing Members have complied with all the provisions of the Maharashtra Co-operative Societies Rules 1961, and the bye-laws of the Society and that the Society has not done/will not do any act which is in contravention to the provisions of the Maharashtra Co-operative Societies Act, 1960 and/or the Maharashtra Co-operative Societies Rules, 1961 and/or the bye-laws of the Society.

5.24. The Society agrees, declares and confirms that subject to compliance of terms and conditions of this Agreement, the monetary value/consideration realized from the sale of the Developer's Area i.e. the Free Sale Component of the new residential flats/ commercial units coming to the share of the Developer shall be collected by and shall be completely and fully appropriated by the Developer alone to their own use and profits.

6. Consideration

In consideration of the Society along with the confirmation of its Existing Members hereby granting to the Developer the exclusive development rights in respect of the **Property** more particularly described in the **First Schedule** hereunder written to the Current Development Potential (as defined below) of permissible FSI of the Land (subject to clause 4.2 hereinabove) together with a right of a license to enter upon and remain upon the Land for the limited purpose of re-development of the proposed

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MC Member



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Project, on the issuance of the IOA/ IOD and to commence and to carry out development as per the approved plans, to allot the Member's Area and to sell the Developer's Area in the New Building and to carry out construction till completion of the Project with occupation certificate. The Developer agrees and undertakes that once the plans are sanctioned, which are approved by the Society, the Developer shall not amend, alter or modify the same by adding additional FSI/TDR etc.

7. NEW RESIDENTIAL FLAT/ COMMERCIAL UNIT AND CAR PARKING SPACES:

7.1. In lieu of vacating of the Existing Member's Existing Premises in the Existing Building, the Developer shall provide to each Existing Member of the Society a new residential flat/commercial unit, "free of costs", on ownership basis" in the New Building to be constructed by the Developer with Occupation Certificate ("OC") i.e. part Occupation Certificate in respect of commercial units and full Occupation Certificate in respect of residential flats, as the case be, issued by the competent authority. The Developer shall provide to each Existing Member of the Society with new residential flat/ commercial unit admeasuring an area equivalent to the existing carpet area (wall to wall) of his/her respective Existing Premises plus **50% additional MOFA Carpet Area** and the respective owners of the garages in the Existing Building will be provided 40% additional MOFA Carpet Area in the New Building to be constructed on the Land ("Member's New Area") as more particularly set out in **THIRD SCHEDULE** hereunder written. The list of Existing Members with the Existing MOFA Carpet Area of their respective Existing Premises with the additional area to be provided to each Existing Member in the New Building i.e. the area of the new residential flats/commercial units to be provided free of cost to each Existing Member is more particularly set out in the Third Schedule hereunder written.

7.2. The Existing Members in respect of the new residential flats/commercial units agreed to be allotted to them as and by way of Permanent Alternate Accommodation shall be at liberty to purchase additional area over and beyond the agreed additional free MOFA Carpet area from the Developer, i.e., 1). additional 150 sq. ft. MOFA Carpet area at 15% less than the



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MC Member



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prevailing market rate i.e. Rs. 55,000/- in respect of residential flats and Rs. 70,000/- in respect of commercial units and 2). The additional MOFA Carpet Area beyond 150 sq. ft. cost would as per the prevailing market rate (it is agreed and understood that such rate offered is exclusive of Goods and Services Tax, Stamp Duty, developmental charges and Registration Charges).

7.3. The amenities to be provided in the new residential flats/commercial units and the New Building so constructed on the said Property shall be as per the list annexed hereto and marked as **Annexure "J"**. The Developer undertakes to provide identical amenities to the Existing Members and Purchasers of new residential flats/commercial units, to assure quality of the amenities provided to the Existing Members.

7.4. It is agreed between the Society and the Developer that out of the total number of car parking spaces, as approved by the competent authority, 1 (One) covered SUV car parking space on the floor level/ podium level/ Basement level (not on Stack) with a proper/ adequate turning radius so as to ensure uninterrupted entry and exit/ free of any obstructions/ hindrance of the New Building shall be allotted to each of the Existing Members, free of cost, as per the mutual understanding between the Existing Members, Society & the Developer, and the Developer shall be responsible for providing visitors' car parking as per the applicable D.C. Regulations. Thereafter, the balance car parking spaces between the podium / stilt etc., shall be reserved for the Developer to sell/ allot to the new prospective residential flat/commercial unit purchasers/ Existing Members as per their mutual negotiations and the Developer may deem fit. The car parking spaces in the open area around the building (as per the building plans), if any, shall not be sold or allotted by the Developer.

7.5. Monthly Displacement Compensation

7.5.1. To enable the Existing Members of the Society to procure temporary accommodation pending the construction and completion of the New Building and until receipt of the new residential flats/commercial units duly completed in all respects pursuant to obtaining OC thereto, the Developer

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shall pay to each Existing Member of the Society a monthly sum as and by way of Monthly Displacement Compensation for the period commencing from the Vacation Date till the Final Completion Date. The Developer shall pay Monthly Displacement Compensation to the Members as under:

Period	Monthly Displacement Compensation (per month)
For the first 11 (Eleven) months i.e 1 st month to 11 th month.	Rs. 275/- (Rupees Two Hundred Seventy Five Only), per square foot of the Existing MOFA Carpet Area to the Member
Post completion of first 11 (Eleven) months, the Monthly Displacement Compensation for each block of 11 (Eleven) months till the Final Completion Date	10% increments for each block of 11 (Eleven) months on the last paid Monthly Displacement Compensation on the existing MOFA Carpet Area



- One single cheque for advance one-time payment towards Monthly Displacement Compensation for the initial 11 (Eleven) months' will be handed over by the Developer to the Society alongwith Vacation Notice and the Society shall then handover such cheque to each of the Member at the time of each Member vacating and handing over quiet, vacant and peaceful possession of his Existing Premises to the Developer for the purpose of Redevelopment.
- The Developer will hand over to each of the Member the post-dated cheques for the period commencing from 12th month till the 36th month at the time of each Member vacating and handing over quiet, vacant and peaceful possession of his Existing Premises to the Developer for the purpose of Redevelopment.

7.5.2. If the Project is delayed beyond 36 (Thirty-Six) months from the Vacation Date, the Developer will be liable to increase the Monthly Displacement Compensation by 15% (Fifteen Percent) on the last paid Monthly Displacement Compensation [for each block of 12 (Twelve) months thereafter] till the Final Completion Date.

7.5.3. The detailed computation of the amounts to be paid as Monthly

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Displacement Compensation as per the Existing Carpet Area to each of the Existing Members is hereto more specifically annexed and marked as Annexure "K". The said list has been checked and verified by each Existing Member and the parties agree to abide by the same. The obligation on part of the Developer to make payment of the Monthly Displacement Compensation shall commence only upon receipt of vacant possession of the entire Existing Building, and not otherwise.

7.5.4. The payment of Monthly Displacement Compensation to the Existing Members of the Society shall stop only on Final Completion Date. In the event that the possession of the new residential flat/commercial unit is provided earlier, the Existing Members shall return to the Developer the post-dated cheques for the unexpired months without any delay or demur or the Developer may provide instructions to stop payment of such cheques. In the event that any Existing Member fails or neglects to refund the Monthly Displacement Compensation to the Developer, the Developer shall be at liberty to adjust the same against any other amounts payable to such Existing Member.

7.5.5. The obligation of the Developer to pay the agreed Monthly Displacement Compensation is without prejudice to the other rights of the Society under this Agreement for delay/failure to complete the project within the stipulated timelines. Without prejudice to the rights exercised by the Society, the Developer will be liable to pay the agreed Monthly Displacement Compensation, brokerage etc. till the Final Completion Date, irrespective of the Force Majeure or otherwise.

7.6. SHIFTING CHARGES

7.6.1. Simultaneously, with the vacation and handing over of the Existing Premises by the respective Existing Members of the Society, the Developer shall pay to each Existing Member of the Society Rs. 55,000/- (Rupees fifty five thousand only) as one time to and fro shifting charge, irrespective of the number of times the Existing Member shifts his/her temporary accommodation.

7.7. BROKERAGE

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For Rdswal Realty Private Ltd.
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Challenger Secretary MC Member MC Member

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7.7.1. Simultaneously with the vacation and handing over of the Existing Premises by the Existing Members, the Developer shall pay to each of the Existing Members, one-time brokerage equivalent to the tune of 1 (one) month's Displacement Compensation ("**Brokerage**").

7.7.2. The one-time Brokerage shall be handed over by the Developer by cheque alongwith the Monthly Displacement Compensation as aforesaid alongwith the Vacation Notice to the Society and the Society shall then handover the same to the Member upon respective Member/s vacating his/her Existing Premises to the Society for the purpose of Redevelopment.



7.7.3. If the Project is delayed beyond Maximum Completion Period (as defined hereinunder), the Developer shall become liable to pay additional one-time brokerage equivalent to 1 (One) month's Monthly Displacement Compensation for each period of 12 (Twelve) months or part thereof, till the Final Completion Date.



Hardship Compensation

It is agreed and understood by and between the parties that the Developer shall pay a sum of Rs. 3,250/- (Rupees three thousand two hundred and fifty only) per sq. ft. to the Existing Members on Existing MOFA Carpet Area, to each Existing Member as Individual Members Consideration ("**Hardship Compensation**"). List of the amounts payable to each Existing Member is hereto annexed at **Annexure "K"**. Each Existing Member on execution hereof admit and accept the figures mentioned in the Annexure "K" are verified and accepted by them.

7.8.2. The Developer shall pay, i) 50% amount of aforesaid the Hardship Compensation to each Existing Member (first tranche) on the Vacation Date, ii) 25%, at the time of completion of R.C.C. work of the New Building (second tranche) and iii) balance 25% amount of the aforesaid Corpus Fund to each Existing Members after receipt of OC and at the time of respective Existing Member taking over possession of their respective new residential flats/ commercial units (third tranche). The Developer shall however handover the post-dated cheques of second and third tranche of Hardship Compensation on Vacation Date.

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mc member



8. **मासिक भुगतान** **Amounts to be Paid as stated in Clauses above**
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8.1. The Developer will be granted access to the vacated Building solely for the purpose of Redevelopment only on (i) handover cheques of the Monthly Displacement Compensation to the Society in terms of Clause 7.5 above, (ii) payment of first tranche of Hardship Compensation and handover of PDC's towards second and third tranche in accordance to clause 7.8 above, (iii) payment of the Shifting charges in terms of Clause 7.6 above, (iv) payment of the Brokerage in terms of Clause 7.7 above, and (vi) execution and registration of the permanent alternate accommodation agreements for the New Flats as per Clause 17.1 to be provided to the Existing Members in the New Building in lieu of the Existing Premises in the Building.

8.2. It is agreed between the Parties hereto that in the event of death of any Existing Member, the Society shall inform the Developer within fifteen (15) days of such demise. Each Existing Member agrees to submit fresh nomination forms to the Society before vacating the said Existing Premises as provided herein. Till such time such Existing Premises is not transferred to the legal heir of the deceased in the Society's records, the nominee member can receive such compensation in his/her name provided such nominee member produces consent from all legal heirs of the deceased member. In case such consent is not available, all payments under this Agreement shall be made to all legal heirs proportionately. If the Member/s is/are died, wherein there is any dispute in between the legal heirs or if the title of the flat is sub-judice in any Court of Law then in that situation, the Developer will pay the aforesaid amounts as per the direction of the competent Court.

9. Approval of Plans, Construction Milestones and Development Period

9.1. The tentative plans, approved by the Society (annexed hereto as **Annexure "L"**), shall be submitted by the Developer to the Concerned Authority for its approval. Based on the tentative plan, the Society has already identified the Existing Members' Area, the Car Parking Spaces and the Reserved area, and allocated the New Premises and Car Parking Spaces to all the Existing Members. Such tentative allocation by the Society is described in the

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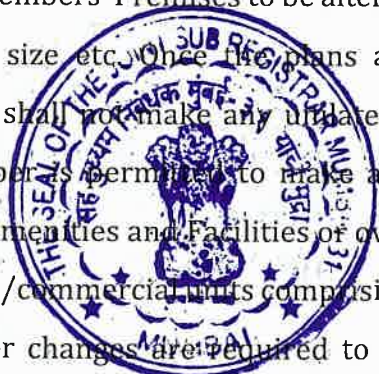
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Annexure "L" hereto.

9.2. The Developer shall seek the Society's prior written consent for any changes, alterations, amendments proposed to be made by the Developer in the tentative plan as attached with this Agreement. Such changes shall under no circumstances cause the Existing Members' Premises to be altered in any manner viz. floor, location, facing, size etc. Once the plans are approved and IOD is issued, the Developer shall not make any unilateral change in such plan. However, the Developer is permitted to make any internal planning changes (not in Common Amenities and Facilities or over all structures of the New Building) in the flats/commercial units comprising of the Developer's Area. However, whatever changes are required to be made in the New Building, as per the directions of the Concerned Authority or any other authority, shall be made and approved jointly i.e., with approval of the Developer's Architect, the Society's PMC and the Society and the Developer shall construct the New Building strictly as per the plans approved by the authorities.



9.3. The Developer shall, within 4 (Four) months from the date of execution of this Agreement, obtain the Vacation Approvals and obtain final sanction of the plans for the New Building from the concerned authorities and provide certified copies of the same to the Society. The Developer shall hand over to the Society certified copies of the final sanctioned plans and all other requisite documents with respect to the New Building consisting of Members' Area as well as Developer's Area on receipt of the OC.

9.4. Within 90 (Ninety) days of the Society granting access to the Developer to the vacated Building for the purpose of Redevelopment, the Developer shall demolish the Building and obtain CC for the New Building/(s) as per Concerned Government Authorities rules.

9.5. The Developer shall, within 15 (Fifteen) months from the Vacation Date load sale fungible FSI by making payment of requisite premiums to the concerned authorities and provide the proofs in respect of same.

10. Variation in the New Flat Area

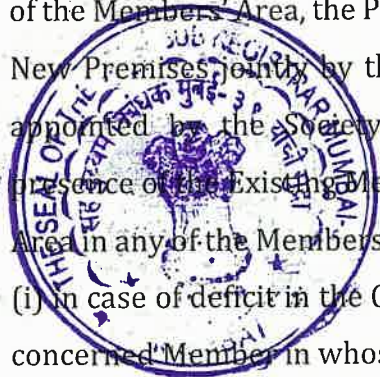
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The Developer shall ensure that the carpet area of the Members New Premises comprised in the Existing Members' Area to be constructed on the Property shall be provided exactly as agreed herein and there shall not be any variation therein or deficiency in the Amenities as agreed herein. Within 15 days from the Developer notifying the Society to take possession of the Members' Area, the Parties agree to carry out the measurement of the New Premises jointly by the Society's managing committee and the PMC appointed by the Society alongwith the Developers' Architect in the presence of the Existing Members. In case there is a deviation in the Carpet Area in any of the Members New Premises due to planning constraints then (i) in case of deficit in the Carpet Area the Developer shall compensate the concerned Member in whose New Flat there may be variation at the rate of Rs. 55,000/- (Rupees Fifty-Five Thousand Only) per sq.ft. Carpet Area for residential members and Rs. 70,000/- (Rupees Seventy Thousand Only) per square feet Carpet Area for commercial members, or (ii) in case of excess in the Carpet Area the concerned Member shall be liable to pay the Developer at the same rate as set out above, subject to the limitation of square feet as set above.



Construction Variance:

10.2. Within 7 (seven) days from the Developer notifying the Society to take possession of the Member's New Premises, the Society and Developer shall be entitled to physically measure the Member's New Premises comprised in the Existing Members' Area and area calculated as per the survey shall be treated as final irrespective of the area as per assessment department. If any variation above 1% (One percent) in the area or deficiency in the Internal Amenities is found, the Society shall forthwith notify the Developer with a certificate from the PMC/an Architect and in such an eventuality, the Developer shall be liable to compensate and pay to the concerned Member in whose New Premises (i) there may be variation above 1% (One percent) in the residential flat area, Rs. 55,000/- (Rupees Fifty-Five Thousand Only) per sq.ft. Carpet Area for residential members and Rs. 70,000/- (Rupees Seventy Thousand Only) for commercial members, and (ii) if there is

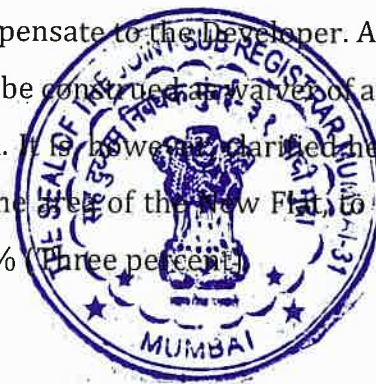
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deficiency in the Internal Amenities in the Members Area, the amount equivalent to cost of such Internal Amenities in the Members Area as may be valued by the Society's PMC / Architect, which shall be payable by the Developer at the time of repossession. It is also agreed that if any excess area is found in the New Premises, then in such an eventuality, the concerned Member shall not be liable to compensate to the Developer. Any delay by the Society in giving notice shall not be construed as waiver of any of the existing Members' right set out herein. It is however, clarified here that in no circumstances, such variation in the size of the New Flat, to be allotted to the Members, will be more than 3% (Three percent).



11. Title to the Property

The Society have represented to the Developer that the Society is entitled to the Property, and the Property is not subject to any mortgage, charge or encumbrance. However, the Developer has before entering into this Agreement, verified the title of the Society to the Property. The Developer has also examined and verified all title deeds, the Town Planning Remarks, DP Remarks, Property Register Cards, C.T.S. Plan, approved plan of the Building and receipts pertaining to the payment of the property tax bills etc. as may be applicable and conducted survey of the Land. The Developer will not be entitled to raise any objection regarding title of the Society to the Property, title of the Existing Members to their respective units and the feasibility of the Project. In the event there are any third-party claims raised against the title of the Society that were not disclosed earlier, the Society will address the same.



12. Development Work

12.1 The Developer shall upon the execution of these presents be entitled to commence and/or carry out the development work of the Property or any part thereof. The Developer shall be entitled to carry out development work and construction on the Land by consumption and utilization of the Current Development Potential (*as defined hereinunder*) of the Land as per the Scheme prevailing under current D.C. Regulations. The Parties hereby agree and acknowledge that the Current Development Potential of the Land is

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times of the Land area plus fungible area i.e upto 5.4 FSI under Regulation 33(11) of the existing DCPR 2034 ("Current Development Potential") as on the date of execution of this Agreement. The Developer shall be entitled to undertake the Project in accordance with Regulation

33(11) of the Development Promotion Control Regulations 2034 ("DCPR 2034"), subject to the condition that the Developer shall not handover any Permanent Transit Camp (PTC) in the New Building to the Concerned Authorities and the Developer shall be duty bound to club the Project with another project and handover PTC in such another project and convert the equivalent area of PTC into sale area in the Approvals, prior to vacation, given by the Concerned Government Authorities. The Developer shall be entitled to carry out at its own costs, charges and expenses in all respects all or any items of work for development of the Land or any part thereof including, laying of drainage, gas pipelines, cables, water pipes, telephone cables, electricity and other connections and other items as per the terms and conditions imposed by any competent authority while sanctioning the layout scheme and the plans and also other items of works as may be required to carry out for the purpose of making the Land or any part thereof fit for construction of building/s and structure/s therein. The Developer shall be entitled to utilize the Current Development Potential available for consumption under Regulation 33(11) of the DCPR, 2034 on the said Land and the FSI potential generated by arranging/ loading the Permanent Transit Camps ("PTC") on the said Land that shall be constructed and handed over to the Concerned Authorities elsewhere and not on the Land and the Developer shall indemnify the Society for the same.

12.2 If there is any change in the policy of the Concerned Authorities, changes in the current D.C. Regulations, Government of Maharashtra or any public or statutory bodies and authorities governing development of properties in the city and suburbs of Mumbai, whereby the Current Development Potential is increased, which results into availability of higher habitable area ("Extra Habitable Area"), then in that event, if the Extra Habitable Area is available, the same shall belong and will be utilized solely by the Society.

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Chairman Secretary MC Member MC Member

MC member

For Roswalt Realty Private Ltd.

Authorised Signatory



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12.3 Any additional FSI declared by the government after procurement of the OC, the same shall exclusively belong to the Society and the Developer shall not claim any share thereafter.

12.4 However, it is agreed between the Parties that under no circumstances, the Agreed Offer will be reduced by the Developer, in the event there is decrease in the Current Development Potential (for any reason whatsoever) including any change in Law or D.C. Regulations.



13. Costs of Development and Adherence to the Acts, Rules & Regulations

13.1. The Developer agrees that the development of the Land or any part thereof by construction of New Building thereon shall be at the entire costs, charges and expenses of the Developer and as permitted by the concerned authorities including fees payable to the Architects, RCC Consultants and other professionals shall be borne by the Developer alone.



The Developer further agrees that the New Building to be constructed on the Property will be constructed in accordance with the relevant Acts and also in accordance with the DCPR Regulations for the time being in force and as per the terms and conditions laid down in the IOA/ IOD and CC and as per the plans sanctioned by any competent authority. The Developer shall also obtain NOC from all other authorities, including but not limited to the Collector of Mumbai Sub-Urban District, Airports Authority of India ("AAI"), Railway Authorities, Maharashtra Coastal Zone Management Authority ("MCZMA"), Maharashtra Pollution Control Board ("MPCB"), Defence, Mumbai Metropolitan Region Development Authority MMRDA etc.

13.3. The New Building on the Land to be constructed in terms hereof shall be of RCC structure or any other internationally acceptable method having podium and entrance foyer, which shall be subject to approval from the Concerned Authorities. The New Flats to be provided to the Members in terms of this Agreement shall be provided with the Amenities as agreed under this Agreement on uniform basis for all the flats of the Members' Area as well as the Developer's Area.

13.4. The entire construction work shall be carried out with good quality materials of ISI standards and reputed brands (as mentioned in the **Sujata Nivas Co-op. Hsg. Soc. Ltd.**

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MC Member



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Annexure "M" - Technical Specifications), which is earthquake resistant and in conformity with the rules, regulations and as per the standards of the Concerned Authorities. The PMC appointed by the Society are authorized to






inspect the materials used for construction as well as internal work, such as tiling, doors, electric wiring etc. and the material, which is not good in his opinion shall be replaced by the Developer, provided the PMC appointed by the Society shall be liable to give valid justification and reasons for such replacement provided the same is confirmed and approved by the architects appointed by Developer. In case, if the architects appointed by Developer rejects the suggestion made by the Society's PMC, regarding the replacements, then in that case, the architects appointed by the Developer shall be liable to give valid justification and reasons for such rejections made. The Developer will facilitate monthly visit/inspection by the PMC's Site Engineer/Architect appointed by the Society for verifying the progress, quantity and quality of the construction.

13.5. The Developer shall be at liberty to make necessary applications to the authorities and obtain whatever permissions are required to develop the Property concerned at its own cost, charges and expenses and the Society shall join in such applications, but, the costs for obtaining such permissions will be that of the Developer only and not of the Society.

13.6. The Developer agrees that the entire re-development costs, charges and expenses including (but not limited to) the fees/amounts payable to all consultants appointed by the Developer, the bills of various contractors appointed by them, the wages/insurance premiums and charges/dues of the workmen, bills of supplies, fees and deposits to be paid to the concerned authorities for the construction work, costs for procuring FSI (by whatever name) shall be borne and paid by the Developer alone.

13.7. The Developer agrees that the Developer shall purchase in the name of the Society at their own costs and expenses, the appropriate FSI and shall pay the requisite premiums and other fees/charges payable to the MCGM/Concerned Authority and other authorities.

13.8. The Developer agrees that the Premium's, fees, charges, etc., as shall become payable to the concerned authority and/or any other concerned

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authorities for obtaining approval of the building plans etc. as also for utilized full FSI in respect of the proposed New Building to be constructed by the Developer shall be borne by the Developer alone. Such premium, fees, charges, etc., shall be paid to the concerned authority directly by the Developer in the name of the Society. Any future increase in payment of premium of FSI (by whatever name called) in respect of the proposed New Building shall be exclusively paid by the Developer alone without renegotiating the terms of this Development Agreement.



13.9. The Developer agrees that, under no circumstances will the Society or its Existing Members be required to contribute any monies for the construction work nor the Society or any of its Existing Members shall be liable or responsible in any manner whatsoever for disputes arising out of construction or sale of the Developer's Area i.e. Free Sale residential flats/commercial units out of Developer's Portion to any third person/s.



13.10. The Developer shall insure all the workmen employed/engaged in construction work under the Workmen's compensation Act (as amended from time to time) or even otherwise, and the Developer alone shall be responsible for all the liabilities, wages, salaries, Employee State Insurance Corporation, Provident Fund and other dues in respect of the workmen so employed/engaged in the construction work in accordance with the provisions of all the applicable Labour Laws in force..

13.11. The Developer or its nominee/contractor shall purchase necessary insurance to protect its labourer's, staff or third parties and cover all the risks.

13.12. The Developer shall bear all the cost, expenses and charges of preparing plans, designs, elevations, etc., and obtaining the necessary sanctions/approvals from various public and statutory authorities.

13.13. The Developer shall, at their cost, appoint qualified, reputed and experienced Architects, Structural Engineers, Supervisors, Site Engineers and other appropriate personnel as may be required by the Developer or as the Developer may deem fit and proper.

13.14. The Developer agrees that all costs for disconnection and restoration of **Sujata Nivas Co-op. Hsg. Soc. Ltd.**

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MC Member



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electricity supply, water supply, gas supply and other utilities will be borne and paid by the Developer. However, all costs for disconnection and restoration of respective telephones cables, T.V. cables, etc. will be borne by the Existing Members of the Society.

14. Signing of Applications and Additional Documents by the Society for the Development Work and Obtaining of Permission for Development

The Society shall, at the request and cost of the Developer and after consultation with its advisors/PMC, sign the applications or papers for the necessary permission, approvals and sanctions for the development of the Land or any part thereof. However, it shall be the responsibility of the Developer to file applications with the concerned authorities and pursue the said applications and obtain all relevant permission, consent and approval of the State Government, Collector, if any or the authorities at its own costs, charges and expenses for development of the Land or any part thereof.

15. Power of Attorney

The Society has simultaneously with the execution hereof execute in favour of Mr. Dilip Chimanlal Solanki and Mr. Shailendra Narayan Raje (the directors/authorised signatories of the Developer), a Power of Attorney to the limited extent and purpose of re-development of the said Property i.e. to enable the Developer to obtain the sanctions, permissions, consents and approvals as may be required for development of the Land or any part thereof and to carry out the development work in respect of the Land or any part thereof. Provided, however, the exercise of all powers and authorities under the Power of Attorney shall be entirely at the costs, risk and charges and expenses of the Developer alone. Further, the authorized member of the Society shall attend the office of the concerned Registrar/Sub-Registrar and admit execution of the Power of Attorney in favour of Mr. Dilip Chimanlal Solanki and Mr. Shailendra Narayan Raje, directors and authorised signatories of the Developer. However, it is clarified that the said Power of Attorney shall be in co-existence and co-terminus with this Development Agreement.

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16. Temporary License to the Developer to enter upon the Land to the Developer and Notice of Vacate

16.1. The Society grants to the Developer the temporary license to enter upon the Land or any part thereof or any part thereof along with their workers, employees, agents etc. for the purpose of exercising its obligations under this Development Agreement i.e. re-development of the said Property in terms hereof and that the legal possession of the said Land shall always remain with the Society.

16.2. On the execution of this Agreement, the Developer will be allowed to enter the Land to carry out survey of the Land, demarcation, soil testing, put up not more than three advertisement boards on the Property, etc.

16.3. The Developer shall obtain the Vacation Approvals before calling upon the Existing Members to vacate their Existing Premises for demolition;



Thereafter, on procurement of Vacation Approvals, the Developer shall issue a written intimation to the Society about receipt of the Vacation Approvals along with duly approved plans and all applicable approvals issued by the Concerned Authorities for construction of the New Building on the Land. Thereafter, the Society shall request all the Members to give their undertaking to vacate within 15 (Fifteen) days of receipt of such intimation from the Developer:

- a) If all Existing Members provide their undertaking to vacate to the Developer, within said 15 (Fifteen) days of intimation from the Society, then the Developer shall issue 30 days' written notice (the "Notice to Vacate") to the Society / its Existing Members to give vacant possession of the Property to the Developer for the purpose of Re-development. The Existing Members of the Society shall give vacant possession of their Existing Premises to the Developer for the purpose of redevelopment and shift to temporary alternate accommodation to be procured by the Existing Members of the Society, on or before the expiry of period of 30 days from date of receipt of the Notice to Vacate.

OR

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Mc members



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If any Member fails to provide undertaking to vacate within said 15(Fifteen) days of intimation from the Society, then the Society shall initiate the legal proceedings against the said non vacating Member to vacate his/her existing premises and the cost of the said legal proceedings will be borne by the Developer. After the court/tribunal/authority has passed the order against the said non vacating Member to vacate his/her premises, the Developer shall issue another 30(Thirty) day's written notice ("Notice to Vacate") to the Members of the Society to vacate their existing premises within which all the Members will vacate their respective premises.



Thereafter, the Members shall hand over the possession of their respective Existing Premises to the Society and the Society shall handover vacant possession of the said Property to the Developer for the purpose of redevelopment, subject to clause 8.1 above.

d) Notwithstanding anything contained herein, all costs and expenses for obtaining the order from the competent court for the aforesaid purpose including fees for appointing lawyers, court fees and all other expenses in relation thereto shall be borne and paid by the Developer and such dissenting Existing Member/s shall be liable to reimburse all such costs and expenses incurred by the Developer within 30 days of being called upon to do so. Further, such Existing Member/s shall also be liable to pay a penalty for Rs. 5,000/- (Rupees Five Thousand only) per day to the Developer, for the period from the date of expiry of the time period as stated above till his/her/their flat is handed over for demolition. The amount of penalty payable by defaulting Existing Member/s shall be deducted from Hardship Compensation and Displacement Compensation payable by the Developer hereunder. The Developer will be entitled to refrain from handing over the possession of the new residential flat/commercial unit to such defaulting Existing Member/s till the outstanding amount is received.



e) After obtaining the order from the Competent Court against the said non vacating Member to vacate his/her premises, the Developer shall issue another 30(Thirty) day's written notice ("Notice to Vacate") to the Members of the Society to vacate their existing premises within which all

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the Members will vacate their respective premises.

- 16.5. The Society confirms that within 30(Thirty) days from receipt Notice to Vacate, the Developer will be handed over by the Society the physical possession of the Property .
- 16.6. The Monthly Displacement Compensation shall commence from the date each Existing Member have handed over possession of their existing Premises to the Developer on the date stated in the Notice to Vacate.

17. Obligations of the Developer

Pursuant to this Agreement and in furtherance of the development of the Land to which the Developer is entitled to at its own costs, charges and expenses, it is obligation of the Developer to:

- 17.1. Obtain Vacation Approvals by demolishing the Existing Building standing on the Land, subject to the terms of the IOA issued by competent authority. The demolition of the Existing Building will take place on the Developer making payment of the monetary consideration to the Existing Members as mentioned above and the Society handing over vacant possession of the Property. However, before handing over possession of the Property, the Developer shall execute and register all the permanent accommodation agreements with the Existing Members of the Society (unless dissenting) to which the Society will also be the party, whereby recording therein the basic terms regarding the new residential flat/commercial unit including details of total carpet area which includes the Existing MOFA Carpet Area, additional free carpet area, and additional carpet area to be purchased by Existing Member, if any, together with the floor plans for their respective new residential flat/commercial unit, the compensation to be paid by the Developers to the Existing Member and other terms and conditions in terms of this Agreement. The Permanent Alternate Accommodation Agreement shall be duly stamped, signed and registered and the stamp duty on the same shall be paid by the Developer. It is expressly made clear that, if some Existing Members are not available for the execution and registration of the permanent accommodation agreement in respect of their respective new residential flat/commercial unit during the period mentioned in the Notice



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MC Member



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to vacate, then in that event, the same shall be done post vacation of their respective premises.

17.2. The Developer alone shall bear and pay the entire cost of construction of the New Building inclusive of all taxes, land under construction taxes, costs, charges and expenses for obtaining all permissions, Approvals, sanctions, statutory or otherwise, IOD / IOA, as the case maybe, CC and OC as also payments to the Concerned Authorities by way of scrutiny fees and other fees, all deposits (whether refundable or otherwise), security deposits (whether refundable or otherwise), premiums of any nature, and all other expense for getting the plans approved and sanctioned from the Concerned Authorities and other concerned authorities, bills of the suppliers of building materials, charges for water and electricity consumed in construction of the New Building, additional sewerage charges levied during the construction period etc., and the Society and/or its Members will not be liable to contribute/pay for the same or any cost or expenses that relates to the project, whatever specifically mentioned here or otherwise. It is clarified that from the Vacation Date till the Final Completion Date, it is the obligation of the Developer to pay all taxes, outgoing, bills, charges, levies demands made on the Property. In case a bill is received after the receipt of OC for the project, but the amount pertains to a cost prior to the Final Completion Date, then in that case the Developer shall be liable to pay such costs as long as the payment is of stage prior to receipt of the Final Completion Date, the Developer shall be liable to pay such costs provided such costs shall be intimated by the Society to the Developer. Further, the Developer shall ensure that the copies of all the aforementioned permissions, Approvals, sanctions shall be shared with the Society within 7(Seven) days of their procurement.

17.3. The Developer shall obtain necessary permission for demolition, lifting, transporting and throwing the debris and other scrap / construction material after demolition from concerned authorities and any charges, royalty and/or fees payable towards the same will be borne by the Developer and keep society and Existing members indemnified of the same.

17.4. The Developer shall complete construction of the New Building and obtain

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the full Occupation Certificate in respect of the New Building within a period of maximum 30 (thirty) months + 6 (six) months ~~Grace from the Vacation~~ Date after all the Existing Members hand over vacant possession of their respective existing premises in the said Building, subject to Force Majeure as stated in Clause 33.

- 17.5. The minimum clear height of all the new residential flats/commercial units in the New Building shall be 10 Feet.
- 17.6. The Developer will provide separate new water lines (bore well and its water connection for flushing, MGL Gas connections, underground suction tank with water, pump house, water meter, separate electricity meter, separate drainage line, etc. for the New Building of the Society as per the applicable norms, so as to cater to the needs of all the Existing Members herein and new residential flat/ unit purchasers /members with all other statutory infrastructure requirements as per prevailing laws.
- 17.7. The Developer shall provide i) an office free of cost to the Society as per the prevailing norms alongwith necessary office furniture, equipments and fixtures, (ii) a security cabin at the main gate (iii) a common toilet for the servants and security personnel employed by the Society with the area permitted by the MCGM. The Developer shall also construct compound wall as per MCGM rules and shall provide any other facility as per MCGM norms.
- 17.8. The Developer shall provide to the Society, Fitness Center admeasuring such carpet area permissible free of FSI (if required by the competent authority) as per the prevailing DCPR Regulations, free of costs provided it is free of premium FSI. This Fitness Centre will be available for use and benefits only for all the Existing Members, their family members and those who may purchase new residential flats/ commercial units from the Developer.
- 17.9. The Developer confirms that, during the continuance of project work at any point of time and/or from time to time, till final completion of the entire redevelopment work, the Developer shall properly protect and safeguard the entire Property from trespass, third party intrusion, invasion or any other injury, prejudice or damage to the Property of the Society and shall



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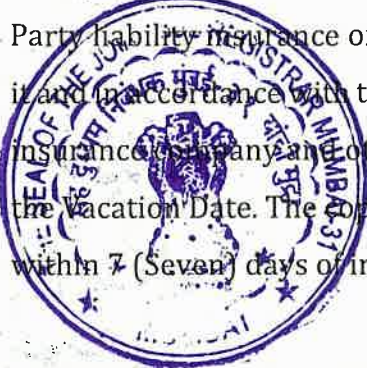
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take all proper and timely precaution against the same. The Developer or its nominee/contractor shall purchase necessary insurance every year till completion of the Project.

17.10. The Developer shall take Contractor All Risk (with terrorism rider), Third Party liability insurance of the Project and mention name of the Project on it and in accordance with the rules of Concerned Authorities, with a reputed insurance company and other incidental cost, charges and expenses before the Vacation Date. The copy of the insurance policy to be sent to the Society within 7 (Seven) days of insured date.



17.11. The Developer shall conform to all State, Local laws and Regulations, including but not limited to Municipal Corporation of Greater Mumbai (MCGM) and carry out compliances including but not limited to fire audit, by competent authorities duly certified. Developer shall take necessary precautions to avoid burning, and pertaining to fire prevention and control within or adjacent to the work site or in the neighbouring buildings and keep the Society and its existing members indemnified in all respects.

17.12. The Developer shall make its own arrangements for the supply of good quality potable water and all charges for water to be used in construction shall be borne by the Developer. If Municipal water is not available and should it become necessary for the Developer to use bore wells on the Land for construction purposes or to bring water from outside by tankers, the Developer shall do so, at its own costs.



17.13. The Developer shall make its own arrangement to obtain electricity and other power connections and maintain at its own expenses and efficient service of electric light and power and shall pay for the electricity consumed during the entire period of construction till its final completion. The Society shall give all possible assistance to the Developer to obtain the requisite permission from the various authorities, but the responsibility and costs for obtaining the same shall be that of the Developer.

17.14. The Developer shall be solely liable and responsible to discharge all the obligations of a promoter in respect of the Project under The Real Estate

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(Regulation and Development) Act, 2016 read with The Maharashtra Real Estate (Regulation and Development) Rules, 2017 and notifications, circulars, office orders passed thereunder ("RERA") as also under the Agreement for Sale that may be entered into for sale of the Developer's Area i.e. Free Sale Premises and will do all acts, deeds, matters and things as they may be required to do thereunder.

17.15. The Developer ensures that after handing over possession of the new residential flats/ commercial units in the proposed new building, the Developer shall handover all the original copies/ true copies/ photocopies of the IOD/ IOA, CC, OC, approvals, plans documents, FSI Certificate, other permissions, correspondences, letters and documents, etc in respect of the new building to the society within 3 (three) months of the handing over of new residential flats/ commercial units.

17.16. The Developer, at its own costs and expenses, shall be liable to settle any issues if any, raised by the neighbouring societies due to the construction activities carried on, on account of Redevelopment of the Property. The Society may extend the necessary co-operation for the same.

17.17. The Developer, at its own costs and expenses shall purchase/load and procure the FSI, free from all encumbrances, in the name of the Society and the stamp duty and registration charges on such agreements for purchase of FSI shall be borne and paid by the Developer alone.

17.18. The Developer shall ensure that no SRA logo is displayed on the Property as well as there is not any kind of government body reservation and/or slum rehabilitation area on the Property.

17.19. If there are any unsold flats out of the Developer's Area remaining in the possession of the Developer after obtaining the OC from Concerned Authorities in respect of the New Building(s), then the Developer shall be liable to pay all the maintenance charges, all the property taxes, levies and assessments, other charges due and payable to the Society as 'Society dues', in respect of the said unsold flats at par with the Member's of the Society and the Developer shall pay the same to the Society on demand along with the Members. If the Developer retains multiple premises for itself, the Developer shall be entitled to only one vote in the general body of the



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Society, for all such premises retained, however, share certificates for each premises will be issued separately by the Society. Once the Developer is made a member of the Society the Developer shall abide by the Bye- Laws of the Society. The Developer shall pay towards all cost of maintenance and taxes at par with other members regardless such premises are occupied or not as agreed hereinabove.

17.20. The Developer shall provide the construction schedule which shall be approved by the Society in consultation with the PMC. Prior to the commencement of work, the Developer shall discuss and document with the Society and PMC the construction sequence and program in a bar chart format to achieve the successful completion of work as scheduled with tangible work milestones along with the severance conditions therefrom. Thereafter, the Developer shall, from time to time, at the request of the Society and at least once in 1 (one) month till completion of 1st slab and thereafter once in every 3 (three) months, hold along with the committee members from the Society, site meetings to review the progress of the construction work/Redevelopment and maintain records of such meetings and proceedings thereat. On completion of every 3 (Three) slabs, the Developer's Architect shall certify in writing to the Society about the internal height and the measurements of the New Flats are as per the sanctioned plans. Further, the Society Members during half yearly Special General Body Meeting every year shall verify all documents / construction activity / time schedule at site along with the Developer, Contractor / PMC / engineer / and Developer's site engineer.

17.21. The Developers shall submit copies of the as-built drawings in hard copies and autocad by email to the Society and its PMC and the same must be supplemented by all statutory layouts, municipal approval drawings and NOCs, architectural drawings, structural drawings for RCC and Steel, services drawings (plumbing, drainage, sewage layout, electrical & fire-fighting), calculations for loads of two extra floors. All permissions should be taken in the name of the Society and all such originals shall be handed over to the Society on completion of the New Building.

17.22. The Developer shall furnish to the Society, and its PMC from time to time as

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mentioned in this Agreement, or within 15 (Fifteen) days from the demand raised by the Society, certified and other copies of all Approvals, sanctions, licensees, permissions, etc. governing the construction activity.

17.23. Upon obtaining the CFO's NOC, waterproofing certificate, PWD certificate (License for working of Lift), individual electricity meters, the Developer will hand over to the Society the contracts (including warranties, Guarantees of all the equipment's supplied such as pumps, CCTV Camera, electrical fittings, intercom etc.) entered into with the suppliers of lifts its maintenance and repair contract as also all the original sanctioned plan/DD / IOA, as the case maybe, CC and OC issued by Concerned Authorities together other plans for RCC structure, concealed plumbing and electrical wiring, etc., together with any valid and subsisting guarantees/warranties, and the Developer will have to take prior approval of Society's managing committee before renewing any such annual maintenance contracts with the lift maintenance, intercom, security etc. which are chargeable in nature.



17.24. Under no circumstances, shall the Developer appoint a sub-developer or a joint developer, by whatever name called.

17.25. The Developer agrees that no person including the contractors, suppliers, Purchasers of saleable flats, architects or any other nominees of the Developer will have any lien, charge or claim on the construction material on the Property and/or the New Building(s) standing or coming up thereon while construction is in progress or otherwise howsoever. However, the Developer is free to sell/allot flats comprising of the Developer's Area to investors, contractors etc. as it may deem fit.



17.26. Terrace Area - The Developer shall not sell, lease, give on leave and license or any other basis and/or encumber in any manner the topmost common terrace above the topmost residential floor and all common areas, open land, compound, compound wall (inside and outside) of the New Building shall remain the property of the Society. Further, no telecom tower or commercial hoardings, advertisement sign boards will be allowed in the New Building. However, the Developer can display its name, logo (of size approved by MCGM) as the Developer of the Society on the top of the New Building, terrace, elevation, boundary wall, etc till period of 5(Five years)

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which shall be maintained by the Developer at its own costs, charges and expenses. All open spaces such as terraces (which are free of FSI), compound, areas for common use such as lobbies, staircases, lift lobbies, common passages, etc., pertaining to the New Building shall belong to the Society alone.

17.27. During the course of redevelopment, the Developer shall provide a temporary place to keep the records of the society and pay sum of Rs. 10,000/- (Rupees Ten Thousand only) every 3 (Three) months to the Society for conducting Society office meetings till the developer gives the possession of the premises in the New Building.

17.28. The Developer shall bear charges towards appointment of all the professional consultants like that of project management consultant and Society's legal advisors pertaining to Redevelopment, which are appointed by Society.

17.29. Obligations of the Developer under RERA

- i. The Developer shall on the receipt of the first Commencement Certificate ensure that the Project is duly registered under RERA and shall comply with all the relevant provisions of the RERA or any of its amendments by the appropriate authority from time to time. Post receipt of the RERA registration certificate, the Developer shall ensure that the copy of the same is handed over to the Society within a period of 7 (Seven) days.
- ii. If the Society falls under the definition of Co-Promoter of the Project, all the obligations, responsibilities and liabilities casted upon the Co-promoters under RERA, shall be summarily transferred on the Developer. The Developer shall furnish the Indemnity Bond with effect to the same and shall indemnify the Society / Co-promoter of the Redevelopment Project, and thus taking all the responsibilities of the Co-Promoter / Society as if those were casted upon the Developer and are their own obligations and responsibilities and by agreeing, affirming to and taking all these obligations, responsibilities and liabilities casted upon the Co-promoters under RERA, the Developer shall not ask for any money / cost / expenses /

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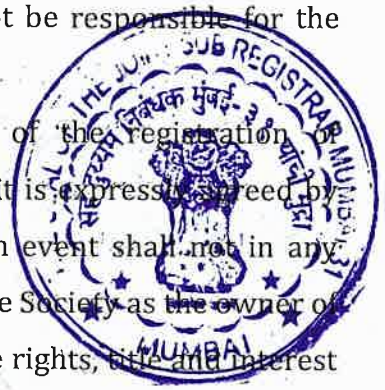
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incidental expenses thereto and any sort of reimbursement either in terms of cash or kind.

iii. The Developer alone shall be responsible to the Purchasers in the New Building(s) for any breaches of the sale agreements with the Purchaser/s or for any violation of the provisions of RERA. The Society and its Existing Members shall not be responsible for the same in any manner whatsoever.

iv. In the event of revocation/suspension of the registration of the Developer under the provisions of RERA, it is expressly agreed by and between the Parties hereto that, such event shall not in any manner prejudice or hamper the right of the Society as the owner of the Property and even in such situation the rights, title and interest of the Society in respect of the said Property shall remain intact. Provided further that all the benefits and entitlements of the Society and its Members under these presents from the Developer including but not limited to Monthly Displacement Compensation, brokerage, relocation cost etc. shall remain intact and shall not be removed and/or mitigated in any manner in the event of lapse of the registration or on revocation of the registration and subsequent appointment of the new agency under the provisions of RERA if any, to complete the construction. The lapse of the registration or revocation of the registration in anyway, does not absolve the Developer from its all obligations more particularly set out in this Agreement during subsistence of this Agreement.



18. Obligations of the Society

Pursuant to this Agreement and in furtherance of the development of the Property to which the Developer is entitled to, it is obligation of the Society to:

- 18.1. Adhere to the terms and conditions as stated herein.
- 18.2. Allow the Developer to develop/re-develop the Land as per the plans/amended plans sanctioned by the concerned authority, provided such amended plans are known to and approved in writing by the Society

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Unless amendment is done by concerned authority or by operation of law, provided such prior written permission of the Society shall not be required if such rectification, modification or amendment, does not affect the area of the new residential flat/commercial unit of the Existing Members and/ or does not alter the direction, location or layout of the new residential flat/commercial unit allotted to Existing Members.

18.3. The 24 Existing Members shall be informed of the variation in their new residential flat/commercial unit (if any) and their consent in writing shall be obtained by the Developer.

18.4. Proceed and handover to the Developer on the date of execution hereof, consent of all 24 Existing Members of the Society for the redevelopment of the land, unless there is/ are some dissenting Member/s.

18.5. The Society agrees that, so long as the Developer carries out its obligation under this agreement, the Society and/or its Existing Members shall not cause any obstructions or obstacles or impediments or hitch or hindrance to the construction/development work, and if because of any such act of the Society/ Existing Members there is any delay in construction the Developer shall not be responsible for the same. The period of such delay will be deemed to be construed as extension granted to the Developer, and the Developer shall not be liable for any consequence thereto, on account of non-co-operation or breach of the terms of this Agreement by some Existing Members of the Society. The Developer shall not stall/stop/abandon the construction/development work on any imaginary ground and shall report any grievance to the Managing Committee of the Society.

18.6. Subject to the Developer complying with its obligations and responsibilities under this Agreement, in case any of the Existing Member/s creates unwarranted hurdles and impediments in redevelopment, then in such event, then notwithstanding other rights and remedies of the parties hereto, the Society shall co-operate with the Developer in filing proceedings before the appropriate courts in order to ensure that the redevelopment process is not hampered in any manner, at the costs, charges and expenses of the Developer. The Developer shall be entitled to recover all such costs, expenses and charges incurred from such defaulting Existing Member/s. It

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is further agreed and understood that in the event of such defaulting Existing Member/s fail/s to pay such charges, costs and expenses as enumerated herein, the Developer shall be entitled to deduct the amounts due from such Existing Member/s (as mentioned herein) from the amount of Hardship Compensation, Premium paid by the Developer to the Society and/ or the Displacement Compensation, if unpaid. It is further clarified that if such amounts are insufficient to cover the amounts due from the Existing Member/s then in that case, the Developer shall be entitled to recover the amounts from the Existing Member/s and until the payment of the balance amount to the Developer, the Developer shall have a first charge over new residential flat/commercial unit of such defaulting Member/s.



18.7. The Society shall ensure that:

- a. The Society shall ensure that the Society is in compliance with all the provisions of the Maharashtra Co-op. Societies Act, 1960 and the Rules framed thereunder and the Bye-Laws of the Society, as well as the provisions of all applicable laws;
- b. The Society shall not cause any obstruction or hindrance to the construction/ development work.

The Existing Members shall ensure that:

- a. The Existing Members shall ensure that they are in compliance with all the provisions of the Maharashtra Co-op. Societies Act, 1960 and the Rules framed thereunder and the Bye-Laws of the Society, as well as the provisions of all applicable laws;
- b. The Existing Members shall not cause any obstruction or hindrance to the construction/ development work.
- c. The Existing Members shall not call upon the Developer to render account of cost of construction or details of the sale proceeds thereof unless the Developer is liable to share the details of the sale of units and/ or the sale proceeds with the Society in any manner contemplated herein and/ or under any prevalent law for the time being in force and/ or by any Court of competent jurisdiction.



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18.8. If any person/s other than the Developer file/s any proceedings before any Court/Forum or any authority against the Society whereby the right of the development of Project is affected due to any disclosed title issue, the Society shall defend the same at its costs and expenses provided however that if such action is initiated on account of any act on behalf of the Developer, the costs incurred by the Society to defend itself shall be borne and paid by the Developer. In the event the action initiated is on the account of joint act of the society and the Developer the costs incurred shall be shared jointly.

18.9. The Society indemnifies and keeps indemnified the Developer for all times against all suits, claims, complaints, actions, etc. relating to any undisclosed issue in respect of the title of the Society to the Property that may be filed/instituted/commenced against the Developer and/or in case any of the declarations, representations and warranties being recorded found false and/or wrong as a result of which any compensations, damages, penalties, taxes, legal charges, etc. that the Developer may be called upon to pay.

18.10. As and when required by the Developer, the Society and Existing Members shall make, sign and execute or cause to be made signed and executed all papers, affidavits, applications, forms, deeds, documents, etc. and shall do or cause to be done all deeds, things and matters as may be necessary and required for the purpose of putting into effect the intention of the Parties hereto, provided however, the costs, charges and expenses thereof shall be borne and paid for by the Developer herein.

18.11. If there is a delay in handing over possession of the Existing Premises by the Existing Members of the Society to the Developer for any reason whatsoever (including any inter se family disputes, transmission of shares, partition claim on the flat, legal proceedings filed in any Court of law, etc.) and/or any stoppage or obstruction is caused to the Developer to perform its obligations under this Agreement, then, in that event, it shall be the sole responsibility of the respective Existing Member/s to resolve the same. On the occurrence of such an event, the period of such delay will be deemed to be construed as extension granted to the Developer as well as suspension of its obligations under this Agreement. Further, the respective Existing

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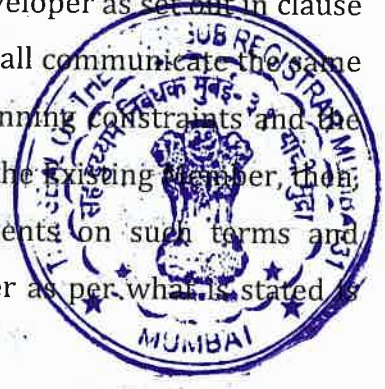
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Member/s shall be liable to pay a sum of Rs. 10,000/- (Rupees Ten Thousand only) per day to the Developer and Society, in equal proportion, as liquidated damages with liberty to permit the Developer to appropriate the same from the amounts payable by the Developer to the Existing Members of the Society.

18.12. The Existing Members agree and confirm that, if any of the Existing Member desires to purchase additional area from the Developer as set out in clause 7.2 herein above, then, such Existing Member shall communicate the same in writing to the Developer. If there are no planning constraints and the Developer is able to sell such additional area to the Existing Member, then they shall enter into such writings / agreements on such terms and conditions as they mutually deem fit and proper as per what is stated in Clause 7.2 hereinabove.



18.13. The Existing Members shall not change elevation / outer appearance of the New Building, and the Existing Members shall not fill-up sinks, voids, service ducts etc. The Existing Members of the Society shall neither enclose the elevation features in the room nor put M.S. Grills etc. The Existing Members shall not remove/change exterior of the building materials like railings, sliding windows, chajjas, RCC niches, etc.



18.14. The Existing Members shall not damage, remove, chisel, make holes etc. in the RCC work of the New Building. Further, they shall not carry out any other addition / alterations in their new residential flats/commercial units which may cause damage to the RCC structure.

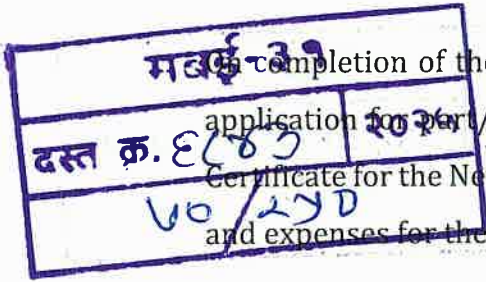
18.15. The use of the new residential flats in the New Building shall be only for residential purpose, user shall not be changed by any member.

18.16. The Society undertakes that, in the event, any services / utility like electric sub-station / distribution kiosk are required to be installed on any portion of the Land as per directions of any competent authority, then, the Society shall not object to the same. The Society shall enter into such sub-lease / license or any other document in respect of such portion of the Land in favour of the concerned service supplier.

19. OC and Building Completion Certificate

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MC member



On completion of the New Building, the Developer shall promptly file the application for part/full OC, as the case may be, and Building Completion Certificate for the New Building so constructed on the plot. All costs, charges and expenses for the same shall be paid by the Developer.

20. Bank Guarantee/ Mortgaged Area/Flat/s to be provided by Developer

20.1. To ensure that the Developer has (i) handed over possession of the new residential flats/commercial units to the Existing Members with OC as provided herein, (ii) paid to the Existing Members all amounts as stated in this Agreement, the Developer shall provide Bank Guarantee/s amounting to Rs. 15,00,00,000/- (Rupees fifteen crores only) of a Nationalized Bank and/or any other reputed private bank (not being a co-operative bank), which shall be provided on the Vacation Date i.e. simultaneously upon the Society handing over possession of the said Property alongwith vacant possession of the Existing Building and all Existing Premises to the Developer. The said Bank Guarantee shall be remain valid until proportionate release thereof in terms of Clause 20.4 below.

20.2. Alternatively, only in the event it is not possible for the Developer to provide such Bank Guarantee, the Developer shall, with prior intimation to the Society, create a lien and registered mortgage of an equivalent amount on a constructed area/ flats in Developer's other completed project/s or part thereof, where the Developer has procured Occupation Certificate issued by MCGM/ SRA ("**Mortgaged Area/ Flat/s**"), which Developer will not sell in order to secure the Developer's performance and obligations (both monetary and other) under this Agreement. The Developer shall execute and register Mortgage Deed/s in respect of the Mortgaged Area/ Flats before Vacation Date and the stamp duty and registration charges of the said Mortgage Deed/s shall be borne and paid by the Developer. The Mortgaged Area/ Flat/s shall be retained by the Society for the construction and completion by the Developer of the New Building in the manner set out in this Agreement within the specified time and performance of other covenants, obligations and undertakings provided by the Developer under this Agreement executed with the Society. The liquidation/release of the Mortgaged Area/Flats shall be, save as provided herein, unconditional.

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irrevocable and enforceable, subject to the conditions detailed below, without demur by the Developer/ Society (as the case may be). In the event for any reason, the New Building is not completed within the Maximum Completion Period as set out in this Agreement and within the period to be mutually agreed in writing between the Parties hereto, or the Developer has failed to make any payment as envisaged under this Agreement or the Developer have failed to comply with other material terms, conditions and covenants set out in this Agreement, the Society shall be entitled to independently sell the Mortgaged Area/Flats and utilize the proceeds for completing the construction of the New Building and/or (ii) making good the outstanding payment and/or (iii) complete other obligations, covenants or undertakings of the Developer. If any balance amount is left after selling of the Mortgaged Area/Flats for completion of the New Building, the same shall be given to the Developer by the Society.



20.3. In case of sale of the Mortgaged Area/Flats as stated above for the purpose of completion of the unfinished New Building, the Developer shall have no other lien, charge or claims over the said Mortgaged Area/Flats and/or other documents pertaining to the Mortgaged Area/Flats and the same shall be handed over to the Society on demand without claiming any lien for costs or otherwise howsoever.





The said Bank Guarantee or Mortgaged Area/ Flats/s (as the case may be) shall be released as per the milestones of construction as set out hereunder:

- a) Bank Guarantee amounting to Rs. 5,00,00,000/- (Rupees five crores only) or 1/3rd Mortgaged Flats of equivalent value will be released upon completion of plinth,
- b) Bank Guarantee amounting to Rs. 5,00,00,000/- (Rupees five crores only) or 1/3rd Mortgaged Flats of equivalent value will be released upon completion of the RCC structure in respect of the entire New Building.
- c) Balance amount of Bank Guarantee i.e. Rs. 5,00,00,000/- (Rupees five crores only) or remaining 1/3rd Mortgaged Flats of equivalent value will be released by Society upon obtaining

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 Chairman	 Secretary	 VIC Member	 MC Member
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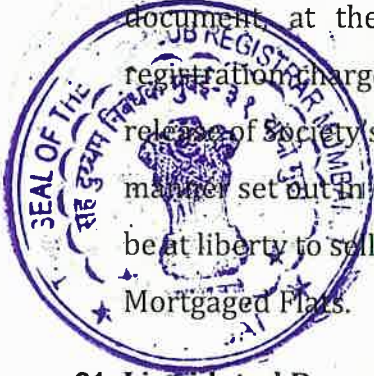
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मबई-३९	the full OC of the New Building and before handing over
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20.5. Upon release of the Mortgaged Flats as per the respective milestones in the manner set out in Clause 20.4 hereinabove, the Society shall unequivocally and without any demur execute and register Deed of Release of Mortgage and/ or Re-Conveyance Deed and/ or any other agreement, deed or document, at the cost of the Developer (including stamp duty and registration charges applicable thereon), thereby formally recording such release of Society's mortgage/ lien on the respective Mortgaged Flats in the manner set out in Clause 20.4 hereinabove, whereupon the Developer shall be at liberty to sell, alienate or create any form of third party rights on such Mortgaged Flats.



21. Liquidated Damages for suspension of work & delay

21.1 The Developers agree and undertake to (i) obtain first CC within 90(Ninety) days from the Vacation Date, (ii) complete the construction of the New Building in all respects and obtain the OC within the Maximum Completion Period. In the event of any delay in (i) obtaining first CC within 90 (Ninety) days from the Vacation Date, (ii) complete the construction of the Member's Area in all respects and obtain the OC within the Maximum Completion Period, without prejudice to other rights of the Society under this Agreement or law, the Developer shall pay to the Society liquidated damages of the Rs. 15,00,000/- (Rupees fifteen lakhs Rupees) each month or part thereof of the delay caused. Without prejudice to the Society's or Member's other rights under this Agreement, the Society and/or Members shall be entitled to avail its remedies under RERA.

21.2 The Developer agrees and undertakes to pay the aforesaid liquidated damages to the Society over and above their liability to pay to each of the Members, (i) the Monthly Displacement Compensation, (ii) Shifting Charges and (iii) Brokerage charge even beyond the Maximum Completion Period and agree and confirm that the

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MC Member



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Developers shall pay and continue to be liable to pay to each of the existing Members, the Monthly Displacement Compensation, Relocation cost and Brokerage charges till such time as the Developer completes construction of the Member's Area and obtains the OC for the New Building from the Concerned Authority and till the Final Completion Date

22. EVENT OF DEFAULT, CONSEQUENCES OF EVENT OF DEFAULT AND TERMINATION

22.1. If the Developer fails to obtain the Vacation Approval from the Concerned Authorities within 4 (Four) months, from execution hereof, subject to Force Majeure, the Society shall have a right to send a Notice calling upon the Developer to obtain such approved plans and the Vacation Approval within 2 (Two) months from the date of receipt of such Notice. If the Developer fails to obtain the Vacation Approval even within the notice period of 2 (Two) months, the Society shall, at its option, be entitled to cancel and terminate this Agreement and in such event, all amounts paid by the Developer to the Society and the Members shall be forfeited and the Developer shall not be entitled to claim any reimbursement in costs, direct or indirect, incurred by them or any charges, fees, compensation, damages, etc. from the Members/the Society nor shall the Developer have any rights or claims whatsoever over the Property or any part thereof or against the Society or any of its Members.

22.2. If the Developer fails to obtain the first CC for the New Building maximum within 90 (Ninety) days from the Vacation Date, subject to Force Majeure, the Society shall have a right to send a Notice calling upon the Developer to obtain the first CC for the New Building within 1 (One) month from the date of receipt of such Notice. If the Developer fails to obtain the first CC for the New Building even within the notice period of 1 (One) month, the provisions of Clauses 22.4 shall become applicable, as the context may admit.

22.3. Subject to Force Majeure, upon any Event of Default, being: (a) if the



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Developer fails to complete the New Building and obtain the full OC and BCC thereof within the stipulated 30 months + 6 months grace period from Vacation Date, and/or (b) if there is no progress of re-development/ construction activity being carried out at the site for a continuous period of six (6) months and/or (c) if the Developer fails to pay the Displacement Compensation to any Existing Member/s for a continuous period of 3 (3) months; then the Society shall give the Developers a 60 days' notice to rectify such default and in the event the Developers fails to rectify such default / breach within the aforesaid time period of 60 days' the Society shall be entitled to take over the Project to complete such incomplete/pending work by engaging a contractor of its own choice, after taking joint measurements of the works executed by the Developer and materials and equipment of the Developer on site in the presence of the PMC of the Society and Architect of the Developer. However, it is specifically agreed that the obligation to pay Brokerage Charges and the Monthly Displacement Compensation payable under this Agreement to the existing Members shall continue irrespective of delay and irrespective of Force Majeure conditions and the same shall be calculated in estimate of expenses as set out in Clause 22.4 hereinbelow. From the date of take over till the date of completion of the New Building, the Developer will neither be permitted to carry on any construction work of the Developer's Area nor be entitled to sell or handover possession of the Developer's Area.

22.4. In the circumstances as set out in Clause 22.2 or 22.3 above, the Society's Architect/ PMC will provide estimate of the expenses to be incurred to complete the New Building, including for payment of the balance Monthly Displacement Compensation and Brokerage. Thereafter, the Society will invoke the Bank Guarantee or liquidate the Mortgaged Area/ Flats (as the case may be) and deposit the amount realized there from in a separate bank account. If the Society is unable to liquidate the Bank Guarantee or Mortgaged Area/Flats (as the case may be) or if the amount realized on liquidation of the Bank guarantee or Mortgaged Area/Flats (as the case may be) is less than the estimate of expenses provided by the Society's Architect / PMC to complete the New Building, the estimated expenses provided by the Society's Architect / PMC or the deficient amount therein (as the case

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may be) ("Deficient Amount") shall be deposited by the Developer in the said separate bank account opened by the Society. Once the Developer has paid the said Deficit Amount, as set out above, and the Society or its nominee/appointed contractor/professional completes construction of the New Building and obtains full OC, the Society shall recognize and accept the purchasers to whom the Developer has sold various flats/ units out of the Developer's Area (subject to payment of the balance consideration) and not take objection to taking possession of their respective flats/ units comprised in the Developer's Area and shall also admit them as members. If there are any amounts balance with the Society the same shall be returned to the Developer. Provided that if the Developer fails to pay the Deficient Amount, the Society will be entitled to terminate this Agreement and in case of such termination, the Developer will have no right, title or interest over the Property or development rights in respect thereof and will not be entitled to claim any reimbursement of its cost, losses or expenses whatsoever. The Society, in such circumstances, will also be entitled, to refuse to acknowledge the rights of the Purchaser(s) or recover the balance purchase price from the Purchaser(s) and will have charge on the unsold Developers Area if any. After termination of the Developer, the Society at its sole discretion shall be entitled to appoint any other contractor/developer to complete the New Building/(s).



22.5. If the Developer files for insolvency or liquidation of the company voluntarily or any final resolution professional is appointed with respect to the Developer under Insolvency and Bankruptcy Code or under any Law in force or criminal action / cases of any nature against Developer, this Agreement will come to an end at option of Society, the resolution for the same will be passed by the general body in SGBM held by the Society. In such a scenario the Developer and/or any Purchasers of the Developer and/or anybody claiming through or under the Developer shall not claim any rights on the Redevelopment Project of any nature whatsoever.

22.6. On termination as provided in this Clause, the following consequences shall follow:

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22.6.1. the Society shall be entitled to carry out and complete the process of invoking the security and invoke the Bank Guarantee or sell / dispose-off the Mortgaged Area/ Flat/s (as the case may be);

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22.6.2. the Society shall be entitled to carry out and complete the construction of the New Building by themselves (either through the same contractor or a new contractor as they deem fit and proper);

22.6.3. the Society shall be entitled to grant development rights in respect of the said Property to any other developer of its choice or to otherwise deal with its right title interest in the said Property / Free Sale Premises as they deem fit;

23. **Enquiries/Complaints/Grievances**



It is agreed by the Society that, in the event, any of the Existing Members have any kind of enquiry/complaints/grievance, such Member of the Society shall directly approach the Developer for any enquiries / grievances / complaints with respect to the redevelopment of the Land until the OC is obtained and thereafter in writing to the Developer.

24. **Inspection and Possession of the original documents**

The Developer agrees, declares and confirms that before the execution of this Agreement, all the Members of the Society have given inspection of their respective original documents of their respective flats and submitted photocopies of the same with the Developer for investigation of title of the existing members. The Developer has investigated the title of the Society to the Property, and that of the members to the flats occupied by them and is completely satisfied with the same.



25. **Obligation of the Existing Member to take the Possession of their respective Permanent Alternate Accommodation**

23.1 Within 7 days from the date the Developer makes an application for the procurement of part OC in respect of commercial units and full OC in respect of residential flats from the Concerned Authority, the Developer shall send a notice to the Society about the application for the OC. The Society and its appointed PMC within 15 days from the date of the notice will have a right

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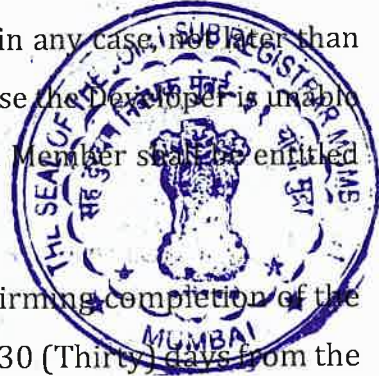
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Chairman	Secretary	MC Member	MC Member	AUTHORIZED SECRETARY	

MC Member



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to inspect the completed New Building, along with the Amenities and verify the adherence to this Agreement and building construction norms/laws. Upon completion of the inspection, the PMC of the Society will issue a confirmation that the New Building is completed as per the provisions of this Agreement and building construction norms/laws. If any deficiency is found by the Society after the last inspection, the same shall be intimated to the Developer, which shall be immediately, but in any case, not later than 30 (Thirty days) rectified by the Developer. In case the Developer is unable to rectify the defect within 30 days, the affected Member shall be entitled for the amount equivalent to rectify such defect.



23.2 Within 30 (Thirty) days from the Society confirming completion of the New Building(s) to their satisfaction or within 30 (Thirty) days from the Developer procuring the part OC in respect of commercial units and full OC in respect of residential flats, as the case may be and issuing Notice to Occupy, whichever is later ("**Final Completion Date**"), the Developer's obligation to pay Monthly Displacement Compensation shall end ipso-facto on Existing Member.

23.3 It shall be obligatory on the Existing Members to return the unused post-dated cheques for the balance period that they may have received in terms hereof to the Developer. In the event of the Existing Member failing to return the unused advance payment, the Developer shall be entitled to withhold possession of such Existing Member/s till such Existing Member/s returns the unused post-dated cheques for the balance period.



23.4 Any Existing Member shall not be entitled to use any excess payment received, if any, towards Displacement Compensation in any circumstances whatsoever after Final Completion Date of the respective New residential flat/commercial unit.

23.5 Irrespective of the Existing Members taking possession of their respective new residential flat/commercial unit in terms of the Notice to Occupy, the Existing Members shall be liable to pay maintenance charges and all other taxes including property taxes etc. in respect of the New Premises to the Developers at actuals, from the Final Completion Date.

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For Sujata Nivas Co-Op. Housing Society Ltd.

 Chairman	 Secretary	 MC Member	 MC Member	 Authorized Signatory
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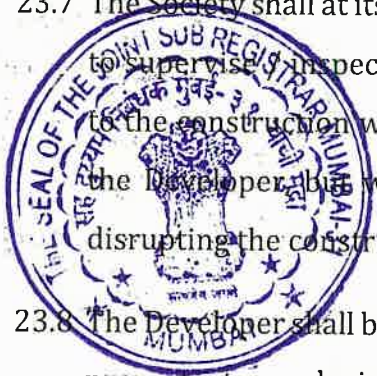
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23.6 The Society expressly understood that once the Developer obtains full Occupation Certificate for New Building and upon receipt of possession of the respective new residential flat/commercial unit, it shall be the sole responsibility of the respective Existing Members to pay the government taxes and/or any other statutory taxes as levied by the relevant authority as well as the maintenance charges as may determined by the Developer (till the formal handover of the New Building to the Society).

23.7 The Society shall at its own costs be at liberty to appoint its own consultants to supervise, inspect and also guide the Society in the matters pertaining to the construction work and adherence as per the time schedule given by the Developer, but without causing any obstruction to the Developer or disrupting the construction work.



23.8 The Developer shall be liable to pay outgoings/ maintenance charges, all the property taxes, levies and assessments as decided to be levied on all Existing Members by the Society from time to time, for all unsold new residential flats/commercial units of the proposed new building till such new residential flats/commercial units are sold. It is however clarified that the Developer shall be liable to pay the property tax, maintenance and other outgoings in respect of the unsold new residential flat/commercial unit from the date of Full Occupation Certificate.



23.9 Within 6 (six) months from the date of issuance of the Full Occupation Certificate of the New Building, the New Building alongwith the common areas of the New Building, facilities and amenities to be provided herein shall be caused to be formally handed over to the said Society by the Developer. Post such formal handover by the Developer, the said Society shall be responsible for the operation and management and/or supervision of the New Building including any common areas facilities and amenities and the Developer shall not be responsible for the same. The Society shall be accordingly duty bound to give a no-due certificate subject to payment of arrears of taxed, maintenance charges, electricity bill, gas bill and other arrears and a letter confirming complete handover by the Developer within a period of 1 (one) month from the date of such handover of the operation

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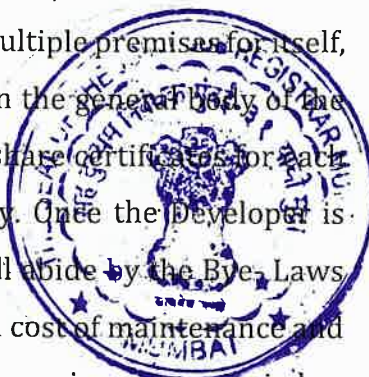
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and management of the New Building by the Developer, provided the proper accounts are rendered by the Developer and the New Building is delivered as per the terms of this Agreement.

23.10 The Developer shall, at its own discretion, be entitled to join as a member of the said Society in respect of unsold residential flats/commercial units in the New Building, if any. If the Developer retains multiple premises for itself, the Developer shall be entitled to only one vote in the general body of the Society, for all such premises retained, however, share certificates for each premises will be issued separately by the Society. Once the Developer is made a member of the Society the Developer shall abide by the Bye-Laws of the Society. The Developer shall pay towards all cost of maintenance and taxes at par with other members regardless such premises are occupied or not as agreed hereinabove.



26. REPRESENTATIONS OF THE DEVELOPER

As a basis for the Agreement herein contained, the Developer represents, warrants, covenants and confirms that:







24.1 The Developer shall carry out the re-development entirely at its own risks, costs, consequences, expenses, efforts and responsibility.

24.2 The Developer declares that it has full power and absolute authority to enter into this Agreement and there is nothing on record of the Developer to show otherwise and that there is no known legal impediment or restriction on the powers and authorities of the Developer from entering into this Agreement. The Developer has taken all necessary corporate, statutory Approvals for entering into this Agreement and consummating the transaction contemplated thereby.

24.3 The Developer declares that there are no suit, litigations, legal and/or insolvency proceedings, winding up, dissolution, notice or lis-pendens or attachment, summons, warrants, etc. against the Company before any Court, tribunal, other judicial, quasi-judicial, statutory or administrative authority whereby the Developer's rights are jeopardised or the transaction contemplated is affected or which may have an adverse impact on the

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For Sujata Nivas Co-Op. Housing Society Ltd.

 Chairman	 Secretary	 MC Member	 MC Member
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MC member

For Roswalt Realty Private Ltd.


Authorised Signatory


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business of the company or which in future could impact the ability of the company to carry out its business or to discharge its obligations under this agreement.

24.4 The Developer shall not be entitled to handover possession of the new flats to the Purchasers prior to handing over possession of the New Flats to the Members.

24.5 The Developer shall provide for refuge apartment/area in the New Building(s) as per prevailing D.C. Regulations and provisions of Concerned Authorities.

24.6 The Developer shall construct all buildings/wings having identical elevations for all the wings including all Common Amenities to be provided in the New Flats for accommodating the Members of the Society and prospective Purchasers of the Developer's Area. Further, the elevation treatment / external façade shall be of durable design to sustain atmospheric pressure (air / water / sun) with simple maintenance procedure.

24.7 The Developer hereby agrees and undertakes to pay additional deposit if demanded by Concerned Authorities at its own costs and expenses for water connection, electricity supply agency, MGL or any other concerned agencies as per the norms of the respective competent authorities.

24.8 The Developer also undertakes to provide space to the electricity supply agency for commissioning and installing new electric heavy-duty transformers in the proposed substation (if required) for supply of electricity to the New Building(s) as may be sanctioned and approved by the Concerned Authority at its own costs and expenses. It is agreed by the Society that in case substation is required the Society shall provide such requisite area/plot/land.

24.9 The Developer at its own costs and consequences shall be entitled to store building materials on the site and for the purpose of storage, shall be entitled to put up temporary structures on the site.

24.10 The Developer shall ensure the safety and security of the Property of the Society and shall prevent tress-passers, unauthorized encroachments and

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MC member



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shall not do act of commission/omission whereby the interest of the Society and its Members is adversely affected during the period of re-development.

24.11 Subject to planning of the New Building, the Developer shall provide trees as per the regulations of tree authority and also as per the norms of Concerned Authorities.

24.12 The Developer shall pay in respect of the Property viz. property tax, N.A. Tax, land revenue, assessment, water and electricity charge due and payable to the concerned statutory authorities in respect of the Property from the Vacation Date till the completion of the entire Project.



24.13 The Developer shall bear all the expenses for disconnection of the electric meter and providing new electricity connection and meters of Adani / Tata or any other equivalent with the consultation of the Society and further shall be responsible to get the electric meter in the names of respective Members. The Developer shall provide three phase electric connection and the same shall be executed through reputed licensed electrical contractor.

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24.14 The Developer agrees and accepts that the PMC shall be entitled to overall monitor, supervise (specific to cross checking of content and quality of each and all documents / plan / drawings / approvals / materials / workmanship etc.), as third-party quality auditor for Society only and the Developer shall not raise any objection and shall co-operate with the PMC for the same. If there is a difference of opinion between the PMC and the Developer's advisors about the quality or workmanship about construction or material related thereto, the Developer and the Society shall mutually appoint a third party expert, the cost of which will be borne by the Developer. However, if the Developer and the Society are unable to reach any consensus about the third party expert within 30 days the Society shall be at liberty to appoint an expert for the same, the cost of which will be borne by the Developer. The opinion of the expert will be binding on both the Parties.

24.15 Upon execution of this Agreement, the Developer agrees that he shall be liable to update the Society and the PMC of the Society regarding Project related progress every month by way of by email and hard copy of the

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24.16 The Developer shall ensure that after completion of each third slab the Developer's structural engineer shall provide a confirmation certificate that higher level of material and quality as per IS Code and N.B. Code has been followed and maintained. The Developer shall ensure that the overall construction in general and R.C.C and civil work in particular, is of high quality, with test certificates.



24.17 The Developer agrees to cooperate in conducting a joint survey together with the Parties and the PMC to ascertain / certify Project progress at each slab level. If any deviation is found out, the PMC will send report to the Society and return the Society shall submit the same to the Developer. The Developer must rectify the deviation or satisfy the Society with valid proof and the same shall be shared with the PMC as well.

24.18 The Developer shall ensure that neither the Society nor any of its Members including members of its managing committee, Chairman, Secretary And Treasurer are held liable in any manner whatsoever for breach or non-observance of any rules, regulations or statutes governing the construction activity including all laws relating to the employment of labour and their welfare, direct tax laws, arising out of the development etc. and shall indemnify and keep indemnified and saved harmless the Society and its Members and managing committee and its office bearers against the same and all costs, charges and expenses in respect thereof.

24.19 The Developer undertakes to carry out the above and all other obligations on their part to be carried out as mentioned in this Agreement solely at its own costs and consequences.

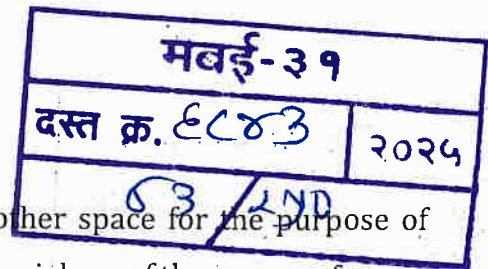
24.20 The Developer shall not amalgamate the Land with any of adjoining land/lands. The Developer shall also not sub-divide the Land.

24.21 During or after the Redevelopment process, the Developer shall not be entitled to use the Society's Property or any part thereof including the

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external wall, refuge area, terrace or any other space for the purpose of letting it out to some third parties for commercial use of the space or for any other purpose.

24.22 Subject to planning of the New Building and approval of appropriate Concerned Authority/statutory authority / Tree Authority, the Developer shall preserve the existing flora and plants of the Society and shall provide sufficient flora and fauna as per the regulations of tree authority. The existing trees and coconut plants shall not be cut or removed without the written consent of the Society.

24.23 The Developer agrees that payment of open area deficiency, premiums, deposits, fees, fines, rates, taxes, etc. to concerned authority, as the case may be, shall be paid by the Developer only.

24.24 The Developer shall not commence the demolition of the Existing Building unless and until they obtain Vacation Approvals from the concerned authorities for such demolition.






24.25 The Developer agrees not to put up any construction on the common terrace above the topmost floor, save and except the overhead water tanks, lift machine room and such other common amenities and facilities as per the approved plans for the use of all the Existing Members and new residential flat/commercial unit Purchasers. The possession of the common areas and facilities and common terrace shall be handed over to the Society.

27. REPRESENTATIONS OF THE EXISTING MEMBERS

As a basis for the Agreement herein contained, the Existing Members of the Society represent, warrant, covenant and confirm that:

25.1 The Members are the absolute legal and beneficial owners of their respective Existing Premises and shares and have a clear and marketable title to their respective Existing Premises and shares.

25.2 The respective Existing Premises and shares of the respective Existing Members of the Society are free from encumbrances of any nature whatsoever and that none of the Existing Members' Existing Premises or shares are attached either before or after judgement or at the instance of

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by court or taxation authority or any other statutory, authorities and the members have not given any undertaking to any taxation authorities so as not to deal with or dispose of his/her right, title and interest in his/her premises and that the Existing Members have full and absolute power to deal with his/her premises and shares.







25.3 The Existing Members are not restrained either under the Income Tax Act or any other statute from selling or transferring or dealing with their respective flats.

25.4 The Existing Members undertake that till the possession of the new residential flats/commercial units is offered to them by the Developer, the Existing Members shall not call upon the Developer to offer any new residential flat/commercial unit for "fit out purposes" or otherwise.

28. **DEFECT LIABILITY PERIOD**

28.1. The Developer shall be liable to rectify/repair any defects/deficiencies in the New Building that will be pointed out by the Society/Existing Members after the Final Completion Date in relation to the construction or any structural defect on account of workmanship, quality or provision of service or otherwise attributable to the work carried out by the Developer within a period of 5 (five) years as per the timelines mentioned in tender, however that the defect liability period for the leakages and the waterproofing works will be for 10 (Ten) years from the date of the OC ("**Defect Liability Period**"). During the Defect Liability Period, the Developer shall be only responsible to rectify any defect/deficiency arising in the Existing Member's Area which is in relation to the construction or any structural defect on account of workmanship, quality or provision of service or otherwise purely attributable to the work carried out by the Developer as may be pointed out by the concerned Existing Member or the Society and it will indemnify and keep indemnified the Society/existing Members in respect of any claim made on the Society by such Member. However, it is hereby agreed and understood by the Society and all Existing Members that the Developer shall not be responsible for any defect liability arising due to any act or omission or negligence by the Society/Existing Member/s.

28.2. It is agreed and clarified that if any structural changes or alterations

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(including but not limited to changes in the toilets or bathrooms or shifting the toilets or bathrooms or shifting the kitchen or changing or removing the tiles or flooring or enclosing or enlarging windows or open areas in the flats/commercial units) are made by any Existing Member/s of the Society to or in the new residential flat/commercial unit and/or by the Society to or in New Building including the new residential flats/commercial units, the defect liability period of 5 (five) years as stated in Clause 28.1 shall stand rescinded in respect of the Premises in which structural changes has been carried out and the Developer shall not be liable for such alterations in any manner whatsoever.



29. Finance for Development Work

29.1. All finances for the development of the Land shall be provided and borne and paid by the Developer alone.

29.2. The Society hereby agrees to render all assistance and co-operation that may be required by the Developer from time to time to carry out the development work in respect of the Land and construction and completion of New Building and structure on the Land in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from provided that, the Society shall not be liable to incur any financial obligations on any behalf.

29.3. Only post procurement of the Vacation Approvals, the Developer is entitled to mortgage its Developer's Area i.e. Free Sale new residential flats/commercial units in the New Building so constructed on the said Land (and specifically excluding the Existing Member's Area and the additional area to be purchased by the Existing Members) for raising finance for developing the Property by taking loans from banks and/or financial institutions and/or any other person(s) and/or corporate bodies. However, it shall be the liability/responsibility of the Developer to discharge the loans and interest thereon taken on mortgage of the Developer's Area for sale to new residential flat/ commercial unit purchasers in the New Building so constructed on the Land, without any recourse to the Society for any reason whatsoever.

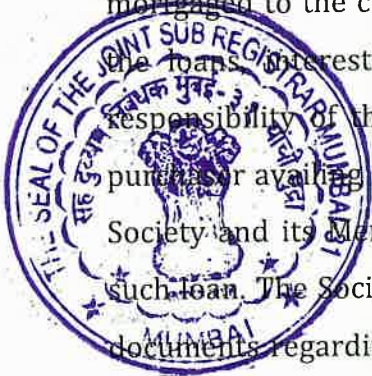


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29.4 It is clarified that the Developer shall not be entitled to create either directly or indirectly any mortgage, lien, charge or any encumbrance whatsoever in respect of the Land or Members New Area and Mortgaged Area (if provided in terms of this Agreement), provided, however, that the Developer or the new residential flat/commercial unit Purchasers in the New Building may be entitled to avail housing loans by having the Developer's Area i.e. Free Sale residential flat/commercial unit (and not the Land and/or Building) mortgaged to the concerned financial institution/bank. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Developer or new residential flat/commercial unit purchaser availing such loan. The Developer shall indemnify and keep the Society and its Members indemnified against any liability arising due to such loan. The Society and the members shall not be required to sign any documents regarding such Project loan and the Developer shall be solely responsible to repay such loan in any circumstances.



30. Right of Developer to sell the Developer's Area/ Free Sale Component:

30.1. It is expressly agreed by and between the Parties hereto that the Developer's Area i.e. the free sale area in the New Building will consist of commercial units on the ground floor as well as residential flats on the upper habitable floors as per the sanctioned plans and as permitted by the competent authority.

30.2. It is further agreed and understood between the Parties hereto that, save and except the Mortgaged Area (which shall be disposed by the Developer as per this Agreement) only post registration of Project under RERA, the Developer shall be entitled to sell and deliver possession of the Developer's Area i.e. Free Sale residential flats/ commercial units to any of the new Purchasers as the Developer may deem fit and shall receive and appropriate the sale consideration therefor without any reference to the Society.

30.3. Subject to clause 30.2, the Society hereby permits the Developer to sell the Developer's Sale Area including all the free sale commercial units (save and except the Mortgaged Area) to any prospective buyer and appropriate the sale proceeds thereof without any restriction whatsoever.



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31. Sale of Newly Constructed Premises by the Developer

31.1. Excluding the 17 new residential flats and 9 new commercial units to be provided to the Existing Members of the Society along with total 24 Car Parking Spaces to be allotted to the Society in the New Building and the Mortgaged Area (which shall be disposed by the Developer as per this Agreement), post registration of the Project under RERA, the Developer shall be at liberty to sell, transfer or lease or give on leave and license and allot the new residential flats and/ or commercial units and/ or any other tenements or premises in the New Building so constructed on the plot of the Land including selling/ allotting the remaining available Car Parking Spaces forming part of the Developer's Portion of Free Sale Component in the New Building and/ or to enter into any package deal or arrangement for allotment thereof as may be permitted by RERA and so constructed on the plot of Land at such price and on such terms and conditions and provisions as the Developer may think fit, provided always that the Developer alone shall be entitled to receive, retain and appropriate the sale consideration and any other moneys received in respect thereof.



31.2. The Developer shall not transfer or assign its commercial units in form of Agreement, sale, transfer, lien, mortgage, Leave and License, lease, tenancy, charge or in any other form to any third party or subsequent purchasers thereto to any coaching classes, beauty parlour, restaurant, boarding houses, hospital, slaughter house, massage parlour/spa, beer bar/pub/lounge/club including social club, auto repair shop, cloud kitchen, liquor store, grocery store, dairy/milk store or any other hazardous or noise making activity. This Agreement shall be binding on all the Purchasers and the subsequent purchasers in respect of Developer's area and all the Agreements in respect thereto must include the same.

31.3. The Society agrees, declares and confirms that subject to compliance of the terms and conditions of this Agreement, the monetary value/consideration realized from the sale of the free sale residential flats/ commercial units coming to the share of the Developer as per the terms of this Agreement shall be collected by and shall be completely and fully appropriated by the Developer alone to their own use and profits.

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upon the completion of the Redevelopment and the grant of full OC for the Project by the Concerned Authority and handing over possession of the New Building to the Members of the Society, in terms of this Agreement, the Society agrees to admit the Purchasers of the premises in the New Building constructed on the plot of the Land, sold by the Developer as New Members of the Society within 3 (three) months of the Society receiving written intimation to that effect from the Developer, subject however, (i) the said New member agreeing to abide by the rules, regulations and bye laws of the Society and payment of all the requisite charges, (ii) the Society having received a written intimation thereof from the Developer along with an attested photocopy of the Agreement for Sale duly stamped and registered, (iii) the Developer having paid the entire proportionate maintenance and outgoings for the unsold Free Sale Units from the date of obtaining the full OC and BCC as provided herein till such time the unsold Free Sale Units are sold (after which the purchasers shall pay the same) and (iv) the Purchasers have fully paid to the Developer all the money and consideration due and payable for the purchase of their respective flats and also paid to the Society the necessary entrance fees and share subscription money and the contribution towards the general and other funds of the Society in terms of the stipulation to that effect contained in Clause 31.7 hereinafter.

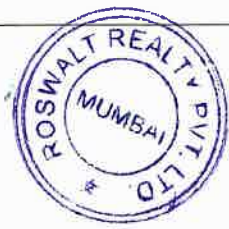
31.5. The Developer shall collect from each of the Purchasers of flats/commercial units comprised in the New Building and shall deposit with the Society an amount equivalent to the amount standing to the credit of Existing Member towards the *repair and maintenance fund, sinking fund and other reserves*, which is proportionate to Existing Members fund and the Developer too shall make it a condition in the agreements for sale of the flats comprised in the New Building, that the contribution towards the general and other funds of the Society shall be so paid by the said Purchasers.

31.6. Further, the New Members being the purchasers of the premises in the New Building from the Developer, shall execute such forms under Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder in respect of their membership of the Society.

31.7. In addition to the aforesaid, the incoming members being the purchasers of

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the premises in the New Building from the Developer shall also contribute Rs. 500/- towards share application money and Rs. 100/- towards Entrance fees.

31.8. It is further agreed between the Parties, that the Developer shall not admit any new member in the Developer's Area unless the Developer has procured full OC for the New Building. The Society will not be able to induct any Purchaser as the member of the Society unless the condition mentioned in this Clause is satisfied.



32. Advertisement

On and from the date of execution hereof, the Developer shall be entitled to put up advertisement boards / display boards (backlit or otherwise) upon the Property as may be permitted by law. This advertisement boards shall not be removed by the Society till the construction of New Building is complete with OC (at Developer's cost). However, no commercial hoardings, advertisements, mobile towers etc. shall be installed in the New Building(s) other than the Developers Signage, Logo, hording, display boards (illuminated or not illuminated), etc., as per the MCGM norms. The Developer shall put this obligation on all the Purchasers in their agreement for sale.

33. Force Majeure

33.1 Force Majeure shall mean any event or circumstances or combination of events or circumstances set out below that materially and adversely affects any Party in the performance of its obligations in accordance with the terms of this Agreement, but only if and to the extent that such events and circumstances have a direct effect on the operations on the Redevelopment of the Property which are not within the affected Party's reasonable control and/or the effects of which the affected Party could not have prevented through prudent business practices or, through reasonable skill and care, including through the expenditure of reasonable sums of money, and including:



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Act of god, which includes Earthquake, fire, tsunami, flood and landslide, volcanic eruptions and any other natural disaster directly affecting the Property;

(b) Storm, tempest, hurricane, cyclone, lightning, thunder or other extreme atmospheric disturbances directly affecting the Property;

(c) War, invasion, riots, civil commotion or any terrorist attack/ threat which obstructs the Redevelopment of the Property;



(d) Strikes or any other labour disruptions not arising on account of the acts or omissions of a Party, war, hostilities (declared by the Central/State Government), invasion, act of foreign enemy, rebellion, riots, weapon conflict or military actions, civil war, ionising radiation, contamination by radioactivity from nuclear fuel, any nuclear waste, radioactive toxic explosion, directly affecting the Project;

(e) Any restraint and/or injunction and/or prohibitory order of Court and/or any other judicial or quasi-judicial authority and/or any statutory authority (other than that caused by any act or omission of the Developer)

(f) Changes in policies affecting the redevelopment in Mumbai or particular suburban area directly affecting the Project and/or any Notice, order, rule, notification of the Government affecting the Redevelopment of the said Property

(g) Due to any shortage of any building materials such as steel, cement, sand or any other materials, in the overall real estate / construction industry, which is beyond the control of the Developer.

(h) Lock down or other restrictions imposed by the State/Central Government, /lock out caused by or declared by any statutory national, state, or regional bodies due to any epidemic, pandemic, infectious disease or any other public health crisis.

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31.2 The Developer shall not be liable to the extent that its delay in performance or other failure to perform its obligations under this Agreement is the result of an event of Force Majeure.

Save and except what is stated above, it is expressly agreed that the Force Majeure shall not include the following:

- (a) late delivery or changes in cost of plant machinery, equipment, materials, steel, cement, spare parts or consumables for the purpose of the Redevelopment of the said Property due to any reason other than any Force Majeure event;
- (b) A delay in performance of any contractor or supplier due to any reason other than any Force Majeure event;
- (c) An indirect effect on the operations of the Redevelopment of the Property due to any reason other than any Force Majeure Event; and
- (d) Non-performance caused by, or connected with, the party's (a) negligent or intentional acts, errors or omission (b) failure to comply with any of the laws of India, or (c) breach of, or default under this Agreement.



31.3 **Notice of Force Majeure**

As soon as practicable and in any case within 30 (Thirty) days of the date of occurrence of a Force Majeure event or the date of knowledge thereof, the affected party shall notify the other Parties of the same setting out, inter alia, the following in reasonable detail:

- (a) The nature and extent of the Force Majeure event;
- (b) The nature of and the extent to which, performance of any of its/their obligations under this Agreement is/are affected by the Force Majeure event;
- (c) The measures which the affected party has taken or proposes to take to alleviate/mitigate the impact of the Force Majeure event and to



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For Sujata Nivas Co-Op Housing Society Ltd.

Chairman Secretary MC Member MC Member

MC member

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resume performance of such of its obligations affected thereby; and
 (d) Any other relevant information concerning the Force Majeure event,
 and /or the rights and obligations of the Parties under this
 Agreement.

31.4 As soon as practicable and in any case within 30 (Thirty) days of notification by the affected party in accordance with the preceding clause, the Parties shall meet, hold discussions in good faith and where necessary conduct physical inspection/survey of the Redevelopment of Property in order to:



- (a) Assess the impact of the underlying Force Majeure event;
- (b) Determine the likely duration of the period for which Force Majeure event may continue; and
- (c) To formulate damage mitigation measures and steps to be undertaken by the Parties for resumption of obligations, the performance of which shall have been affected by the underlying Force Majeure event.

31.5 The affected Party shall during the Force Majeure period provide to the other Party regular (not less than weekly) reports concerning the matters set out in the preceding clause as also any information, details or document, which the other party may reasonably require.





34. Municipal Taxes and Other Outgoings of the Property

34.1. It is agreed that the Society shall pay and discharge all taxes including Municipal Taxes, Water Taxes and all other charges, rates, cess, taxes that may be levied by any Public Body or authorities in respect of the existing Building till the Vacation Date and thereafter, all the taxes including Municipal Taxes, Water Taxes, Land Under Construction Taxes and all other charges, rates, cess, taxes that may be levied by any Public Body or authorities shall be exclusively borne and paid by the Developer.

34.2. It is agreed and clarified that all previous outstanding rates, cesses, taxes and all other outgoings whatsoever in respect of the Property of the Society

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 Chairman	 Secretary	 MC Member	 MC Member
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MC member

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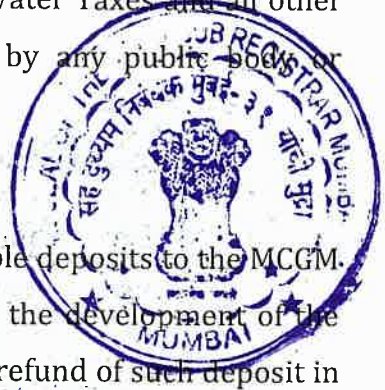
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up to the Vacation Date shall be paid by the Society/ respective Existing Members.

34.3. On and from the date of full OC (as the case may be) and upon receipt of the possession of the New residential flats/commercial units by the Existing Members, the Society / its Existing Members shall pay and discharge all taxes and outgoings including Municipal Taxes, Water Taxes and all other charges, rates, cess, taxes that may be levied by any public bodies or authorities in respect of the Property.

35. Refund of Deposits

In the event of the Developer paying any refundable deposits to the MCGM and other concerned authorities in the course of the development of the Land, the Developer alone shall be entitled to the refund of such deposit in its own name and if such refund of deposits are received in the name of the Society, the Society shall forthwith pay the same to the Developer. To enable the Developer to obtain the refund the Society shall sign or execute all such writings as may be required by the Developer in that behalf, without raising any objection or requisition in that behalf.



36. Contracts with Architect, etc.

The Developer shall be entitled to enter into separate contracts in its own name with building contractor, architects and other professionals for carrying out the development of the Land on principal to principal basis and not as agent of the Society.



37. Workforce of the Developer

The Developer is entitled to employ and pay for its own workforce, labour, employees, etc. for the development of the Land under the Workmen's Compensation Act (as amended from time to time) and shall be liable for its workforce and comply with all rules and regulations in that behalf. All Indemnities, insurances, etc. of all such workmen, staff, workers, labourers, etc. including third parties shall be paid by the Developer or Developer's contractor/s or professionals, if so hired by them and renewed from time to time. The Society shall not be held responsible or liable for any such loss, damage, injury or claims that may arise out of any mishap or untoward

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incident at site and the Developer shall indemnify the Society and keep the Society indemnified for the same.

38. Transfer of Existing Premises by Existing Members

The Existing Member/s, till the handing over of the new residential flats/commercial units with prior written consent of the Society and Developer as may be required under the adopted bye-laws and rules and regulations and concerned laws, shall be entitled to sell, assign his/her/their rights, title and interest in his/her/their respective new residential flats/commercial units and/or under Individual Agreement/s that may be entered into between them and the Developer. However, the assignee/transferee thereof shall be bound by the terms and conditions of these presents and obligations of the Existing Members mentioned herein and under individual Agreement and the new transferee/s / assignee/s shall abide by all the terms and conditions of these presents and shall sign and execute a Deed of Adherence/ Declaration-cum-Undertaking in favour of the Society and Developer simultaneously completing the transaction. Such assignee/transferee shall be entitled to receive the all compensation mentioned herein from the date of transfer of the premises (unless agreed otherwise between the transferor i.e. Existing Member and the assignee/transferee). It has been further agreed by and between the Parties hereto that the Developer herein shall not be held liable and/or responsible to provide/give to such transferee/ assignee Hardship Compensation, Displacement Compensation, etc. which it has already provided/ paid to the Existing Member/s, and/or which shall be paid by the developer in future, in any manner whatsoever. The Society further undertakes not to transfer such new residential flats/commercial units in its records unless the new transferee executes a Deed of Adherence/Declaration-cum-Undertaking as stated herein, in favour of the Developer and Society.

39. Salvage Value of the Structures on Demolition

It is agreed between the Society and the Developer that, before demolition of the Existing Building, the Existing Members shall be entitled to remove all their furniture's, electric appliances, or any fixture which presently exists in their respective Existing Premises and the Existing Members shall also

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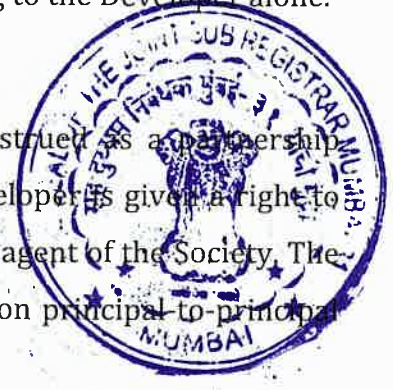


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remove their movables. The Existing Members shall not be entitled to remove the said doors, windows, grills, fixtures etc., and/or any salvage which shall become available before demolishing the Existing Building and the Existing Members shall not be at liberty to sell and dispose of all the above and to appropriate unto itself the monies/ consideration arising there from. On the demolition of the Existing Building standing on the Property, the salvage value of the same will belong to the Developer alone.

40. No Partnership

This Agreement will not be treated and/or construed as a partnership between the Society and the Developer. The Developer is given a right to develop the Land on its own accord and not as an agent of the Society. The relationship between the Parties hereto shall be on principal-to-principal basis.



41. Stamp Duty, Registration Charges, Advocates Fees, PMC Fees and Out of Pocket Expenses

41.1. The Developer alone shall pay the stamp duty and registration charges and all out of pocket expenses in respect thereof on the Member's New Area to be provided free of costs by the Developer under this Development Agreement, Power of Attorney, PAAA and/or any other incidental documents executed pertaining to the redevelopment of the Property.



41.2. In case, if due to any change in government regulations or otherwise, a notice for any of the aforesaid taxes or duties is received after the receipt of the full OC, but the amount pertains to a cost prior to the receipt of the full OC, the Developer shall be liable to pay such costs as long as the payment is of stage prior to receipt of the full OC. All payments such as stamp duty, registration fees, GST, infrastructure, and development charges etc. on the additional area purchased by a Member of the Society shall be borne and paid by the said Member.

Notwithstanding the aforesaid, if the Society or the Members become liable to pay any Capital Gains Tax due to delay in completion of the project beyond 36(thirty-six) months from the Vacation Date, the liability of such Capital Gains Tax shall be borne and paid by the

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Developer	
दस्त क्र. ६८४३	२०२५
41.3. The GST on the Existing Member's Area shall be borne and paid by the Developer	

41.4. If any of the Existing Member desires to purchase additional area from the Developer, over and above his / her free entitlement as mentioned herein in **Clause 7.2** above, then, the stamp duty, registration fees, GST, etc. for such additional area shall be paid by such Existing Member only.

42. Assignment/Change in Constitution



The Developer shall not be entitled to sell, convey, or release their benefits and interest in the Agreement or the development rights in the Property to any person/s in any form whatsoever either by way of release or relinquishment or assigning, except by operation of law. The previous written approval of the Society shall be obtained before any changes are made in the constitution of the Developer, which results in change in control (more than 51% of shareholding in the company or majority of directorship) of the Developer. In the event there is such change in the constitution of the Developer without written approval of the Society, the Society at its sole discretion, reserves the right to terminate this Agreement.

43. Indemnity

43.1. The Society shall indemnify and keep indemnified the Developer from and against (i) any undisclosed claim, encumbrance, demand or dispute raised by any person/s with regard to the title of the Society in respect of the Property as well as from and against (ii) any undisclosed claim, encumbrance, demand or dispute raised by any person/s with regard to the title of the Society in respect of the development rights granted to the Developer with regard to the Property.

43.2. The concerned Existing member of the Society shall indemnify and keep indemnified the Developer from and against any claim, encumbrance, demand or dispute raised by any person/s with regard to the title of the flat of such Existing member in the Property belonging to the Society.

43.3. The Developer indemnifies and keeps indemnified and saved harmless the Society and its existing Members and committee members and office

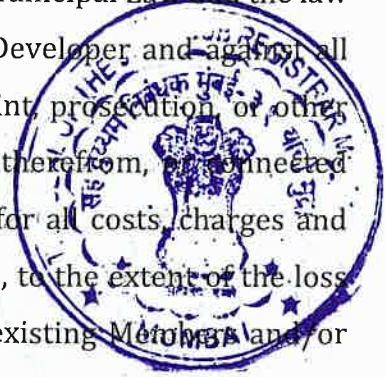
Sujata Nivas Co-op. Hsg. Soc. Ltd.				For Roswalt Realty Private Ltd.	
For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
Chairman	Secretary	MC Member	MC Member	Authorized Signatory	

MC member



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 दस्त क्र. ६८४३ २०२५
 ६०/११०

bearers against any breach in compliance forming a part of the liabilities of the Developer with the terms and conditions of this Agreement and/or the sanctioned plans and the IOD / IOA, as the case maybe, LOI, CC, and OC for the Project issued by the Concerned Authorities; the D.C. Regulations; the provisions of the Maharashtra Regional Town Planning Act, 1966 and the rules made thereunder; the Labour Law and the Municipal Law and the law governing Direct & Indirect Tax liability of the Developer and against all lawful claims, demand, legal action, suit, complaint, prosecution or other legal proceedings in respect thereof, or arising therefrom, or connected therewith or in any way incidental thereto and for all costs, charges and expenses in respect thereof or pertaining thereto, to the extent of the loss that may be suffered by the Society and/or its existing Members and/or committee member and office bearers as per the terms of this Agreement.



- 43.4. The Developer indemnifies and keeps indemnified the Society from and against all acts, deeds, matters and things done by the Developer pursuant to the Power of Attorney executed by the Society in favour of the Developer or signing by the Society of such applications as required by the Developer for the development of the Property and all costs, charges, expenses and damages incurred or suffered by the Society pursuant thereto.
- 43.5. The Developer indemnifies the Society from and against non-payment of all taxes and outgoings including Municipal Taxes and all other charges, rates, cess, taxes that may be levied by any Public Body or authorities in respect of the Property after the date of this Agreement.
- 43.6. The Developer indemnifies the Society against all acts, omissions and commissions of its workforce against third party, the Society and the Property and any claims, demands, damages and compensation made/claimed by the workforce employed by the Developer or anyone on their behalf.

44. Tax Liabilities and Insurance

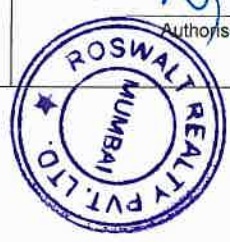
Save as otherwise provided in this Agreement, both Parties independent of each other will be liable and responsible to pay their respective personal income tax and other taxes for the benefits / amounts paid under this Agreement.

Sujata Nivas Co-op. Hsg. Soc. Ltd.
 For Sujata Nivas Co-Op. Housing Society Ltd.

For Roswalt Realty Private Ltd.
 Authorised Signatory

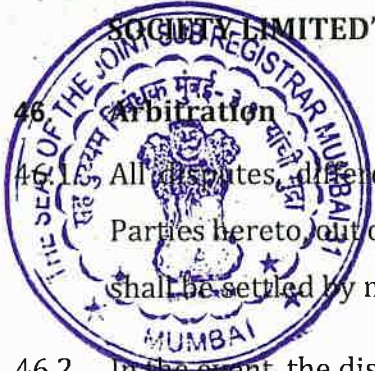
Chairman Secretary MC Member MC Member

mc member



45. मबाई Name of the New Building/s
दस्त क्र. ६८०३ २०२५ er/270

The name of the present building viz. "Sujata Nivas CHS. LTD." shall be changed post construction of the New Building as per the mutual discussions between the Society and the Developer. Further, it is clearly agreed by the Society and its members that the Developer shall be entitled to display at all times a stipulation stating, "A project by Roswalt Realty" in addition to the name of the New Building. However, the Developer undertakes that the name of the Society shall continue as "SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LIMITED".



46.1. **Arbitration**
All disputes, differences or controversies, which may arise between the Parties hereto, out of, or in relation to or in connection with this Agreement, shall be settled by mutual agreement.

46.2. In the event, the disputes, differences or controversies cannot be settled by mutual agreement, the same shall be referred to a sole arbitrator if the Parties agree upon, otherwise the Parties shall approach the appropriate court for the appointment of the sole arbitrator.

46.3. The venue and seat for Arbitration shall be Mumbai and the Arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof. The Arbitration shall be conducted in English language.



47. Governing Laws and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of India. The Courts in Mumbai alone shall have the exclusive jurisdiction to try and sell of any dispute arising out of or under this Agreement.

48. Notices and Communications

All notices, requests, demands or other communications shall be in writing and shall be delivered either by personal delivery, courier or registered mail, to the addresses mentioned first hereinabove, or such other address as either Party, by similar notice, shall designate with respect to its own address. All notices given shall be deemed to have been given (i) if delivered

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Chairman	Secretary	MC Member	MC Member	Authorized Signatory	

MC Members



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by hand with acknowledgment on the date of delivery or on the date that delivery was refused by the addressee, or (ii) if delivered by email/registered mail or by courier, on the date of delivery as established by the return receipt or courier service confirmation (or the date on which the return receipt or courier service confirms that acceptance of delivery was refused by the addressee). However, on demolition of the said Building, all correspondences issued to the Society shall be addressed to the Managing Committee of the Society at: mc@sujatanivas.com, sujatanivas1@gmail.com and all correspondence to the individual members shall be addressed to the last known address as informed by each individual member to the Society/Developer; Email -



49. Waiver

No rights under this Agreement shall be deemed to have been waived and there should be no waiver other than by notice in writing signed by other Party. The failure of either of the Parties hereto to exercise any right or option given to it hereunder or to insist upon strict compliance by the other Party with the terms of this Agreement, shall not constitute a waiver of any terms or conditions of this Agreement with respect to any other or subsequent breach and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy, nor a waiver by such Party of its right at any time thereafter to require exact and strict compliance with all the terms of this Agreement. The rights or remedies set forth in this Agreement are in addition to any other rights or remedies, which may be granted by law.



50. Severability

In the event that any term condition or provision of this Agreement is held to be a violation of any applicable Law, statute, regulation or order or is declared or adjudged to be illegal, invalid or unenforceable, the same shall be deemed to be deleted from this Agreement and shall be of no force and effect and in that event, this Agreement shall remain in full force and effect as if such term, condition or provision had not originally been contained in this Agreement. Notwithstanding the above, in the event of any such deletion, the Parties shall negotiate in good faith in order to agree the terms

Sujata Nivas Co-Op. Housing Society Ltd. For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
Chairman	Secretary	MC Member	MC Member	Authorised Signatory	

mc member



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१५० / २५०	51. Entire Agreement

of a mutually acceptable and satisfactory alternative provision in place of the provision so deleted.

This Agreement sets out the entire agreement and expresses fully the understanding between the Parties in respect of the subject matter thereof, and supersedes all prior agreements oral or written, deeds, memoranda, understandings, correspondence and discussions, if any between the Parties in this regard.



52. **Amendment**
This Agreement may not be varied, amended, modified or supplemented, except by a written instrument executed by all the Parties hereto.

53. **Counterparts**
This Agreement may be executed by the parties hereto in duplicate, one copy with the entire stamp duty amount paid and the second copy on a stamp paper of Rs.500/- shall be deemed to be an original hereof, but all of the which together will constitute one and the same instrument. However, it is mutually agreed between the parties that the Original copy of this Agreement shall remain in custody and possession of the Developer, and certified true copy or a notarized copy of the same after registration shall be handed over to the Society along with the counterpart copy executed on a stamp paper of Rs.500/-.



THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the 'Property')

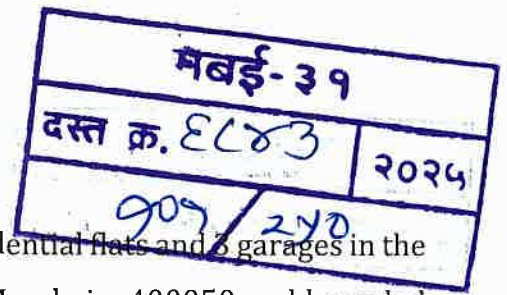
All that piece and parcel of the Land admeasuring 1,695 sq. yds. which is equivalent to 1417.20 sq. mts. (as per property card) bearing CTS No. 1172 and bearing Plot No. 1/C-3/3 and forming part of and being a sub-division of a larger piece and parcel of land bearing final plot No. 1/C of Town Planning Scheme No. II, Bandra, bearing Survey No. F/1172 (which sub-division has been sanctioned by the Collector of Mumbai by the office letter bearing TP/8/65 sub of 1959-60 dated 20th October 1959) and lying within the Registration Sub-District of Bandra, together with the Building standing thereon known as "Sujata Nivas CHSL" comprising of

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For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
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MC member





Ground + 3 Upper Floors and comprising of 23 residential flats and 3 garages in the said building situated at S.V. Road, Bandra West, Mumbai – 400050 and bounded as follows:

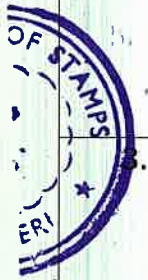
- On or towards the EAST : 33.55 Mtr Wide Road
 On or towards the WEST : Anand Court Bldg.
 On or towards the NORTH : 6.00 Mtr Wide Road
 On or towards the SOUTH : 9.15 Mtr Wide Road



THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(List of Existing Members of the Society)

Sr. No.	Names of the Existing Members	Existing Flat Nos. with Floor	Carpet Area (sq. ft.)	Share Certificate Nos.	Distinctive Nos.
A-Wing					
1.	Chandrashekhar J Thakkar/DR. J.H.Thacker	Flat No. 1 on the ground flr	710.10	28	116 to 120
2.	Smile Care Clinic Private Limited / Smile Care Clinic PVT.LTD.	Flat No. 2 on the ground flr	569.74	29	121 to 125
	Renu Bharat Patel, Dhawal Bharat Patel & Jenine Bharat Patel / Dr. Renu Bharat Patel, Dr. Dhawal Bharat Patel & Dr. Jenin Bharat Patel	Flat No. 3 on the first flr	754.88	30	126 to 130
4.	Sunil k. Tommundrum / Sunil Krishnaraja Tommundrum	Flat No. 4 on the first flr	505.79	31	131 to 135
5.	Mohan Anand Gurbaxani	Flat No. 5 on the second flr	754.88	32	136 to 140
6.	Ashish Arun Ghone Kaushal Ashish Ghone Suman Ashish Ghone	Flat No. 6 on the second flr	505.79	33	141 to 145



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mc member



7.	मालई-३१ Lintas India Private Limited	Flat No. 7 on the third flr	754.88	34	146 to 150
8.	१०२/२५० Navas Godrej Dandiwala & Vaspar Dandiwala / Navas Godrej Dandiwala	Flat No. 8 on the third flr	505.79	35	151 to 155
B-WING					
9.	Rika Chaudhry	Flat No. 9 on the ground flr	773.39	76	156 to 160
10.	Rika Chaudhry	Flat No. 10 on the ground flr	532.38	77	161 to 165
11.	Bombay Urban Industrial League For Development (Build)	Flat No. 11 on the first flr	726.14	38	166 to 170
12.	Sundeep Srinivas Kamath / Dr Sundeep Srinivas Kamath	Flat No. 12 on the first flr	522.59	64	171 to 175
13.	Nirmala Samant	Flat No. 13 on the second flr	726.14	60	176 to 180
14.	Mohammed Imran Mohammed Iqbal Soomar & Saira Mohammed Imran Soomar	Flat No. 14 on the second flr	522.59		
15.	Devayani Ravindra Laiwala	Flat No. 15 on the third flr	726.14	78	186 to 190
16.	Asma Raees Zaheer / Asma R. Zaheer	Flat No. 16 on the third flr	522.59	58	191 to 195
C-WING					
17.	Ameeta Advani / Ameeta Gulab Advani	Flat No. 17 on the ground flr	435.62	73	196-200

Sujata Nivas Co-op. Hsg. Soc. Ltd.

For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
					
Chairman	Secretary	MC Member	MC Member	Authorized Signatory	

mc member



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18.		Flat No. 18 on the ground flr	702.67		
19.	Jitiksha Shrikant Parikh / Jitiksha Shrikant Pariks	Flat No. 19 on the first flr	435.62	68	206-210
20.	Ramnarayan Nathuji Biawat/ Pandit Ramnarayan & Harsh Brijnarayan Biyawat	Flat No. 20 on the first flr	702.67	47	
21.	Shamji Kanji Gala & Amrutben Shamji Gala/ Shamji K. Gala & Amrutben S. Gala	Flat No. 21 on the second flr	435.62	62	
22.	Brij Narayan Namrata Brijnarayan Biyawat (Associate)	Flat No. 22 on the second flr	702.67	66	221 to 225
23.	Sanjay Brijbhushan Sharma/ Sanjay B. Sharma	Flat No. 23 on the third flr	1138.29	50	226 to 230
Garage					
24.	Bombay Urban Industrial League for Development (BUILD)	G-1	157.80	75	236-240
25.	Renu Patel	G-2	157.80		
26.	Zuber Abdul Hamid Kazi & Shabana Zuber Kazi	G-3	224.21	71	231 to 235

THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

(List of existing members with their new area to be provided free of cost)

Sr. No.	Names of the Existing Members	Existing Flat Nos. with Floor	Existing Area (sq. ft.)	MOFA Carpet area of new residential flat/commercial unit (to be provided free of cost)
A-Wing				

Sujata Nivas Co-op. Hsg. Soc. Ltd.

For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
 Chairman	 Secretary	 MC Member	 MC Member	 Authorised Signatory	

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1	Chandrashekhkar Thakkar/DR. J.H. Thacker 905/270	Flat No. 1 on the ground flr	710.10	1,065
2.	Smile Care Clinic Private Limited / Smile Care Clinic PVT.LTD.	Flat No. 2 on the ground flr	569.74	854
3.	Renu Bharat Patel, Dhawal Bharat Patel & Jenini Bharat Patel / Dr. Renu Bharat Patel, Dr. Dhawal Bharat Patel & Jenini Bharat Patel	Flat No. 3 on the first flr	754.88	1,132
4.	Smita K. Tomimundrum / Smita Krishnata Tomimundrum	Flat No. 4 on the first flr	505.79	759
5.	Mohan Anand Gurbaxani	Flat No. 5 on the second flr	754.88	1,132
6.	Ashish Arun Ghone kaushal Ashish Ghone Suman Ashish Ghone	Flat No. 6 on the second flr	505.79	759
7.	Lintas India Private limited	Flat No. 7 on the third flr	754.88	1,132
8.	Navas Godrej Dandiwala & Vaspar Dandiwala / Nawas Godrej Dandiwala	Flat No. 8 on the third flr	505.79	759
B-WING				
9.	Dhruv Chaudhry	Flat No. 9 on the ground flr	773.39	1,160
10.	Rika Chaudhry	Flat No. 10 on the ground flr	532.38	799
11.	Bombay Urban Industrial League For Development (Build)	Flat No. 11 on the first flr	726.14	1,089
12.	Sundeep Srinivas Kamath / Dr Sundeep Srinivas Kamath	Flat No. 12 on the first flr	522.59	784
13.		Flat No. 13 on the second flr	726.14	1,089

Sujata Nivas Co-op. Hsg. Soc. Ltd.

For Sujata Nivas Co-Op. Housing Society Ltd.

For Roswalt Realty Private Ltd.

				
Chairman	Secretary	MC Member	MC Member	Authorized Signatory

MC member



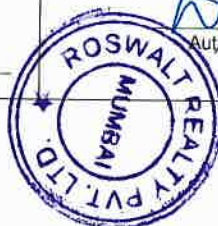
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14.	Mohammed Imran Mohammed Iqbal Soomar & Saira Mohammed Imran Soomar	Flat No. 14 on the second flr	522.59	784
15.	Devayani Ravindra Laiwala / Devayani Laiwala	Flat No. 15 on the third flr	726.14	1,089
16.	Asma Raees Zaheer / Asma R. Zaheer	Flat No. 16 on the third flr	522.59	
C-WING				
17.	Ameeta Advani / Amita Gulab Advani	Flat No. 17 on the ground flr	435.62	
18.		Flat No. 18 on the ground flr	702.67	1,054
19.	Jitiksha Shrikant Parikh/ Jitiksha Shrikant Pariks	Flat No. 19 on the first flr	435.62	653
20.	Ramnarayan Nathuji Biawat Harsh Brijnarayan Biyawat / Pandit Ramnarayan	Flat No. 20 on the first flr	702.67	1,054
21.	Shamji Kanji Gala & Amrutben Shamji Gala/ Shamji K. Gala & Amrutben S. Gala	Flat No. 21 on the second flr	435.62	653
22.	Brij Narayan Namrata Brijnarayan Biyawat (Associate)	Flat No. 22 on the second flr	702.67	1,054
23.	Sanjay Brijbhushan Sharma / Sanjay B. Sharma	Flat No. 23 on the third flr	1138.29	1,707
Garage				
24.	Bombay Urban Industrial League for Development (BUILD)	G-1	157.80	221
25.	Renu Patel	G-2	157.80	221



Sujata Nivas Co-op. Hous. Soc. Ltd. For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd. Authorised Signatory	
Chairman	Secretary	MC Member	MC Member		

mc member



मर्ई-३१			
दस्तक	६८३	२०२५	
Zuber Abdul Hamid Kazi & Shabana Zuber Kazi		G-3	224.21
९०६/२५०			314

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective signatures and hands to this Agreement on the day, month and year and at the place first hereinabove mentioned.



SIGNED, SEALED AND DELIVERED by the within named "Society"	Signature & Left Thumb	Photograph
SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD. by: Sanjoy Sharma (M.C. Member) Sunil K. Tommudrum (Secretary) Dr. Sandeep Kamath (M.C. Member) Ashish Arun Ghone (M.C. Member)	 	
authorised by the resolution passed in its Special General Body Meeting held on 7 th February, 2025 In the presence of --		

SIGNED, SEALED AND DELIVERED by the within named "Developer"	Signature & Left Thumb	Photograph

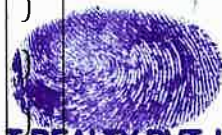
Sujata Nivas Co-op. Hsg. Soc. Ltd. For Sujata Nivas Co-Op. Housing Society Ltd.				For Roswalt Realty Private Ltd.	
Chairman	Secretary	MC Member	MC Member	Authorized Signatory	

MC member

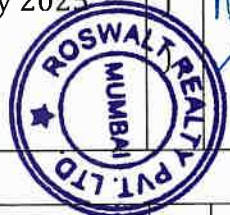


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 १००/२१०

ROSWALT REALTY PVT. LTD.
 through the hands of its authorised signatory,
For ROSWALT REALTY PVT. LTD.
 Mr. Dilip Chimanlal Solanki, pursuant to
 Board Resolution dated 4th February 2025
 In the presence of --



[Handwritten Signature]
 Director



SIGNED, SEALED AND DELIVERED
 by the withinnamed "Members"

BY THE MEMBERS OF SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.:
 [As per Annexure "A" hereto]

In the presence of -

Signature &
 Left Thumb Photograph



WITNESSES:

(1) Name: *[Signature]*
 Address: *[Signature]*

(2) Name: *[Signature]*
 Address: *[Signature]*

Signature: _____



Sujata Nivas Co-op. Hsg. Soc. Ltd.
 For Sujata Nivas Co-Op. Housing Society Ltd.

For Roswalt Realty Private Ltd.

[Signatures]
 Chairman Secretary MC Member MC Member Authorised Signatory

MC members

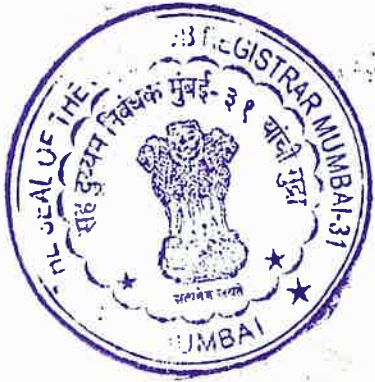


मबई-३१


दस्त क्र. ६८७३




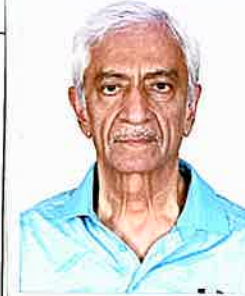


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 दस्त क्र. ६८३ २०२५
 १०६/२५०

SIGNED, SEALED AND DELIVERED by the withinnamed "Developer"	Signature & Left Thumb	Photograph
<p>ROSWALT REALTY PVT. LTD. through the hands of its authorised signatory, Mr. Dilip Chhimanlal Solanki, pursuant to Board Resolution dated 4th February 2025 In the presence of --</p>		

SIGNED, SEALED AND DELIVERED by the withinnamed "Members"	Signature & Left Thumb	Photograph
<p>BY THE MEMBERS OF SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.:</p> <p>1) Chandrashekhar J Thakkar/ DR. J.H. Thakker</p> <p>2) Smile Care Clinic Private Limited / Smile Care Clinic PVT.LTD.</p> <p>3) Renu Bharat Patel, Dhawal Bharat Patel & Jenine Bharat Patel / Dr. Renu Bharat Patel, Dr. Dhawal Bharat Patel & Dr. Jenin Bharat Patel</p>	  	  

Sujata Nivas Co-op. Hsg. Soc. Ltd.
 For Sujata Nivas Co-Op. Housing Society Ltd.

For Roswalt Realty Private Ltd.

 Authorised Signatory

Chairman Secretary MC Member MC Member

mc member

महई-३१
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 990 RND

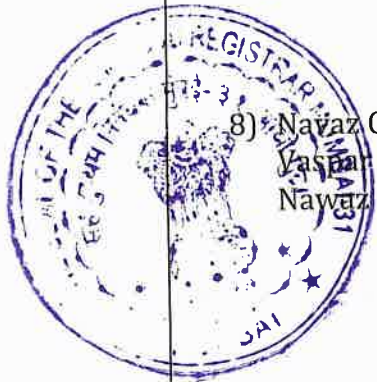
5) Mohan Anand Gurbaxani



6) Ashish Arun Ghone Kaushal
 Ashish Ghone
 Sunan Ghone

7) ~~Lintas India Private Limited~~

8) Navaz Godrej Dandiwala &
 Vaspar Dandiwala /
 Navaz Godrej Dandiwala



9) Dhruv Chaudhry



10) Rika Chaudhry

11) Bombay Urban Industrial League
 For Development (Build)

12) Sundeep Srinivas Kamath / Dr
 Sundeep Srinivas Kamath

Sunil K.A.

Gh

Ashish

 KA Ghone.

Navaz Godrej Dandiwala

Dhruv

Rika

Sundeep



Sujata Nivas Co-op. Hsg. Soc. Ltd.
 For Sujata Nivas Co-Op. Housing Society Ltd.

Chairman Secretary MC Member MC Member

For Roswal
 Autocrised Signatory

MC member

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 दाख क. ६८४३ २०२५
 १११/२५०



13) Nirmala Samant
 (Occupant)

14) Mohammed Imran Mohammed
Iqbal Soomar & Saira Mohammed
Imran Soomar

15) Devayani Ravindra Laiwala

16) Asma Raees Zaheer / Asma R.
Zaheer

Asma Zaheer



17) Ameeta Advani / Ameeta Gulab
Advani

18) Sunil Alimchandani
 (Occupant)

19) Jitksha Shrikant Parikh / Jitksha
Shrikant Pariks

Jitksha



20) Ramnarayan Nathuji Biawat /
Pandit Ramnarayan & Harsh
Brijnarayan Biawat

Sujata Nivas Co-op. Hsg. Soc. Ltd.

For Sujata Nivas Co-Op. Housing Society Ltd.

For Roswalt Realty Private Ltd.

				_____ Authorized Signatory
Chairman	Secretary	MC Member	MC Member	

MC members



21) Shamji Kanji Gala & Amrutben Shamji Gala / Shamji K. Gala & Amrutben S. Gala



मबई ३
दस्त क्र. ६८७
११२/२१०

22) Brij Narayan / Brij Narayan Ramnarayan Nathuji Biawat Namrata Brij Narayan Biawat (Associate)

Amrutben
शमजी कान्जी गला
Brij Narayan



23) Sanjay Brijbhushan Sharma / Sanjay B. Sharma



24) Bombay Urban Industrial League Development (BUILD)

25) Renu Patel

Sanjay
Renu



26) Zuber Abdul Hamid Kazi & Shabana Zuber Kazi

R. Patel
Zuber



WITNESSES:

(1) Name: Amol Jadhav
Address:

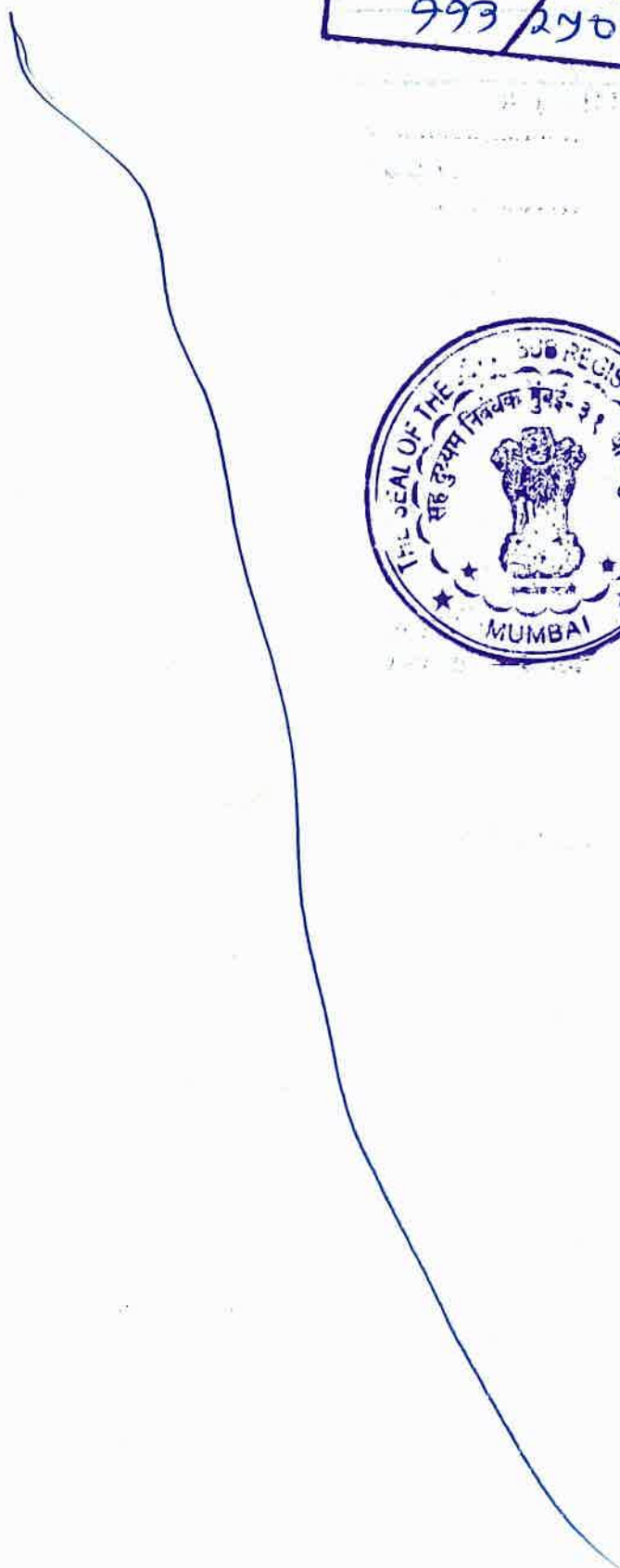
(2) Name: Vikas Shelar
Address:

Sujata Nivas Co-op. Hsg. Soc. Ltd.
For Sujata Nivas Co-Op. Housing Society Ltd.

For Roswait Realty Private Ltd.
Authorized Signatory

MC member

मबई-३१	
दस्त क्र. ६८३	२०२५
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मबई-३१	
दस्त क्र. ६८३	२०२५
११५/२५०	



SUJATA NIVAS CO-OPERATIVE HOUSING
SOCIETY LIMITED ("SOCIETY")

AND

ROSWALT REALTY PRIVATE LIMITED
("DEVELOPER")

AND

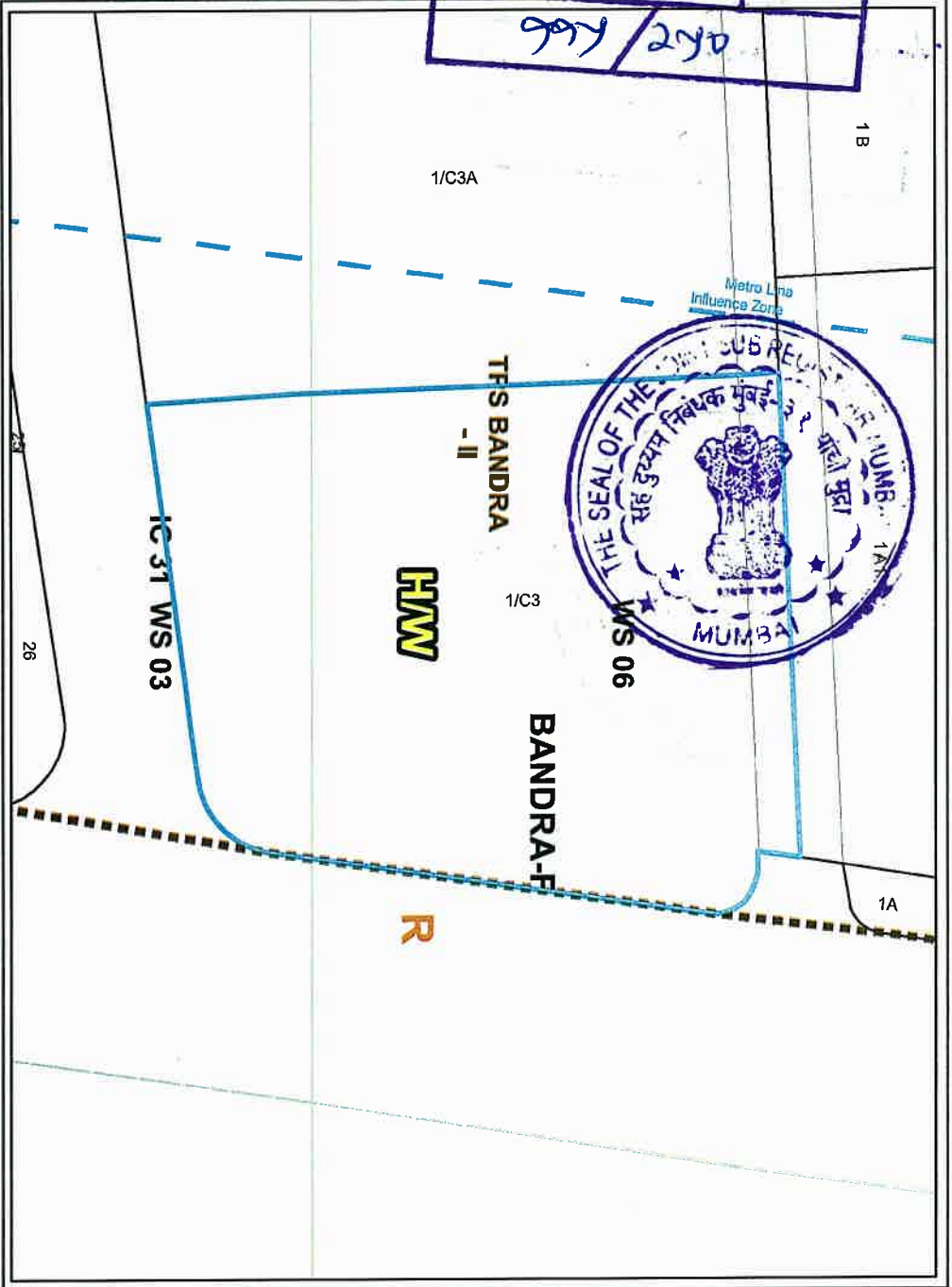
MEMBERS OF SUJATA NIVAS CO-OPERATIVE
HOUSING SOCIETY LIMITED ("MEMBERS")

DEVELOPMENT AGREEMENT

Dated this _____ day of _____ 2025



मवई-३९	
दस्ता क्र. ६८३	२०२५
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BLOCK PLAN

Scale 1:500

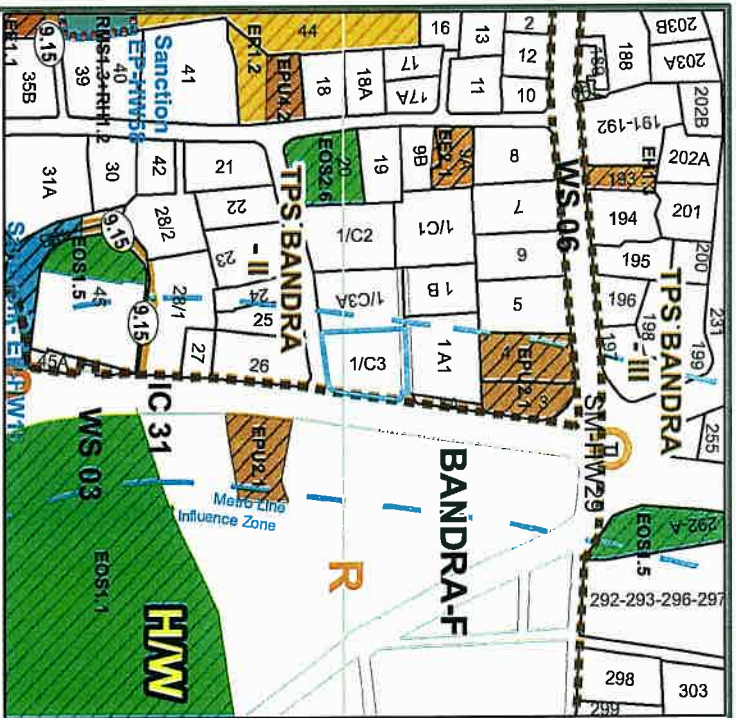
Land Bearing F.P.No(s) 1/C3 of TFS BANDRA No. II TPS Scheme in HW Ward



Brihanmumbai Municipal Corporation
(Development Plan Department)



Development Plan No. 034



LOCATION PLAN

Scale 1:4000

Note:
DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under
CHE/DP3420250311584924/DP/WS/HW

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), HW Ward. Dated: 06/03/2025

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

महाराष्ट्र

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Brihanmumbai Municipal Corporation

NO. Ch.E./DP34202503111584924 D.P. Rev. dt. Refer Inward Number: H/W/2025/111584928 Payment Dated 06/03/2025

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११० / २१०	

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

DP 2034 Remarks

To,

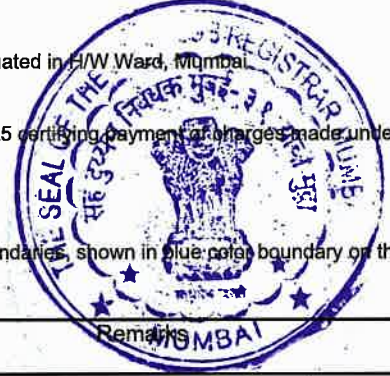
Mr./Mrs. sudarshan chandrakant savekar
5/504, panchganga bldg., n.m. joshi marg, delisle road, mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 1/C3 of TPS BANDRA No. II situated in H/W Ward, Mumbai

Ref : Application u/no. H/W/2025/111584928 Payment Challan No. DP34202503111584924 Dated 06/03/2025 certifying payment of charges made under Receipt no. 18200045825 Dated 05/03/2025

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
FP No.	1/C3	
TPS	TPS BANDRA No. II	
Development Plan 2034 referred to Ward	H/W	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
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.	

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

CHE/DP34202503111584924/DP/HW

मबई-३१

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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.

Since the land is under T.P. Scheme, remarks from Town Planning Section of this office should be obtained separately before any development.

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:-

Notification's:

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

Plans:

EP Sheets - BMC 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 - BMC 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. 14195304, 0.00 meters far) has invert level 28.83 meters with reference to Town Hall Datum (THD)

Ground level:

The plot has minimum 0.00 meters and maximum 32.60 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing F.P. No.(s) 1/C3 of Scheme TPS BANDRA No. II in H/W ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 33.55mts. i.e. (110.0' approx.) wide S. V. Road (Aliywar Jn to Plot No. 316) marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):

Land bearing F.P. No.(s) 1/C3 of Scheme TPS BANDRA No. II in H/W ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 9.00mts. i.e. (30.0' approx.) wide SANC. R.L marked in violet colour on the RL plan submitted by you.

Acc: As Plan

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

Validity of this Report is for One Year starting from the report generation date: 06/03/2025

SR NO.	NAME OF THE EXISTING MEMBERS
1	Chandrashekhar J Thakkar/DR. J.H.Thacker
2	Smile Care Clinic Private Limited / Smile Care Clinic PVT.LTD.
3	Renu Bharat Patel, Dhawal Bharat Patel & Jenine Bharat Patel / Dr. Renu Bharat Patel, Dr. Dhawal Bharat Patel & Dr. Jenin Bharat Patel
4	Sunil k. Tommundrum / Sunil Krishnaraja Tommundrum
5	Mohan Anand Gurbaxani
6	Ashish Arun Ghone, Kaushal Ashish Ghone, Suman Ashish Ghone.
7	Lintas India Private Limited
8	Navas Godrej Dandiwala & Vaspar Dandiwala / Nawas Godrej Dandiwala
9	Dhruv Chaudhry
10	Rika Chaudhry
11	Bombay Urban Industrial League For Development (Build)
12	Sundeep Srinivas Kamath / Dr Sundeep Srinivas Kamath
13	Nirmala Samant
14	Mohammed Imran Mohammed Iqbal Soomar & Saira Mohammed Imran Soomar
15	Devayani Ravindra Laiwala
16	Asma Raees Zaheer / Asma R. Zaheer
17	Ameeta Advani / Ameeta Gulab Advani
18	Sunil Alimchandani
19	Jitiksha Shrikant Parikh / Jitiksha Shrikant Pariks
20	Ramnarayan Nathuji Biawat/ Pandit Ramnarayan & Harsh Brijnarayan Biyawat
21	Shamji Kanji Gala & Amrutben Shamji Gala/ Shamji K. Gala & Amrutben S. Gala
22	Brij Narayan & Namrata Brijnarayan Biyawat (Associate)
23	Sanjay Brijbhushan Sharma/ Sanjay B. Sharma
24	Bombay Urban Industrial League for Development (BUILD)
25	Zuber Abdul Hamid Kazi & Shabana Zuber Kazi

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मबई-३१	
दस्त क्र. ६८७३	२०२५
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महाराष्ट्र शासन

मबई-३१

दस्त क्र. ६८०३

२०२५

मालमत्ता पत्रक

7322

गाव/पेठ : एक बॉर्ड

तालुका/न.पू.का. : नगर भूमापन अधिकारी, बांधा

703/25 जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारताधिकार	शासनाला दिलेल्या आकारमाचा किंवा माळ्याचा तपशिल आणि त्याच्या क्रियेसपासणीची निव्वट वेळ
११७२			१४१७.२०	सी	Asstt. Included in F/११६६.

सुविधाधिकार

हक्काचा मूळ धारक H
वर्ष: १९४८ [Sitaram Ramchandra Patkar]
& ४ others executors old kalyadars.)

पट्टेदार

इतर धार

इतर शेर



दिनांक	व्यवहार	नविन धारक (नाम) पट्टेदार (प्र. वि. वि. नं.) क्रमांक	साक्षात्कार सही- C.T.S.O.
०२/०३/१९६०	Corrected area - See DTS No F/११६६ A..		सही- ११/०७/१९६० C.T.S.O.
१०/०१/१९६१	Conveyance for Rs.१,८३१०/- ३-१-१९६० from Pandurang Ramchandra. Area १६१५ Sq. yds. Who has lessee holder as per partition deed dated.	H [Kishin G Baberi]	सही- १३/०७/१९६१ C.T.S.O.
०४/०२/१९६४	By purchase Rs.४,२८,८००/- २७-२-६३ from Kishin.	H Sujata Nivas Co- operative Housing Society Ltd.	सही- ०९/०४/१९६४ C.T.S.O.
०९/०६/१९६९	भा.स.च्या १९५६ च्या वजन मापाने कायद्यालगत न.श.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व व.स.च्या नार्म संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.		सही- ०६/१२/१९६९ वि.जिनिसूत्र. (दकुलाबा.)
१०/०८/१९८३	विनरोती आकार न.पू.क्र.१/१९६६ अ पहा.		सही- १२/०८/१९८३ वि.जिनिसूत्र. (दकुलाबा.)
२१/०४/२०१७	ना.प्रमाबंदी आदुका आणि संचालक भूमि अभिलेख (न.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.१/मि.प./असरी नॉद/२०१६ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.पू.बांधा (च)/फे.क्र.५२१७ दिनांक २१/०४/२०१७ अन्वये मिककत पत्रिकेवर नमूद अकी क्षेत्र असरी एक हजार चारशे सतरा पूर्णांक दोन दशांश चौ.मी., नमूद केले.		क्रियेकार क्र.५२१७ प्रमाणे सही- २१/०४/२०१७ न.पू.अ.बांधा

3 minutes after business hours only

हि मिककत पत्रिका (दिनांक ३/१३/२०१९ १२:००:०० AM रोजी) डिपीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही मिककती आवश्यकता नाही.
मिककत पत्रिका डाऊनलोड दिनांक ४/२७/२०२२ ९:२४:१२ PM
वेबसाईट वर साठी <http://aplsatbhksh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०५१०००१६३५३४२ हा क्रमांक वापरावा.



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मबई-३१	
दस्त क्र. ६८४३	२०२५
१२७	२१०

8 out

9

16



CERTIFICATE
OF
REGISTRATION

No. BOM/HSG - 259 of 1962



The Assistant Registrar, Co-operative Societies (II)

Bombay hereby notifies that the SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD., C/o. Shri Sharad Vaidya, 2 / Sujata, Patkarwadi, Ghod Bunder Road, Bandra, Bombay -50, has been registered under Section 9(1) of the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Co-operative Societies Act XXIV of 1961) and classified as Housing Society - (b) Copartnership Tenancy - under Section 12(1) of the said Act read with Maharashtra Co-operative Societies Rule 10(1)

57 STAMPS

Bombay:

Dated: December 11, 1962.

S. J. Wankar
Assistant Registrar,
Co-operative Societies, (II)
Bombay.

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Annex (E)

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दस्त क्र. ६८४३	२०२५
२२/२	२९/०



To
The Members
Sujata Niwas CHSL
S.V Road Bandra West
Mumbai - 400050

Sub: - Final offer letter for the Redevelopment of your society situated above mentioned address.
Ref:- Your Email dt 27/02/2024



Dear Members,

We, the **ROSWALT family** take the privilege to introduce ourselves as one of the upcoming and growing developers in Mumbai. ROSWALT is a professionally managed company, run by well – experienced professionals in the field of land development, architectural construction and marketing under the leadership of our Chairman Ar. Shantanoo V Rane. ROSWALT believes not just in creating quality home, but in redefining life standards with endearing relationships also. Selling the apartment is not an end, but a process in building relationships and ensuring complete satisfaction to its customers.

This thought process has led to the trust of the masses and success of Roswalt Realty. We are in the real estate business with more than 15.0 million sq. ft. of development footprint in the residential business and another 30 million sq.ft under construction. We pride ourselves in having a strong emphasis on creating sustainable and environment friendly developments. More can be read about us on our website- www.roswalt.com.

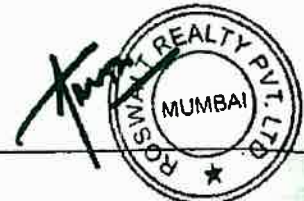
With reference to the above subject matter and your mail dt 27/02/2024 please find herewith our Final and the most Competitive offer for your consideration.

1. AREA:

We agree to give each member, **50 % extra area over and above the existing utilized carpet area (MOFA) to the Residential & Commercial Members & 40 % extra area over and above the existing utilized carpet area (MOFA) to Garage Members** in the newly constructed premises.

2. RENT:

We will pay rent of **Rs 275/- per sq.ft.** to the Residential member on existing utilized area in lieu of temporary alternate accommodation, per month from the date of the last tenant vacating the existing premises and handing over the existing premises for redevelopment. We will pay **11 months' rent in form of PDC for first 11 months** along with **1 month rent for individual member as brokerage cost** in advance and balance rent by way of post-dated cheques with **10% Increment** of rental every year.



Roswalt Realty Private Limited

(Formally Known As Vigneshwar Realty Private Limited)

802-B, 8th Floor, Grande Palladium, 175 CST Road, Near Mercedes showroom, Kalina, Santacruz (E), Mumbai - 400 098.

CIN : U45201MH2013PTC248608 E-mail : rosewaltrpl@gmail.com website : roswalt.com

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मबई-३९	
दस्त क्र. ६८४३	२०२५
९२/२५०	

3. SHIFTING COST:

We will pay one-time shifting cost (includes to and fro movement)

@ Rs.55000/- (Rupees Fifty-Five thousand only) to the existing tenants at the time of vacating the premises by all the tenants & giving us vacant possession of the said Plot along with the existing building.

4. CORPUS FUND:

To meet the cost or the additional expenses on account of increased property taxes & maintenance, we agree to pay Rs.3250/- per sq.ft for residential members of the BMC occupied carpet area as corpus fund which will be payable in 3 stages

- 50% at time of vacating and handover of peaceful possession of the building.
- 25% at time of handover completion of RCC works of the building.
- 25% on giving the possession back to the existing members

5. PARKING:

1 Car Parking Space to each member.

6. ADDITIONAL AREA TO EXISTING MEMBERS:

If the members of the society so desire to acquire or purchase carpet additional area beyond the presently occupied carpet area, we will offer the same on following terms.

- Additional 150 sq.ft of carpet area at 15% less than the prevailing market rate.
- Additional area beyond (a) above will be sold as per market saleable rate.
- Since the flat for the Member purchasing the additional areas as stated in a & b above will be tailor made specially to meet your requirements, 50 % of the cost stated above shall be paid together with confirmation letter and balance as per the schedule mentioned in the PAAA.

7. AMENITIES:

The amenities in the proposed building shall be equivalent to what will be provided for sales flats in the same building.

AMENITIES - COMMON AREA

- DOUBLE HEIGHT AIR-CONDITIONED ENTRANCE LOBBY WITH SECURITY SYSTEM.
- MECHANICAL / PODIUM CAR PARKING SYSTEM.
- CCTV IN COMMON AREAS ON GROUND FLOOR AND ALL FLOOR LOBBIES FOR SECURITY PURPOSE.

Roswalt Realty Private Limited

(Formally Known As Vigneshwar Realty Private Limited)

802-B, 8th Floor, Grande Palladium, 175 CST Road, Near Mercedes showroom, Kalina, Santacruz (E), Mumbai - 400 098
CIN : U45201MH2013PTC248608 E-mail : rosewaltrpl@gmail.com website : roswalt.com



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१३० / २५०	



मबई-३१

दस्त क्र. ६८४३

२०२५

Ammex 980 / 1200



MAHARASHTRA

- MARBLE FINISH MAIN LOBBY.
- MARBLE FINISH TILES OF MIN SIZE 5'0" X 2'6" OR ITALIAN MARBLE IN COMMON LOBBIES
- FULLY EQUIPPED AIR-CONDITIONED GYMNASIUM
- SOCIETY OFFICE WITH TABLE AND CHAIRS WITH AC
- SMALL CHILDRENS PLAY AREA.
- OLD FOLK AREA.
- YOGA PAD.
- SMALL WALKING AREA / TRACK ON TERRACE
- PROVISION OF BAR / BARBEQUE AREA ON TERRACE.
- SMALL SEATING AREA ON TERRACE.
- LIFTS OF KONE / SCHINDLER / OTIS / MITSHUBISHU MAKE WITH 1 STRETCHER LIFT.
- RAMP TO ACCESS THE LOBBY FOR ELDERLY / PERSONS ON WHEEL CHAIRS / DISABLED PEOPLE.
- DRIVERS / SECURITY PERSONNELS TOILET / CHANGING ROOM.
- E V CHARGING POINTS ON PODIUM (IF ADD HEIGHT AVAILABLE) OR ON GROUND FLOOR.



AMENITIES - INDIVIDUAL FLATS

- A - I
- INTERNAL CLEAR HEIGHT THAT WE HAVE PROPOSED AS PER CURRENT PLANNING IS 9'8" CLEAR HEIGHT FOR ALL MEMBERS INCLUDING SALE FLATS, THIS IS BECAUSE OF THE TENTATIVE HEIGHT THAT WE HAVE TAKEN FROM NOCAS (AAI WEB PORTAL), HOWEVER DURING FINAL NOC FROM AIRPOST AUTHORITY IF WE GET ADDITOONAL HEIGHT THEN WE SHALL PROVIDE ALL MEMBERS (EXISTING + SALE) 10'0" CLEAR HEIGHT AND ALSO PARKING SPACE WILL PROVIDED ON PODIUM ACCESABLE THROUGH CAR LIFT.
 - MARBLE FLOORING IN ENTIRE FLAT.
 - AUTOMATION FOR LIGHTS IN LIVING ROOM
 - AC IN ALL THE ROOMS (EXCEPT KITCHEN) (LG/ SAMSUNG/ PANASONIC MAKE)
 - VIDEO DOOR PHONES.
 - VENEER FINISHED DOORS.
 - FULL MODULAR KITCHEN WITHOUT WHITE GOODS.
 - MARBLE FINISHED TILES IN BATHROOMS OF SIZE MIN 4'0" X 2'0"
 - BATH AND SANITARY FITTINGS OF GROHE / KOLHER MAKE.
 - POWDERCOATED ALUMINIUM / UPVC WINDOWS WITH PROVISION OF MOSQUITO MESH.
 - ONLINE GEYSERS IN BATHROOMS
 - WIRES OF POLYCAB OR FINOLEX MAKE
 - SWITCHES OF GM / LEGRAND - EQUIVALENT MAKE
 - PROVISION OF SERVANTS TOILET IN STAIRCASE MIDLANDING.



Roswalt Realty Private Limited

(Formally Known As Vigneshwar Realty Private Limited)

802-B, 8th Floor, Grande Palladium, 175 CST Road, Near Mercedes showroom, Kalina, Santacruz (E), Mumbai - 400 098.

CIN : U45201MH2013PTC248608 E-mail : roswaltrpl@gmail.com website : roswalt.com

मलई-३१	
दस्त क्र. ६८३	२०२५
१३२/२५०	



मबई-३१	
दस्त क्र. ६६४३	२०२५
१३३ / २५०	

8. BANK GURANTTEE / SECURITY TO MEMBERS:

We shall provide flats equivalent to **15.0 CR in the same building post the issue of IOD / IOA**, to the Society as lean for the area equivalent to the construction cost for the existing members which shall be released to us stage wise as per stages decided by us mutually as Security to Existing members.

9. PROJECT COMPLETION:


The Scheme shall be completed within **30 months with an additional grace of 6 months** from the date of last member vacating the premises and the society giving us the vacate and peaceful possession of the plot.

10. STAMP DUTY & REGISTRATION:

The requisite Stamp Duty / GST charges and Registration charges for the existing area and area offered by us will be borne by us however the stamp duty and registration and GST charges for the additional area purchased by member will be borne by them as actuals.

We hope our offer will be acceptable to you & look forward to your early reply in the matter, looking forward an opportunity to have an association with you in the mutual interest of both of us.

Thanking You,
Yours Faithfully,


Mr Amar S. Janki
Director - Projects
For Roswalt Realty Pvt Ltd



Roswalt Realty Private Limited

(Formally Known As Vigneshwar Realty Private Limited)

802-B, 8th Floor, Grande Palladium, 175 CST Road, Near Mercedes showroom, Kalina, Santacruz (E), Mumbai - 400 098.
CIN : U45201MH2013PTC248608 E-mail : rosewallrpl@gmail.com website : roswalt.com

मबई-३१	
दस्ता क्र. E८४३	२०२५
१३०/२५०	



SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSG-259 OF 1962
1/C3/S, S.V. ROAD, BANDRA WEST, MUMBAI-400050

मबई-39	
दस्ता क्र. ६८४३	२०२५
१३५	२५०

Minutes of the Special General Body Meeting of Sujata Nivasa CHS Ltd. held on 4th August 2024 at 10:30 am at Hotel Siddharth, S.V. Road, Bandra West, Mumbai-400050



Purpose: Appointment of Developer in the presence of the Authorized Officer appointed by the Deputy Registrar, Co-operative Societies, H West Ward, Mumbai

Agenda:

Selection of ONE developer in the presence of the Authorized Officer appointed by the Deputy Registrar, Co-operative Societies, H West Ward, Mumbai

Members Present:

- Total Members present: 20 out of 24
- Absent Members: 3
- Deceased Member: 1

Proceedings:

Welcome Address:

The Chairperson of Sujata Nivasa CHS Ltd. welcomed all members of the society. She also extended a warm welcome to the Authorized Officer, Mr. Chandrashekar Dongarwar, and the Project Management Consultant (PMC), Mr. Dheeraj Gadkar.

Review of Redevelopment Progress:

The Chairperson read a detailed synopsis of the redevelopment process, summarizing all key events and decisions made from the inception of the project to date.

Handover of Proceedings:

Following the synopsis, the Chairperson handed over the conduct of the meeting to Mr. Chandrashekar Dongarwar, the Authorized Officer from the Deputy Registrar, Co-operative Societies, H West Ward.



मबई-३१	
दस्त क्र. ६८४३	२०२५
१३६/२७०	



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मबई-३१	
दस्त क्र. ६८३	२०२५
९३०/२००	

Explanation of 79A Procedure:

Mr. Chandrashekar Dongarwar explained the procedure under Section 79A of the Maharashtra Co-operative Societies Act, 1960. He emphasized the importance of selecting a developer and informed the members that the two developers under consideration were Roswalt Realty Pvt Ltd. and Gurukrupa Realeon Infrastructure LLP.

Voting Process:

The Chairperson demonstrated the voting procedure and the use of the ballot paper to the members.



Voting:

A total of 20 members casted their votes.

Vote Counting:

Mr. Chandrashekar Dongarwar opened the ballot box and conducted the vote count in the presence of all members.

Votes in favour of Roswalt Realty Pvt Ltd.: 13

Votes in favour of Gurukrupa Realeon Infrastructure LLP: 7

Declaration of Results:

Mr. Chandrashekar Dongarwar counted the votes, confirming that Roswalt Realty Pvt Ltd. received the majority of votes. Mr. Chandrashekar Dongarwar requested the Chairperson to declare the results and pass the resolution and thereafter obtain consent letters from members.

Resolution:

“Resolved that Roswalt Realty Pvt Ltd. be appointed as the developer for the Redevelopment of Sujata Niwas CHS Ltd.”

Proposed By Mr. Dhruv Chaudhry Flat No. – 9

Seconded By Mr. Sanjay Sharma Flat No. – 23



मबई-३१	
दस्त क्र. ६८३	२०२५
१३६/२५०	



Following the declaration of results, all members were requested to wait for consent forms being circulated to be filled up. 17 members provided their written consent for appointing Roswalt Realty Pvt Ltd. as the developer for the redevelopment of Sujata Niwas CHS Ltd.

मबई-३९
वस्तु क्र. ६३
२०२५
73/100

Conclusion:

The meeting concluded with a vote of thanks to the Authorised Officer, Mr.Chandrashekar Dongarwar, and all the members present for their participation in this important decision-making process.

Meeting Concluded: 12:45 PM

Chairperson

Hon. Secretary

Sujata Niwas CHS Ltd.
Date: 18th August 2024



मबई-३१	
दस्त क्र. ६८३	२०२५
१७७ / २५०	



Annex

मबई-३९	
दस्त क्र. ६८४३	२०२५
१४९/२५०	

महाराष्ट्र शासन

उपनिबंधक, सहकारी संस्था, एच-पश्चिम विभाग, मुंबई

महसूल भवन, दुसरा मजला, मौजे वांद्रे, वांद्रे बस डेपो समोर, वांद्रे (पश्चिम) मुंबई-४०००५०

जा.क्र.मुंबई/उपनि/एच-प/सुजाता निवास /पुनर्विकास/२१५३ /सन २०२४
दिनांक : २०/०८/२०२४

प्रति,

- १) चेअरमन/सेक्रेटरी,
सुजाता निवास को-ऑप.हौसींग सोसायटी लि., १/सी-३/३, एस.व्ही.रोड,
बांद्रा (पश्चिम), मुंबई-४०० ०५०.
- २) उपमुख्य अभियंता,
इमारत प्रस्ताव विभाग, एच/पश्चिम विभाग,
बृहन्मुंबई महानगर पालिका, बांद्रा (पश्चिम), मुंबई -४०० ०५०.



विषय : सुजाता निवास को-ऑप.हौसींग सोसायटी लि., १/सी-३/३, एस.व्ही.रोड, बांद्रा (पश्चिम) मुंबई-५० या संस्थेच्या पुनर्विकासाबाबत नाहरकत प्रमाणपत्र मिळणेबाबत.

- संदर्भ : १) संस्थेचे प्राधिकृत अधिकारी नियुक्ती बाबत दि.२९/०७/२०२४ रोजीचे पत्र.
२) या कार्यालयाकडील जा.क्र.१९०६, दि.२/०८/२०२४ रोजीचे प्राधिकृत अधिकारी नियुक्तीचे पत्र.
३) संस्थेने दि.१९/०८/२०२४ रोजी सादर केलेले सभेचे इतिवृत्त व सहमती पत्र.
४) प्राधिकृत अधिकारी यांचा दिनांक १९/०८/२०२४ रोजीचा सभेचा अहवाल.

उपरोक्त संदर्भिय विषयाकडे आपले लक्ष वेधण्यात येत आहे.

सुजाता निवास को-ऑप.हौसींग सोसायटी लि., १/सी-३/३, एस.व्ही.रोड, बांद्रा (पश्चिम), मुंबई-४०० ०५० ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) अन्वये नोंदणीकृत संस्था असून सदर संस्थेचा नोंदणी क्रमांक बीओएम/एचएसजी/२५९/सन १९६२ असा आहे.

संस्थेने संदर्भ क्र.१ च्या पत्राद्वारे संस्थेच्या इमारतीच्या पुनर्विकासाचा प्रस्ताव या कार्यालयात दाखला करून शासनाकडील पुनर्विकासाबाबतचे दिनांक ४/०७/२०१९ रोजीचे परिपत्रकामधील तरतुदीनुसार अंतिम विकासक निवडीसाठी बोलविलेल्या विशेष सर्वसाधारण सभेसाठी प्राधिकृत अधिकाऱ्याची नियुक्ती करणेकरीता विनंती केलेली होती. संस्थेच्या सदर पत्राच्या अनुषंगाने या कार्यालयाने संदर्भ क्र.२ मध्ये नमूद दिनांक २/०८/२०२४ रोजीच्या पत्रान्वये संस्थेच्या दिनांक १८/०८/२०२४ रोजी आयोजित केलेल्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी या कार्यालयातील श्री.चंद्रशेखर डोंगरवार, सहकारी अधिकारी, श्रेणी-२ यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आलेली होती.

प्राधिकृत अधिकारी यांनी संस्थेने दिनांक १८/०८/२०२४ रोजी बोलविलेल्या विशेष सर्वसाधारण सभेस उपस्थित राहून विकासक नियुक्तीबाबत पारीत केलेल्या ठरावाबाबतचा अहवाल या कार्यालयात दिनांक २०/०८/२०२४ रोजी सादर केलेला आहे. प्राधिकृत अधिकारी यांच्या उपरोक्त नमूद अहवालाचे अवलोकन केले असता, संस्थेत एकूण २४ सभासद असून त्यामधील २० सभासद सभेला उपस्थित राहिलेत. सभेच्या वेळी संस्थेच्या इमारतीच्या पुनर्विकासासाठी निविदा प्राप्त विकासकांची यादी व त्यांनी संस्थेस दिलेल्या



मबई-३१	
दस्त क्र. ६८४३	२०२५
१५२/२५०	



मबई-३१	
दस्त क्र. ६८४३	२०२५
१०३	२५०

ऑफरबाबतची माहिती उपस्थित सभासदांना देण्यात आली. त्यानुसार संस्थेच्या इमारतीच्या पुनर्विकासासाठी प्राप्त निविदांच्या अंतिम यादीतील विकासक मे.रोझवाल्ट रिअल्टी प्रा.लि. (M/s. Roswalt Realty Pvt. Ltd.) यांची संस्थेला उपस्थित २० सभासदांमधून १३ सभासदांनी सहमती देवून बहुमताने निवड केल्याचे दिसून येते. तसेच प्राधिकृत अधिकारी यांनी सादर केलेल्या सभेच्या अहवालानुसार विकासक यांची निवड केल्यानंतर उपस्थित २० सभासदांमधून १७ सभासदांनी लेखी सहमती पत्र दिल्याचे दिसून येते.

संस्थेने दिनांक १८/०८/२०२४ रोजी आयोजित केलेल्या विशेष सर्वसाधारण सभेत संस्थेच्या पुनर्विकास बाबत विकासक मे.रोझवाल्ट रिअल्टी प्रा.लि. (M/s. Roswalt Realty Pvt. Ltd.) यांची निवड सभेला प्रत्यक्ष उपस्थित असलेल्या २० सभासदांमधून १३ सभासदांनी बहुमताने निवड केल्याचे दिसून येते. त्यामुळे संस्थेने सादर विकासक यांचेकडून संस्थेचा पुनर्विकास करण्यास या कार्यवाहीमध्ये हजेरी घ्यावी आहे.

संस्थेच्या पुनर्विकासाबाबत यापुढे होणाऱ्या कार्यवाहीमध्ये देखील पारदर्शक असण्याची आवश्यकता आहे. तसेच सभासदांना पुनर्विकासाबाबत हवी असलेली कागदपत्रे/माहिती उपलब्ध करून देण्याची जबाबदारी संस्थेच्या व्यवस्थापक समितीची राहिल.

सबब संस्थेने शासनाचे पुनर्विकास बाबत असलेले परिपत्रक, सहकार कायदा, नियम व अटीवधीतील तरतूदीप्रमाणे पुढील कार्यवाही करावी.



१८/०८/२०२४
(आदिनाथ दगड)

उपनिबंधक,

सहकारी संस्था, एच-पश्चिम विभाग, मुंबई.

प्रत : माहितीसाठी.

विकासक मे.रोझवाल्ट रिअल्टी प्रा.लि. (M/s. Roswalt Realty Pvt. Ltd.)

१८/०८/२०२४
उपनिबंधक, ००/१

सहकारी संस्था, एच-पश्चिम विभाग, मुंबई.



मवई-३१	
दस्त क्र. ६८४३	२०२५
१०६ / २१०	



मार्ग - (H)

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

मार्ग-39	
दस्त क्र. ६८७३	२०२५
२०२५	२५०

REGD. NO. BOM/HSG-259 OF 1962
1/CS/3, S.V. ROAD, BANDRA WEST, MUMBAI-400050

Annexure III

27th August 2024

To,
ROSWALT REALTY
903, NAMAN CENTRE, C-31,
G BLOCK, BANDRA KURLA COMPLEX,
BANDRA EAST, MUMBAI 400051.



Attn: Mr. Shantanoo V. Rane / Mr. Amar C. Solanki

Sub: Letter of Intent ("LOI") for Redevelopment of Sujata Nivas Co-operative Housing Society Limited ("Society") situated at, S.V. Road, Bandra (West), Mumbai 400050.

Dear Sirs,

As per the Special General Body Meeting held on 18th August 2024, in presence of the representative of Deputy Registrar, Co-operative Societies, H West Ward, Mumbai Mr. Chandrashekar Dongarwar, M/s. Roswalt Realty Pvt. Ltd., a Company registered under the Companies Act, 2013, and having your registered office at 903, Naman Centre, C-31, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400051, have been chosen by the Society as the Developer for the re-development of the land and building belonging to the Society.



We are also enclosing herewith a copy of the resolution passed in the Special General Body Meeting held on 18th August 2024 as Annexure "1" hereto. We are also annexing herewith a copy of the letter dated 20th August 2024 issued by Deputy Registrar, Co-operative Societies, H West Ward, Mumbai, Mr. Adinath Dagde, as Annexure "2" hereto. The original of the same has already been sent to you vide our letter dated 22nd August 2024.

We, Ms. Namrata Biyawat, Mr. Sunil Krishnaraja and Mr. Dhruv Chaudhry, Hon. Chairman, Secretary and Treasurer respectively of the Society are authorized by the Managing



मबई-३१	
दस्त क्र. ६८७३	२०२५
१०६/२५०	



LECTOR

मबई-३१	
दस्त क्र. ६८४३	२०२५
११० / २५०	

Committee, to finalize, execute & register all redevelopment related definitive documents in order to appoint you as the developer for the redevelopment of the Society.

We are issuing you this LOI as the selected developer for the redevelopment of the Society's land and building.

Please note this LOI does not create any right, title, interest in your favor at this stage. The development rights will only be granted subject to finalization of the plans and execution of definitive documents by and between us and this LOI is only an expression of our interest. In case of termination of this LOI, the Developer shall have no right to claim any cost, charges or expenses of whatsoever nature from the Society.



Kindly sign on the duplicate hereof as a token of your acceptance.

For Sujata Nivas Co-operative Housing Society Limited,

[Signature]

Chairman

[Signature]
K.T.

Secretary

[Signature]

Treasurer



Accepted:
For ROSWALT REALTY PVT. LTD.



Authorised Signatory

मबई-३१	
दस्त क्र. ६८४३	२०२५
१४४ / २५०	



मबई-३९	
दस्त क्र. ६८४३	20/24
ANR 20 RE 1	

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSG-259 OF 1962
1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI-400050

~~Amended~~

Minutes of the Special General Body Meeting of Sujata Nivas CHSL, held on 18th August 2024 at 10:30 am at Hotel Siddharth, S.V. Road, Bandra West, Mumbai 400050

Purpose: Appointment of Developer in the presence of the Authorised Officer appointed by the Deputy Registrar, Co-operative Societies, H West Ward, Mumbai



Agenda:

Selection of ONE developer in the presence of the Authorised Officer appointed by the Deputy Registrar, Co-operative Societies, H West Ward, Mumbai

Members Present:

- Total Members present: 20 out of 24
- Absent Members: 3
- Deceased Member: 1

Proceedings:

Welcome Address:

The Chairperson of Sujata Niwas CHS Ltd. welcomed all members of the society. She also extended a warm welcome to the Authorised Officer, Mr. Chandrashekar Dongarwar, and the Project Management Consultant (PMC), Mr. Dheeraj Gadkar.

Review of Redevelopment Progress:

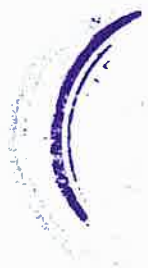
The Chairperson read a detailed synopsis of the redevelopment process, summarizing all key events and decisions made from the inception of the project to date.

Handover of Proceedings:

Following the synopsis, the Chairperson handed over the conduct of the meeting to Mr. Chandrashekar Dongarwar, the Authorised Officer from the Deputy Registrar, Co-operative Societies, H West Ward.



मबई-३१	
दस्त क्र. E८४३	२०२५
११० / २१०	



मबई-३९	
दस्त क्र. ६८४७	२०२५
९७९	१५०

Explanation of 79A Procedure:

Mr. Chandrashekar Dongarwar explained the procedure under Section 79A of the Maharashtra Co-operative Societies Act, 1960. He emphasized the importance of selecting a developer and informed the members that the two developers under consideration were Roswalt Realty Pvt Ltd. and Gurukrupa Realcon Infrastructure LLP.

Voting Process:

The Chairperson demonstrated the voting procedure and the use of the ballot paper to the members.



Voting:

A total of 20 members casted their votes.

Vote Counting:

Mr. Chandrashekar Dongarwar opened the ballot box and conducted the vote count in the presence of all members.

Votes in favour of Roswalt Realty Pvt Ltd.: 13

Votes in favour of Gurukrupa Realcon Infrastructure LLP: 7

Declaration of Results:

Mr. Chandrashekar Dongarwar counted the votes, confirming that Roswalt Realty Pvt Ltd. received the majority of votes. Mr. Chandrashekar Dongarwar requested the Chairperson to declare the results and pass the resolution and thereafter obtain consent letters from members.



Resolution:

“Resolved that Roswalt Realty Pvt Ltd. be appointed as the developer for the Redevelopment of Sujata Niwas CHS Ltd.”

Proposed By Mr. Dhruv Chaudhry Flat No. – 9

Seconded By Mr. Sanjay Sharma Flat No. – 23



मवई-३१	
दस्त क्र. ६८७३	२०२५
१५२/२५०	



मबई-३१	
दस्त क्र. ६८४३	२०२५
१५३/२५०	

Following the declaration of results, all members were requested to wait for consent forms being circulated to be filled up. 17 members provided their written consent for appointing Roswalt Realty Pvt Ltd. as the developer for the redevelopment of Sujata Niwas CHS Ltd.

Conclusion:

The meeting concluded with a vote of thanks to the Authorized Officer, Mr. Chandrashekar Dongarwar, and all the members present for their participation in this important decision-making process.



Meeting Concluded: 12:45 PM

Nanand

Chairperson

Chandrashekar Dongarwar

Hon. Secretary



Sujata Niwas CHS Ltd.
Date: 18th August 2024



STAMPS

मबई-३१	
दस्त क्र. ६८३	२०२५
११०/२५०	



मबई-३१	
दस्त क्र. ६८४३	२०२५
१५५	२५०

महाराष्ट्र शासन

उपनिबंधक, सहकारी संस्था, एच-पश्चिम विभाग, मुंबई

महसूल भवन, दुसरा मजला, मौजे वांद्रे, वांद्रे बस डेपो समोर, वांद्रे (पश्चिम) मुंबई-४०००५०

जा.क्र.मुंबई/उपनि/एच-प/सुजाता निवास/पुनर्विकास/२१५३ /सन २०२४

दिनांक : २०/०८/२०२४

प्रति,

१) चेअरमन/सेक्रेटरी,

सुजाता निवास को-ऑप.हौसींग सोसायटी लि., १/सी-३/३, एस.व्ही.रोड
बांद्रा (पश्चिम), मुंबई-४०० ०५०.

२) उपमुख्य अभियंता,

इमारत प्रस्ताव विभाग, एच/पश्चिम विभाग,
बृहन्मुंबई महानगर पालिका, बांद्रा (पश्चिम), मुंबई -४०० ०५०.



विषय : सुजाता निवास को-ऑप.हौसींग सोसायटी लि., १/सी-३/३, एस.व्ही.रोड, बांद्रा (पश्चिम), मुंबई-५० या संस्थेच्या पुनर्विकासाबाबत नाहरकत प्रमाणपत्र मिळणेबाबत.

- संदर्भ : १) संस्थेचे प्राधिकृत अधिकारी नियुक्ती बाबत दि.२९/०७/२०२४ रोजीचे पत्र.
२) या कार्यालयाकडील जा.क्र.१९०६, दि.२/०८/२०२४ रोजीचे प्राधिकृत अधिकारी नियुक्तीचे पत्र.
३) संस्थेने दि.१९/०८/२०२४ रोजी सादर केलेले सभेचे इतिवृत्त व सहमती पत्र.
४) प्राधिकृत अधिकारी यांचा दिनांक १९/०८/२०२४ रोजीचा सभेचा अहवाल.

उपरोक्त संदर्भिय विषयाकडे आपले लक्ष वेधण्यात येत आहे.

२/- सुजाता निवास को-ऑप.हौसींग सोसायटी लि., १/सी-३/३, एस.व्ही.रोड, बांद्रा (पश्चिम), मुंबई-४०० ०५० ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) अन्वये नोंदणीकृत संस्था असून सदर संस्थेचा नोंदणी क्रमांक बीओएम/एचएसजी/२५९/सन १९६२ असा आहे.

संस्थेने संदर्भ क्र.१ च्या पत्राद्वारे संस्थेच्या इमारतीच्या पुनर्विकासाचा प्रस्ताव या कार्यालयात दाखल करून शासनाकडील पुनर्विकासाबाबतचे दिनांक ४/०७/२०१९ रोजीचे परिपत्रकामधील तरतुदीनुसार अंतिम विकासक निवडीसाठी बोलविलेल्या विशेष सर्वसाधारण सभेसाठी प्राधिकृत अधिकाऱ्याची नियुक्ती करणेकरिता विनंती केलेली होती. संस्थेच्या सदर पत्राच्या अनुषंगाने या कार्यालयाने संदर्भ क्र.२ मध्ये नमूद दिनांक २/०८/२०२४ रोजीच्या पत्रान्वये संस्थेच्या दिनांक १८/०८/२०२४ रोजी आयोजित केलेल्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी या कार्यालयातील श्री.चंद्रशेखर डोंगरवार, सहकारी अधिकारी, श्रेणी-२ यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आलेली होती.

प्राधिकृत अधिकारी यांनी संस्थेने दिनांक १८/०८/२०२४ रोजी बोलविलेल्या विशेष सर्वसाधारण सभेस उपस्थित राहून विकासक नियुक्तीबाबत पारीत केलेल्या ठरावाबाबतचा अहवाल या कार्यालयात दिनांक २०/०८/२०२४ रोजी सादर केलेला आहे. प्राधिकृत अधिकारी यांच्या उपरोक्त नमूद अहवालाचे अवलोकन केले असता, संस्थेत एकूण २४ सभासद असून त्यामधील २० सभासद सभेला उपस्थित राहिलेत. सभेच्या वेळी संस्थेच्या इमारतीच्या पुनर्विकासासाठी निविदा प्राप्त विकासकांची यादी व त्यांनी संस्थेस दिलेल्या

मबई-३१	
दस्त क्र. ६८४३	२०२५
७१६/२५०	



मबई-३९	
दस्त क्र. ६८४३	२०२५
१५०	२५०

ऑफरबाबतची माहिती उपस्थित सभासदांना देण्यात आली. त्यानुसार संस्थेच्या इमारतीच्या पुनर्विकासासाठी प्राप्त निविदांच्या अंतिम यादीतील विकासक मे.रोझवॉल्ट रियल्टी प्रा.लि. (M/s. Roswalt Realty Pvt. Ltd.) यांची संस्थेला उपस्थित २० सभासदांमधून १३ सभासदांनी सहमती देवून बहुमताने निवड केल्याचे दिसून येते. तसेच प्राधिकृत अधिकारी यांनी सादर केलेल्या सभेच्या अहवालानुसार विकासक यांची निवड केल्यानंतर उपस्थित २० सभासदांमधून १७ सभासदांनी लेखी सहमती पत्र दिल्याचे दिसून येते.

संस्थेने दिनांक १८/०८/२०२४ रोजी आयोजित केलेल्या विशेष सर्वसाधारण सभेत संस्थेच्या पुनर्विकास बाबत विकासक मे.रोझवॉल्ट रियल्टी प्रा.लि. (M/s. Roswalt Realty Pvt. Ltd.) यांचा निवड सभेला प्रत्यक्ष उपस्थित असलेल्या २० सभासदांमधून १३ सभासदांनी बहुमताने निवड केलेली आहे त्यामुळे संस्थेने सादर विकासक यांचेकडून संस्थेचा पुनर्विकास करण्यास या विकासकाची सहमती घ्यावी

संस्थेच्या पुनर्विकासाबाबत यापुढे होणाऱ्या कार्यवाहीमध्ये देखील या विकासकाच्या उपस्थितीची आवश्यकता आहे. तसेच सभासदांना पुनर्विकासाबाबत हवी असलेली कागदपत्रे/माहिती उपलब्ध करून देण्याची जबाबदारी संस्थेच्या व्यवस्थापक समितीची राहिल.

सबब संस्थेने शासनाचे पुनर्विकास बाबत असलेले परिपत्रक, सहकार कायदा, १९५३ मधील सुविधीतील तरतूदीप्रमाणे पुढील कार्यवाही करावी.



(ओदिनाथ दगडे)

उपनिबंधक,

सहकारी संस्था, एच-पश्चिम विभाग, मुंबई

प्रत : माहितीसाठी.

विकासक मे.रोझवॉल्ट रियल्टी प्रा.लि. (M/s. Roswalt Realty Pvt. Ltd.)

उपनिबंधक, २०२५

सहकारी संस्था, एच-पश्चिम विभाग, मुंबई



मबई-३१	
दस्त क्र. ६८७३	२०२५
१५८ / २५०	



मबई-३९	
दस्त क्र. ६८४३	२०२५
९५२/२१०	

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSG-259 OF 1962
1/CS/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

Minutes of the Special General Body Meeting held on 7th February 2025 at 3 p.m. at Hotel Siddharth, Bandra West, Mumbai 400050 in camera for finalisation on Finalisation of Draft Development Agreement (DA) and also the Power of Attorney (POA) and Authorizing Chairman, Secretary and Treasurer to sign and execute Development Agreement, Power of Attorney and other ancillary documents, if need be, related to redevelopment.

The Following Members were present:

S. No.	Name	
1	Dr. Renu Patel	
2	Mr. Sunil Krishnaraja	
3	Lt. Gen. Gurbaxani	
4	Mr. Ashish Ghone	
5	Lintas India Pvt. Ltd. (Ms. Reena Pardal)	7
6	Mr. Vaspar Dandiwala	8
7	Mr. Dhruv Chaudhry	9
8	Ms. Rika Chaudhry	10
9	M/s. BUILD (Ms. Rathna Mariadoss)	11
10	Dr. Sundeep Kamath	12
11	Mrs. Nirmala Samant Prabhavalkar	13
12	Mrs. Asma Zaheer	16
13	Ms. Ameeta Advani	17
14	Mr. Sunil Alimchandani	18
15	Ms. Jitksha Parikh	19
16	Mr. Shyami Gala and Mrs. Amrutben Shyamji Gala	
17	Mr. Harsh Brijnarayan Biawat	20
18	Ms. Namrata Biyawat	22
19	Mr. Zuber Kazi	G-3

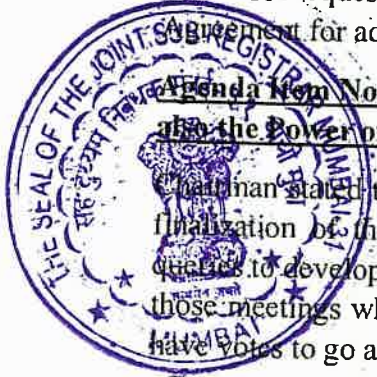
Mr. Devang Mehta, Ms. Ketki Prajapati, M/s SL Partners present
Mr. Dheeraj Gadkar, M/s Shilp Associates in attendance
Mr. Bharat Shah Roswalt Realty Pvt. Ltd.
Adv. Varun Navin Mammia, Solicitor of Developer



मबई-३१	
दस्त क्र. ६८३	२०२५
१६०	२१०

Meeting was adjourned for 30 minutes for want of quorum and commenced at 10.30 am.

Chairperson Namrata Biyawat requested Lt. Gen. Gurbaxani to Chair the meeting and also requested Adv. Devang Mehta to take the subject Development Agreement for addressal



Agenda Item No.1 - Finalisation of Draft Development Agreement (DA) and also the Power of Attorney (POA)

Chairman stated that all members have gone through a number of meetings for finalization of the draft Development Agreement and also raised number of queries to developers, PMC, Legal Advisors. It is for members to decide after all those meetings whether now we should go ahead or not. Chairman asked if we have votes to go ahead or not?

Mrs. Nirmala Samant Prabhavalkar stated to go one-by-one on the clauses. Adv. Devang asked if there were any specific queries since it was already discussed at length in his office on 13.01.2025, Monday since going through the whole document again will waste lot of time.

Mr. Kazi requested clarity on multipurpose unit and Schedule II certain corrections for his unit.

Adv. Devang suggested as a legal draft, we can approve, if there are any factual errors, it can be corrected. Adv. Devang requested the PMC to explain the technical aspect of multipurpose. Mr. Dheeraj Gadkar explained that he has last meeting clarified with developer and requested developer representative Mr. Bharat Shah to address the same. Mr. Bharat Shah stated that he will consider the BMC Assessment and as per that developer will mention in Development Agreement. Mr. Kazi agreed for the same.

Mrs. Nirmala Samant Prabhavalkar asked if the flat to be mortgaged for bank guarantee will be prior to the DA?

Adv. Varun addressed the same stated that there will levy of 6% stamp duty for the mortgaged areas. Hence, alternatively alongwith Mr. Bharat Shah offer liquid bank guarantee of Rs. 15 crores. Adv. Devang also explained the concept of bank guarantee on default.

Mr. Vaspar Dandiwal asked if the bank name also will be specified?

After detailed discussions, it was agreed that nationalized bank only will be accepted and to be specific State Bank of India.



मबई-३१	
दस्त क्र. ६८४३	२०२५
१६९/२५०	

In the present draft of Development Agreement, it is stated that Society shall have lien on reserved/mortgaged area of particular flats, upto the valuation of Rs. 15 Crore. Due to heavy stamp duty implication, today it was proposed by the Developer that instead of area they will provide Bank Guarantee of Rs. 15 Crore of State Bank of India.

Mrs. Nirmala Samant was of the view that bank guarantee in the form of mortgage flats was better since there is Arbitration. Dr. Renu Patel also stated that earlier they had proposed the flat mortgage but she agreed to liquid bank guarantee as per developer's proposal. Mr. Sunil Alimchandani stated that bank guarantee is mentioned in GR and whatever is stated in GR should be complied.

Dr. Sundeep Kamath asked the difference between mortgaged flats as lien and bank guarantee. Adv. Devang explained that bank gives guarantee so in case of revocation, you have to write to the bank. In case of invocation of mortgage, you have to approach the Hon'ble Court and invoke the same. In both cases there can be arbitration. In development agreement we have Arbitration clause, so usually in case of default we move the Hon'ble High Court u/s 9 of the Arbitration Act and get required Orders. So they are not different from each other. But in case of bank guarantee, bank has guaranteed the money in other case the flat has to be sold and get the money. Now it is for members to decide.

Members were asked to vote. Out of 19 members present in the meeting, 15 members voted in favour of Bank Guarantee and 3 members voted in favour of mortgaged flats.

Members in favour of Bank Guarantee

S. No.	Name
1	Dr. Renu Patel
2	Mr. Sunil Krishnaraja
3	Lt. Gen. Gurbaxani
4	Mr. Ashish Ghone
5	Mr. Vaspar Dandiwala
6	M/s. BUILD (Ms. Rathna Mariadoss)
7	Dr. Sundeep Kamath
8	Mrs. Asma Zaheer
9	Ms. Ameeta Advani
10	Mr. Sunil Alimchandani
11	Ms. Jitiksha Parikh
12	Mrs. Amrutben Shyamji Gala
13	Harsh Brijnarayan Biawat
14	Ms. Namrata Biyawat
15	Mr. Zuber Kazi



मबई-३१	
दस्त क्र. ६८७३	२०२५
१६२/२५०	

Members in favour of Mortgaged Flats

S. No.	Name
1	Mr. Dhruv Chaudhry
2	Ms. Rika Chaudhry
3	Nirmala Samant Prabhavalkar



Members neutral on subject bank guarantee versus mortgage flat

S. No.	Name
	Lintas India Pvt. Ltd. (Ms. Reena Pardal)

Resolution No.1 – It is resolved that Developer shall provide Bank Guarantee of Rs. 15 Crore of State Bank of India and requisite changes will be incorporated in draft of Development Agreement.

Proposed by: Mr. Zuber Kazi

Seconded by: Dr. Renu Patel

Objected by: Mr. Dhruv Chaudhry

Ms. Rika Chaudhry

Nirmala Samant Prabhavalkar

Carried out by majority

Mr. Dhruv Chaudhry and Ms. Rika Chaudry have requested Autocad files from developer for building plans. Mr. Dheeraj Gadkar also has requested the Autocad files from developer.

Draft of DA was discussed on request of Ms. Nirmala Samant Prabhavalkar wherein Mr. Vaspar Dandiwala also requested that all her queries be taken up which were explained by Adv. Devang Mehta.

Few suggestions were suggested by the members. Accordingly, discussions took place on :

1. clause 31.1 wherein she asked Adv. Devang Mehta to explain 'excluding which flats', the developer can sell?
2. Which flats are commercial? Which are residential?
3. Adv. Devang Mehta explained that as per new plan, there are 17 residential and 9 commercial units. If there is any different understanding with developer?
4. Whether new 17 residential and 9 commercial units are defined?
Adv. Ketki showed the definition clause in draft DA



मबई-३१	
दस्त क्र. ६८४३	२०२५
१६३ / १५०	

5. Whether running clinic word should be used?

Rika Chaudhry raised her concern on the existing running medical clinic should be mentioned or not? Whether it will come in the way in future. It should come back to me as commercial in future. If not required to mention, then it could be mentioned as presently running as a 'commercial'.

Mr. Sunil Alimchandani stated that he has written to the developer right from April and with reminders in August, November and recently and he has not received reply to any of those and they have not incorporated in the DA. He said he wants to put on record. The DA and whatever is being done has to be in line with redevelopment GR. There are lot of variations from that. MC is not handling that and neither are they responding to him. He just want to make it on record so that tomorrow it shouldn't happen. Adv. Devang Mehta said its being recorded. Mr. Sunil Alimchandani responded Ya Ya please.

Adv. Devang Mehta asked the members if anyone has any further questions to the DA?

Mrs. Nirmala Samant Prabhavalkar negotiated with the developer for 18th and 19th floor and was not willing for 12th and 13th floor. Adv. Bharat Shah mentioned that Mr. Rajesh from Roswalt Realty approached her to conclude the price to which he got no confirmation. Mr. Bharat Shah stated that 18th floor is not possible. She responded, its ok she will see that.

Mrs. Gala stated that she has written emails for additional area. She wanted to know the floor. Mr. Bharat Shah requested her to confirm the price. She stated that her son had sent a whatsapp to him on additional area requirement. Mr. Bharat Shah clarified that he stated he wants lesser than 150 square feet.

Mr. Vaspar Dandiwala suggested that additional area, floor placement, price they can discuss separately. He requested to please take the voting. Mr. Sunil Krishnaraja also tried to pacify the chaos and also that additional area is anyway not mentioned in DA. It is in the stage of PAAA with individual members. Hence same should be worked out by individual member with developer separately.

All members requested that additional area should be one-to-one discussion with developer.

Adv. Devang Mehta addressed that they also have other commitments and that this is a one-to-one discussion with the developer.

Members were asked to vote for Finalisation of the draft Development Agreement on legal terms and conditions of Development Agreement. Out of 19 members present, 17 members voted for approval of draft of DA and 1



मवई-३९	
दस्त क. ६८७३	२०२५
१६५/२५०	

member voted against approval of draft of DA. Since, auto cad plan was not shared and plans required certain corrections.

Members in favour of :

S. No.	Name
1	Dr. Renu Patel
	Mr. Sunil Krishnaraja
	Lt. Gen. Gurbaxani
	Mr. Ashish Ghone
	Mr. Vaspar Dandiwala
	Mr. Dhruv Chaudhry
	Ms. Rika Chaudhry
8	M/s. BUILD (Ms. Rathna Mariadoss)
9	Dr. Sundeep Kamath
10	Nirmala Samant Prabhavalkar
11	Mrs. Asma Zaheer
12	Ms. Ameeta Advani
13	Ms. Jitiksha Parikh
14	Mrs. Amrutben Shyamji Gala
15	Harsh Brijnarayan Biawat
16	Ms. Namrata Biyawat
17	Mr. Zuber Kazi



Members opposing:

S. No.	Name
1	Mr. Sunil Alimchandani

Members neutral :

S. No.	Name
1	Lintas India Pvt. Ltd. (Ms. Reena Pardal)

Following resolution was passed:

Resolution No.2 – Resolved that Draft of Development Agreement has been passed subject to corrections being carried out in the plan and auto cad to be shared with the members.

Proposed by: Lt. Gen. Gurbaxani

Seconded by: Mrs. Asma Zaheer

Carried out by majority



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Draft Power of Attorney concept was explained by Adv. Devang Mehta. Ms. Rika Chaudhry also raised her concerns on the POA. Adv. Devang Mehta explained and informed members that Powers are given to developer along with the Development Agreement. Powers cannot be used beyond the purview of Development Agreement. Developer is not the owner of the property he is only developing it. Society is the owner, and hence powers are given to developer for development purposes. Applications are made to SRA or MCGM, whichever rules they are following under, they need power to get all the necessary approvals in the name of the society but applied by developer. They will also need the power to sell their flats, those clauses are covered in the part of Development Agreement.

Ms. Rika Chaudhry asked whether the POA will list all the approvals and what flats will be sold, whether flat numbers will be mentioned in that area and how many flats, what is the saleable portion will also be listed?

Adv. Devang Mehta explained that all powers are as per Development Agreement only.

Ms. Rika Chaudhry further asked that if we are signing off, does the POA state these facts or no?

Adv. Devang Mehta explained all that is in the Development Agreement, you can check the POA draft and get back once circulated. He also reiterated that **all powers can be used in terms of Development Agreement. The Development Agreement includes the developer's area, the member's area, what they can sell, what they cannot sell, everything is mentioned in the Development Agreement. Powers cannot be used beyond the purview of the Development Agreement because it is a subset of the Development Agreement.**

Ms. Rika Chaudhry said that all the approvals that has to be signed off has to be mentioned in that.

Adv. Devang Mehta said that she can check the draft POA and get back once circulated. He further clarified that he is only informing and that it will not be passed today.

Since the draft POA was not circulated, it was discussed that the Power of Attorney to be circulated among members and be taken thereafter.

Agenda Item No. 2- Authorizing Chairman, Secretary and Treasurer to sign and execute Development Agreement, Power of Attorney and other ancillary documents, if need be, related to redevelopment.

Adv. Devang explained that authority has to be given to the Managing Committee to sign Development Agreement. Of course, it is recorded that once the plans are shared and that is has been approved. Committee will sign for the society and individual members will sign for themselves. Adv. Devang explained that members will need to authorize Managing Committee to sign and execute



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Development Agreement, Power of Attorney and other ancillary documents that may require for redevelopment process.

Members asked which ancillary documents will be required to sign?

For transparency purposes, it was suggested to have 2 Managing Committee members: Non. Secretary and Chairman.

NIRMALA SAMANT BIYAWAT – CHAIRPERSON And/or

SUNIL KRISHNARAJA- HON. SECRETARY And/or

DR. SUNDLEP KAMATH- MANAGING COMMITTEE MEMBER And/or

ASHISH GHONE- MANAGING COMMITTEE MEMBER

Ms. Nirmala Samant Prabhavalkar, Dr. Renu Patel, Ms. Rika Chaudhry, Mr. Sunil Alimchanadi asked questions on which documents the signatures will be required? Copy should be given to members of all signed documents. Which ancillary documents are required? List? What ancillary documents are also not shared? Mr. Gurbaxani also said that if we don't give the powers to the present MC then how do we proceed?

Adv. Devang Mehta clarified that there are no ancillary documents as on today. There are some indemnities for redevelopment which may be required to be given to SRA, planning authority, etc. For example in MHADA has some provisions that society needs to sign some applications directly. It is a process of Development Agreement and nothing beyond Development Agreement. So if there is any application society has to sign, then they should have the authority to do so. That is how it works. There are 40-50 approvals for IOD that have to be obtained. For everything SGM cannot be held. Mr. Gurbaxani stated that after all you have elected the MC to run your society, then why are you hesitant? Ms. Rika Chaudhry stated that we are not hesitant, we are just asking for clarity. Ms. Nirmala Samant Prabhavalkar agreed to that and said that asking is not opposing. Mr. Gurbaxani explained that there will be many documents in the process that will have to be signed. Ms. Nirmala Samant stated that Power of Attorney can be given and there is no problem for that.

Out of 19 members present, 14 voted in favour of authorizing Managing Committee for signing the Development Agreement and none against.

Members in favour of :

S. No.	Name
1	Dr. Renu Patel
2	Mr. Sunil Krishnaraja
3	Lt. Gen. Gurbaxani



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4	Mr. Ashish Ghone
5	Mr. Vaspar Dandiwala
6	Mr. Dhruv Chaudhry
7	M/s. BUILD (Ms. Rathna Mariadoss)
8	Dr. Sundeep Kamath
9	Mrs. Asma Zaheer
10	Ms. Ameeta Advani
11	Ms. Jitiksha Parikh
12	Harsh Brijnarayan Biawat
13	Ms. Namrata Biyawat
14	Mr. Zuber Kazi



Members opposing:

S. No.	Name
	NONE

Members who left the meeting:

S. No.	Name
1	Mr. Sunil Alimchandani

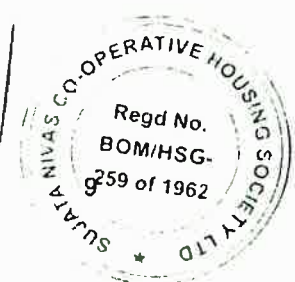
Members neutral :

S. No.	Name
1	Lintas India Pvt. Ltd. (Ms. Reena Pardal)
2.	Nirmala Samant Prabhavalkar
3.	Mrs. Amrutben Gala
4.	Rika Chaudhry

Resolution No.3 – Resolved that following four people from Managing Committee are hereby authorized to sign and execute Development Agreement for redevelopment process on behalf of the Society.

- NAMRATA BIYAWAT – CHAIRPERSON And/or**
- SUNIL KRISHNARAJA- HON. SECRETARY And/or**
- DR. SUNDEEP KAMATH- MANAGING COMMITTEE MEMBER And/or**
- ASHISH GHONE- MANAGING COMMITTEE MEMBER**

Proposed by: Jitiksha Parikh
Seconded by: Mrs. Asma Zaheer
Carried out by Majority



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Thereafter members were requested to carry out corrections in the Name correction/ rectification sheet for their respective flats which was handed over to the developer.

With this note the meeting ended

For Sujata Nivas CHSL



SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

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REGD. NO. BOM/HSG-259 OF 1962

1/CS/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

Minutes of the Special General Body Meeting held on 15th February 2025 at 12 noon in the compound of Sujata Nivas CHS, Bandra West, Mumbai 400050 in camera for finalisation and approval of draft of Power of Attorney (POA) and finalisation and approval of building plan.

The Following Members were present:

S. No.	Name	
1	Mr. Sunil Krishnaraja	
2	Lt. Gen. Gurbaxani	
3	Mr. Ashish Ghone	
4	Mr. Vaspar Dandiwala	
5	Ms. Rika Chaudhry	10
6	M/s. BUILD (Ms. Rathna Mariadoss)	11
7	Dr. Sundeep Kamath	12
8	Mrs. Nirmala Samant Prabhavalkar	13
9	Mr. Rajiv Ramnani	16
10	Ms. Ameeta Advani	17
11	Mr. Sunil Alimchandani	18
12	Ms. Jitksha Parekh	19
13	Mr. Shyami Gala and Mrs. Amrutben Shyamji Gala	21
14	Ms. Namrata Biyawat	22
15	Mr. Zuber Kazi	G-3



Mr. Dheeraj Gadkar, M/s Shilp Associates in attendance
Mr. Bharat Shah and Mr. Shivang Shah Roswalt Realty Pvt. Ltd.

Meeting was adjourned for 30 minutes for want of quorum and commenced at 12.30 pm.

Chairperson Namrata Biyawat requested Lt. Gen. Gurbaxani to Chair the meeting and also requested Mr. Dheeraj Gadkar to present his observations on the building plan.



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SUJATA NIWAS CHS- OBSERVATIONS FOR DRAWINGS RECEIVED
FROM DEVELOPER AT 07/02/2025 and 12/02/2025.



- Based on the plans shared by the Developer on 07/02/2025 and 12/02/2025, the following changes have been observed in the flat positions:
 - Flat No. 4 & 11: Moved from the 7th Floor (as per plans on 07.02.2025) to the 8th Floor (as per plans on 12.02.2025).
 - Flat No. 6: Moved from the 8th Floor (as per plans on 07.02.2025) to the 9th Floor (as per plans on 12.02.2025).
 - Flat No. 13: Moved from the 8th Floor (as per plans on 07.02.2025) to the 12th Floor (as per plans on 12.02.2025).
 - Flat No. 23: Moved from the 9th Floor (as per plans on 07.02.2025) to the 7th Floor (as per plans on 12.02.2025).
- The positions of the flats remain unchanged as per the earlier plans shared by the Developer on 07/02/2025.
- As per the attached ANNEXURE I (Remarks):
Column 4 – Carpet Area (based on Polyline Autocad Drawing), the areas highlighted in red indicate a reduction in area when compared to the Proposed Carpet Area in Column 3, as offered by the Developer.
- The Developer has not provided the floor plans for the 13th to 18th floors (Residential Sale). The following floor plans have been shared:
 - Basement Floor (Parking)
 - Ground Floor (Entrance Lobby & Commercial Sale)
 - 1st Floor (Existing Commercial)
 - 2nd to 4th Floors (Part Parking & Part Commercial Sale)
 - 5th Floor (Part Parking & Part Existing Commercial)
 - 6th to 12th Floors (Existing Residential)
- As per the PDF drawing shared by the Developer on 12.02.2025, 6th to 12th Floor accommodates Existing Residential Flats, as per the section shared by developer, we see a height variation of 3.15 m & 3.35 m hence kindly share the clarity on the same.



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6. The heights of the floors are as follows:

- Ground Floor: 4.2 m
- 1st & 2nd Floors: 3.15 m
- 3rd to 5th Floors: 4.2 m
- 6th to 10th Floors: 3.15 m
- 11th & 12th Floors: 3.35 m
- 13th to 18th Floors: 3.35 m



Agenda Item No.1 - Finalisation and approval of draft of Power of Attorney (POA).

Ms. Nirmala Samant Prabhavalkar stated that she does not have the draft handy but orally has few suggestions;

1. The present committee has already completed three years so it should be added that next whichever committee comes, the power continues since we will be in the midst of redevelopment upon expiry of their tenure. This project will go on further. If suppose any member ceases to be a member there should not be any hitch in future.
Please tell the legal advisors to take my suggestions and add **from time to time elected committee.**
2. Roswalt Realty is registered under the companies act. Under the companies act there are directors. If a director resigns and if a new committee comes elected then, the heirs of the directors are not given yet. Also tell us that whom we are going to sign in favour of. Only website we know who is the director. So board of directors keep on changing. They are subject to company law elections. Like how they are subject to elections in Maharashtra Co-Operative Societies Act. So if the directors cease to be directors then something should be mentioned and heirs are also important because its a private limited company or public limited company, we don't know. If it's a public limited company then things are different because voting takes place and agendas are there under company laws. Like all these multi-national companies where we buy shares and all. But this being a limited company, heirs are very important. If one of the directors ceases to be there or resigns or is not alive their heir should also be liable to continue to power of attorney.

Chairman stated that the points be noted for legal advise.



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3. She further stated that in one point 'It is hereby agreed and confirmed that office bearers and us (in 3rd line), 'us' means members?'

So there are three basically important points.

The current and whoever will be elected in the managing committee, they also should be included because someone might resign or someone might not be there and similarly the heirs should come, board of directors name should come.

Mr. Sanjay Ajimchandani stated that during the previous discussions when this request of POA came up by the developers, it started with a request that they need something to facilitate and expedite the documentation, approvals and all so they don't have to come to the society from time to time. That's how the request started. Subsequent meeting it got converted by demanding an irrevocable power of attorney. He said he thinks it came up in Adv. Devang Mehta's office. There was a good discussion between Adv. Devang Mehta and the developer's lawyer that why it should not be an irrevocable power of attorney, and why it should be a revocable power of attorney within the ambit of the development agreement.

He further stated, subsequently what is being seen now the draft that is being circulated is encompassing way beyond what was originally foreseen and what all those things would have been executed by the society officials. So incase of a redevelopment like this if some approvals has to be given or approval has to be sought it is taken by the society. The society Chairman, secretary or whosoever signs off the documents as per managing committee resolutions and the general body resolutions.

He stated that now suddenly if you see the draft it gives full and complete authority whatsoever to the developer. This was never envisaged or never a point of discussion in any of the meetings previously.

And to add to the point which Ms. Nirmala Samant Prabhavalkar stated on the signatories, generally the signatories are named by the virtue of their position and that authorisation is given by the general body like you are now discussing of the managing committee incase of their committee, incase of the company it will be by the resolution of their board of directors. Accordingly, whosoever is there subsequently will also be authorized. That's the point, he think, Ms. Nirmala Samant Prabhavalkar was trying to make.

Ms. Nirmala Samant Prabhavalkar stated one small request. It is not a part of this power of attorney, it cannot be a part of this power of attorney. We are giving power to a very important person. Mostly to the Chairman Mr. Shantanu Rane and his wife and I am sure they are not dummy developers. The way things are happening it looks like dummy developers are there and total project has been



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taken over by other executors. She says she has no idea. These are not the be taken as allegations but its just a precaution so that this person Mr. Rane is available as and when we call. We will not very often call but when it is required. He should at least reply to our personal emails or the mobile number should be shared. That's it. Because I have given the mobile number and feel that why we should speak to the staff. Tender is picked up by him company. The tender will be held liable to the board of directors. The board of directors should be easily accessible and not the staff who is a paid staff or employees and the technical staff. Thank you.

Lt. Gen. Gurbaxani stated that we will get back to you.

Members were asked to vote by show of hands to approve the Power of Attorney. Mr. Sunil Alimchandani stated that it cannot be approved in this format.

Out of 15 members present in the meeting, 12 members voted in favour of the Power of Attorney and 3 members opposed.

Members in favour of draft Power of Attorney.

S. No.	Name	Flat No.
1	Smile Care. Pvt. Ltd (Dr. Vaishali Karad)	2
2	Mr. Sunil Krishnaraja	4
3	Lt. Gen. Gurbaxani	5
4	Mr. Ashish Ghone	6
5	Mr. Vaspar Dandiwala	8
6	Ms. Rika Chaudhry	10
7	M/s. BUILD (Ms. Rathna Mariadoss)	11
8	Dr. Sundeep Kamath	12
9	Ms. Ameeta Advani	17
10	Ms. Jitiksha Parekh	19
11	Ms. Namrata Biyawat	22
12	Mr. Zuber Kazi	G-3



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Members opposing:

S. No.	Name	Flat No.
1	Ms. Nirmala Samant Prabhavalkar	13
2	Mr. Sunil Alimchandani	18
3	Mr. Shamji Gala & Mrs. Amrutben Gala	21

Members who came later

S. No.	Name	Flat No.
1	Mr. Rajiv Ramnani	16



RESOLUTION NO. 1

RESOLVED THAT the draft power of attorney is hereby approved and passed

Proposed by: Lt. Gen. Gurbaxani

Seconded by: Mr. Zuber Kazi

Carried out by majority.

Agenda Item No.2 - Finalisation and approval of building plan.

Lt. Gen. Gurbaxani stated that two members particularly, Ms. Nirmala Samant Prabhavalkar and Mr. Sunil Alimchandi's points have been noted and the same will be given to the legal. He further stated that he thinks that both of them should get on to the developer. If they are able to accommodate your request then well and good otherwise we have to go ahead. We can't stall. It has to be one to one with developer.

Mr. Sunil Alimchandani stated that why is the developer not providing us and why is the society not initiating this with the builder what are member requirements.

Lt. Gen. Gurbaxani stated that so many meetings have gone. There is no role for anyone else to play because it has come to the stage where...Mr. Sunil Alimchandani interrupted by stating that he wants to raise a question. You are saying that so many meetings have gone. He states that he has raised his request even before April 2024 before the meeting with the developers that's when it should have been communicated to the developers what members want. The question is, till this date also it has not been communicated as it was clear from



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the last few SGMs that the developer clearly said that they have not received and even the PMC said we don't have.

Lt. Gen. Gurbaxni asked the PMC whether this is true. Mr. Dheeraj Gadkar said that this is not true.

Mr. Sunil Alimchandani further stated to please see the SGMs. And it is in writing. This was subsequently escalated and communicated even at the Deputy Registrar level. After April, he stated that he reminded even before the meeting with the presence of Deputy Registrar representative, no reply was received. He stated that he again reminded in November, no reply was received and recently I sent out a letter that in case if this is not handled, I will have no option but to take legal recourse as I was written in those meetings. Anybody who doesn't agree, we will get a court order in two months or whatever it is. So I sent out a letter. As of today, I am sitting in front in this SGM. I don't have the reply from the society on the issues I raised. Further, my last letter, they have replied, including copy to the Deputy Registrar and others, not addressing the points which I have raised and asked specific answers. And they are talking about everything else. When I raised, we have seen that they accused Nirmala Samant and me, myself, working together in collusion. Nirmala Samant has been asking some questions, Gala Ji has been asking some questions, and usually four people are only asking questions.

Complaints have been made against Ms. Nirmala Samant to the Deputy Registrar which has got nothing to do with it. She is a member and she is asking questions just as everybody is entitled to. Where is the justification or need to complain to the registrar something irrelevant?

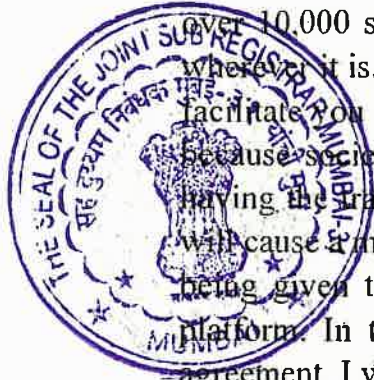
Same in my case. And I don't get the letter. I come to know from the registrar's office this is what we are hearing. The issue is redevelopment. The issue is redevelopment has to be carried out in a complete transparent manner as defined in the GR for redevelopment issued by Government of India, Government of Maharashtra. They clearly talk about a transparent method.

Why is this not being done? You saw yourself one year ago when people rushed without any item on the agenda to knock out one of the developers.

Then it happened with the other guy, there was no cooperation with them. And mind you, none of them are recommended by me. They were all brought in by the PMC or howsoever it happened. Right? They came through public notice. None of them are recommended by me. But yet we are not seeing they all be treated on a common platform. Based on the final things also we have not seen



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what is happening. I'll give you an example, in one of the previous meetings, drawings were circulated just as we entered the meeting. We have seen these drawings before. This time, there is a commercial area which is earmarked about over 10,000 square feet, which was not there any time, not even in March or wherever it is. Step by step, and I gave that example of a POA. The POA was to facilitate you make an application instead of coming to the secretary to sign off because society is authorized. It's the project of the society. Why we are not having the transparency? There are several things which are being done which will cause a major loss to all the members of the society because select benefit is being given to select people. So I had requested everything be on an equal platform. In the last meeting also when I did not vote for the development agreement, I was very clear. I want full compliance in a transparent manner with the provisions of law, MCAS act, development regulations and other things, the way it has to be happened.

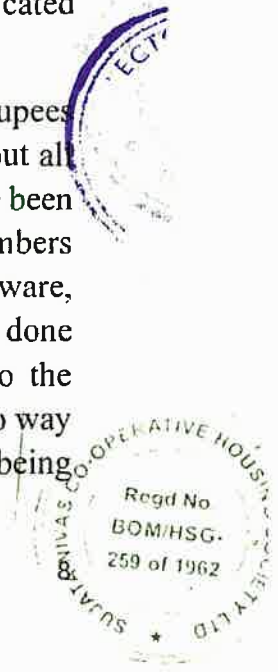
If it doesn't happen and I am at a loss for example, I gave way back that I want ground floor, I am on the ground floor. So why is it being denied? Mr. Solanki himself committed to him in one-to-one meeting.

In one-to-one meeting. Whatever it is, because earlier also they said you go by the letter, we have not given, because in one of the meeting there was a talk that those who are having larger car parks, larger flats are entitled to two car parks.

This was there in the meeting with Devang and his team who had come when this clarification was there. So lot of things are not happening which are inconsistent and are not happening in a transparent manner.

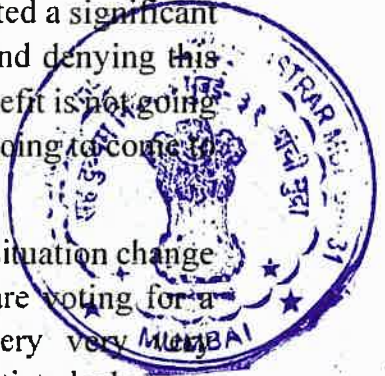
Today if you carry out a review of the feasibility report, I had requested in one of the meetings, and you do a comparison of the developer and what is now happening, you will find out that the developer's profitability has shot up significantly, much much more significantly than it was disclosed or indicated from the feasibility report.

Take the example that today is talking about commercial area at Rs.75,000 rupees per square foot. The feasibility talked about Rs. 50,000 rupees. Once we put all those and have apples to apples, things will be very clear. This is what I have been requesting from April. Carry out this, put it before the members, let the members see for themselves and then let them vote on it. Today members are not aware, this is not being presented in front of the members. I as a finance person has done back of the calculations and that shows significant significant benefit to the developer. And today Ms. Nirmala Samant is troubled for her flat there is no way that the developer can deny that I will not give you your choice. Still she is being



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denied, she is being denied extra space. Galaji over here is asking something, they are being denied. Why? This is our building. Whatever we want, we should get first and the balance should be available for sale. If members are denied of their rights and their property and somebody else is going to be benefited a significant amount, the question is why? Who is giving them the benefit and denying this benefit to the members? I am talking for all the members. The benefit is not going to come to me alone. The feasibility of whatever numbers is not going to come to me alone.

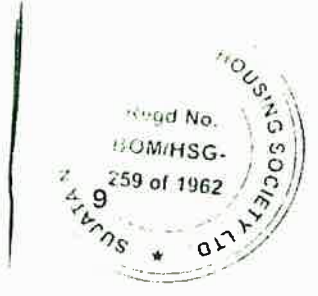


I want to make this very clear and if this is done, you will find the situation change members will be much happy or at least they will know they are voting for a proposal where the developers profitability has gone up very very significantly with the result had they known they would have negotiated whatever was the offer. And even this final offer which was made in March was way before members even discussed. In fact the members meeting they raised those issues was in April and subsequently. So, the question is who finalized this offer because only the members can finalize this offer and members should have been told upfront that the developer will decide or XYZ will decide or MC will decide what we give it to you. You have no choice but to accept. I hope I made my points very clear and members have noted what I have said.

Lt. Gen . Gurbaxani stated that he is recorded to which Mr. Sunil Alimchandani responded thank you sir.

Lt. Gen . Gurbaxani asked if anyone else has anything to say. There were further questions by any of the other members. In that event, he asked if the finalization of the building plans can be approved. He further stated that whatever we have got so far, number of meetings we have had, and you have received it finally in email even yesterday...

Mr. Sunil Alimchandani continued to state that he has one more point. At the beginning of the meeting itself, the PMC explained, PMC explained with this chart. There are several discrepancies in whatever has been presented. Plus the developer has not shown the area which he is going to do a free sale. Several of the other flows. Initially it was discussed with all the developers including over here that the whole building will have everything same. If everything is going to be same, of today, why that is not done? Why the final prices are not declared? All this is required. We cannot just push ahead without being transparent and knowing what is being done. It is not a sellout to the developer of whatever rest is there and we get what the developer is offering. Thank you.



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Ms. Nirmala Samant stated that only for purpose of sharing her views and dissemination of knowledge that generally PMC for you that for the first time he has shared because of my consistent pursuance to get my flat on 11th floor it was agreed to me to get on and whatever I don't want to go back but first time pehle baar humne mujhe perso 11th 12th floor ka plan mujhe beja hai of course Of course that I am not going to accept and that choice is left to me, number 1.

Already offer kiya that ki jisko jitna bhi cahiye ussko pehle bataenge, accordingly unko hum tailor made karenge. Humne unka pura compliance, jo jo developer ne bola waisa he diya hai. Aur selection hone ke baad woh jo unke sab tanturms, jo sab developers karte hai, abhi kar rahe hai.

Number two, you as a PMC, sorry again in English, Hindi mein bolti hu, aap PMC ho, aapko kal bhi likha tha ke aap ek ek aisa kyu batate hai plan? Humko bhi pata chalna cahiye na ke 35,000 mil raha hai additional construction area. Ho sakta hai ki there is no disclosure of how much he is going to get. We are not technical people. We appointed you. Humne aapko humara pravakta karke appoint kiya hai. Whether you have played that role positively or not, it's a question.

Mr. Dheeraj Gadkar responded that then you should decide and members should decide...

Mr. Nirmala Samant interuputed One minute. One minute. Hum aapko ye pooch rahe hai ke ussko construction ke liye kitna area mil raha hai including commercial. Kam se kam members ko pata toh hona cahiye. Number one. Thoda mujhe interest hai toh mein padte rehti hu and so she stated that she asks him further questions.

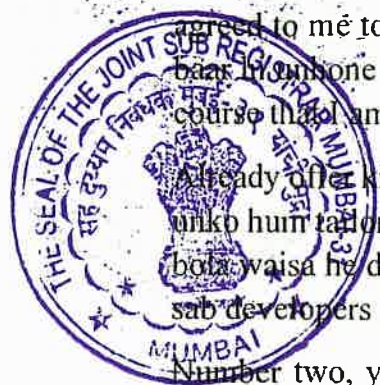
Bohot mushkil ke baad, first time mujhe mere he flat jo unhone decide kiya hai ki yahi aapko rehna padega. First time he has shown ki mein jaisa bolu aapko waisa karna padega.

Secondly, he is going to get how many floors further? 22, 23, 24, hume kuch pata nahi hai. 35,000 hua hai kyu ki I suggested Nikhil to go for 33(11).

Pehle unhone 35, 33(7) mein kiya tha jismein 35% fungible he mil raha tha. Lekin because of my suggestion, it was amended in 33(11), he is going for SRA.

SRA matlab, he is getting 5 times FSI. Pehle toh 35% he aapko milta tha. Mujhe koi bhi kuch blame kare but I have done my best to ki sakbo usska benefit mile.

So he is getting 5 times. I don't know. You have to tell us. What he is saying, off the record that kitna hoke bhi char baar means four times he can pay. Four times



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how much it comes for the sellable and how much it comes for the existing member it's an architectural issue technical issue I request you to please appraise the people.

Number two we don't know even ki aage ke jo flats hai even... he is only saying mujhe grid nahi mil raha hai, mera loss ho jayega, mera flat toot jayega, but how will we understand, we will think genuinely he is talking like that. Woh khala orally bol raha hai. You should ask what will be configuration of the flats? Woh wise, teen bana rahe ho, do bana rahe ho, one room kitchen bana rahe ho. Humko malum nahi hona chahiye? I have a curiosity. Logon to ho nahi ho who mujhe nahi malum. Lekin mujhe bhi lage ki poori building kaisi lagegi? Aage aage mujhe bhi kisiko request karna hai. So many people are asking me Madam, aap reh rahe hai, apke yahan redevelopment hai, humko batao, hum bhi purchase karenge. Maine bola mujhe hi plan ka pata nahi hai. So You ask..

Number two logon ke knowledge ke liye mei bata rahi hun, architecturally few are knowledgeable, mei unko nahi bata rahi hun, jo baad mei pochte hai, aap hindi mei baat karo, humko pata nahi chalta aap kya baat karte hai.

She further stated that new flat buyers, jo sale mei aayenge, they can register only after RERA. Right? RERA kab hoga registration? Jab plans ok hoga aur aapko Commencement Certificate milega, tab building tootegi, jab building tootegi, uske baad RERA aata hai. Thereafter only members can apply. Toh abhi se yeh kyun bol rahe hai ki mera grid nahi ho raha hai mera grid nahi ho raha hai. Who are those members? Then your members will only be investors and not genuine flat buyers. Apke genuine flat buyers will only come in only after RERA, after getting the commencement certificate, phir aap abhi se yeh sab kyun bol rahe hai? This is all. So we should know that flat buyers will buy the flats saleable only after they see the project has complied, they have got approval. So their money is not going to be wasted, schedule payment hai, woh karneke baad unko OC milega. That is the whole purpose of creating RERA, to safeguard the interest of the new flat buyers.

New Flat buyers koi humko malum nahi hai. New flat buyers buy hi nahi kar sakte because RERA will compel them not to register. Number one, Shivang you can correct me. You came very late. Aap 12 baje ka time dete ho aur itna late aate ho. Har ek ko apna apna kimat hai. Kisike half day liya hai. Mujhe bhi jaana hai. So, please always maintain the time. Number two, toh poore aage jo aap sale karne wale ho ya toh koi existing logon kuch lena hai aage jaake, who unki marzi hai na. Kyonki aap ne letter of offer mei apne marzi ko diya haina. You have given



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permission. Abhi You can't go back. Offer is always an offer. Aur builder tabhi hi acha pehchaha jaata hai jab who apne offer aur apne word ko rakta hai. Apko laga aur aap nahi de rahe hai, uska koi justification toh do..

Please, I want, I request PMC that from 12th floor, because 13th floor is going to be a refuge area, right?



From 14th floor you will get a flat. Every floor, are you going to go for 2 bedroom, 3 bedroom, 4 bedroom? And what are you planning? We should know that it's a

Everything can't be, you know, hum baad me dekhenge. This is a crucial time. Baadme hum milenge bhi nahi ek baar tootega toh. Char saal ke baad milenge. Agar hoga toh. That also we don't know. But I wish all the best ki hona chahiye.

Mr. Dheeraj Gadkar explained that. Madam, pehle din se jab feasibility share ki thi, 33(7B) and 33(11) bhi. Aapne efforts kiya hai agreed. You have made a lot of efforts, I also know.

Ms. Nirmala Samant stated In revise tender. Mr. Dheeraj Gadkar requested that let him complete. He explained that nahi revise feasibility mei bataya gay the First 33(7B) One minute madam. Not the revised tender, but the revised visibility report.

337B ka dikhaya tha first. 33(11) ka clarity nahi tha. 33(11) ke liye Nikhil Sir ne bola tha ki aapke society SRA lene ke liye ready hai kya? If you remember baadmein Nikhil Sir ne feasibility mein workout karke liya ki 33(11) mein kya workout hai and the members were open to that. At that time also members came to know that commercial ground floor pe banana ke liye, we are ok with the offer maximum kitna mil sakta hai.

Jo Alimchandani Sir nahi bol rahe hai lekin woh pehlese he decide ho chukka tha. Meeting mein approval liya hua hai SGM mein. Agar committee ko bhi pata hai ki overall reply hua hai feasibility report ka. Abhi aage jo aap bol rahe ho ki abhi tak ka jo plans aapko dikhya hai, humne kam se kam 2-3 baar developer se meeting ki hui hai. We have everytime asked ke kitne commercial banne wale hai. What will be the commercial area.

DA mein mention bhi kiya hai ki 5.4 ke FSI ke upar mein jaa nahi sakta hu. Aap bhi agreed ho na? While Ms. Nirmala Samant continued to ask questions. Mr. Dheeraj Gadkar responded that you can't say ki mujhe pata nahi tha. Ek minute madam. Aap itni der bol rahe ho toh mujhe bhi toh do mauka. Toh basically



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issmein jo overall aapko bataya gaya hai aur aaj iske liye bataya ek mujhe upar ke plans nahi share kiye gaye kyu ke mujhe bhi prove karna hai ki kya hai. Agar aap bol rahe ho ki mein kis ke taraf se hai nahi pata toh this is a wrong statement. Ya toh aap humko resign karva do.

If you want, you feel that we are not capable, we agree to resign on

But you don't put allegations on us that hum logo ne galat bataya aapko kuch. Humne job hi bataya woh sabke saamne bataya. Developer ke har mein hum hum aake bhi baithe hai. We have explained everything. Aaj bhi maine bataya ki carpet areas mein P line mein kya problem hai, ke kidhar kiska upar se neeche liya hai, neeche se upar liya hai. Ye meine kal email bhi kiya hua hai to understand and to ask the developer ki kya hai. Mr. Dheeraj Gadkar asked the developer in the General Body that inka sawal ye hai ki aap logo ka sale ka carpet areas mention nahi kiya hai. So we need the plans of the upper floor also.

Mr. Rajiv Ramnani clarified matlab sirf upar ke sale area ka maalum nahi hai? Mr. Dheeraj Gadkar responded yes. Mr. Rajiv Ramnani continued that pehle sabko apna santushti ho jae.

Mr. Dheeraj Gadkar said that aap sahi bol rahe ho Madam ke sales wale aaenge, sahi baat hai, woh baad ki baat hai. Mr. Rajiv Ramnani stated that portion is the developer's plate. Mr. Dheeraj Gadkar continued that the second thing is that IOD aane ke baad CC aane wala hai usske baad RERA mein register hone wala hai. So developer jabhi plan registers karta hai IOD ke time pe usske sab plans jaate hai. Woh RERA ke baad shuru nahi karta hai sabko flat bechne ke liye. Aapne ulta explain kiya that iss liye mein correct kar raha hu ki kya cheesein hai.

He further explained that Mr., Rajiv Ramnani is also in this profession and he knows that and there is an architect madam also in the society. Mr. Rajiv Ramnani said that sabse pehle aap apne flat ka dekho. Mr. Dheeraj Gadkar continued that aapke flat ka means, areas he has already provided and given his observations of whose area is less, whose is more, whose height is less. You should do that. And we have asked the developers to give the areas of the upper flats now in front of all members.

Lt. Gen. Gurbaxani stated that we have recorded all the points that have been made. But we had to move ahead and therefore finalization and approval of plan.

Few members had some corrections to which members suggested that it should be one on one with the developer. But we have to get ahead and therefore please raise your hands for finalization and approval of plan. Mr. Dheeraj Gadkar requested Mr. Bharat Shah from Roswalt Realty that they should resolve the



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queries that come in from members. What happens is that after that e.g. Mr. Zuber Kazi and Smile Care carpet area is not mentioned. So, at least get it finished once.

Mr. Rajiv Ramnani stated that if we have to do a meeting again because of these corrections, then it is wrong. If it is pointed out, it is your prerogative to get it done. It doesn't make sense.

Mr. Bharat Shah seeked some clarifications from members to incorporate in the Development Agreement.

Lt. Gen. Gurbaxani stated that some members have a problem of, some intricate problems of design or whatever, approaches and so on in the plan they can sort it out with the builders separately but let us go ahead and not delay everyone.

We can have now the approval, please raise your hands for approval and finalization of the plan.

Members were asked to vote by show of hands for approval and finalization of the building plan.

S. No.	Name	Flat No.
1	Smile Care Pvt. Ltd. (Dr. Vaishali Karad)	2
2	Mr. Sunil Krishnaraja	4
3	Lt. Gen. Gurbaxani	5
4	Mr. Ashish Ghone	6
5	Mr. Vaspar Dandiwala	8
6	M/s. BUILD (Ms. Rathna Mariadoss)	11
7	Mr. Rajiv Ramnani	16
8	Ms. Ameeta Advani	17
9	Ms. Jitiksha Parekh	19
10	Ms. Namrata Biyawat	22
11	Mr. Zuber Kazi	G-3

11 members voted in favour of finalizing and approving building plans.

Member who had left the meeting

1	Dr. Sundeep Kamath	12
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Following members opposed

1	Ms. Rika Chaudhry	10
2	Mrs. Nirmala Samant Prabhavalkar	13
3	Mr. Sunil Alimchandani	18
4	Mr. Shyami Gala and Mrs. Amrutben Shyamji Gala	21

RESOLUTION NO. 2

RESOLVED THAT the building plans are hereby approved and passed and corrections as per PMC in Annexure I in Observation Report be incorporated by developer.

Proposed by: Mr. Rajiv Ramnani

Seconded by: Mr. Zuber Kazi

Carried out by majority.

With this note the meeting ended

For Sujata Nivas CHSL



Hon. Secretary

Attachment: Annexure I (Proposed MOFA carpet area Sq.ft)



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ANNEXURE I

FLAT NO.	PROPOSED MOFA CARPET AREA (Sq.Ft.)							
	Existing Carpet Area (Sq.Ft.)	Proposed Carpet Area offered by Developer (Sq.Ft.)	Carpet Area as per Pline Autocad Drawing (Sq.Ft.)	Additional Dry Utility Area (Sq.Ft.)	TOTAL MOFA CARPET AREA (4+5) (Sq.Ft.)	Carpet Area written in Development Agreement (Sq.Ft.)	Carpet Area as per Design Architect mentioned in Autocad Drawing (Sq.Ft.)	
1	2	3	4	5	6	7	8	
A - Wing								
1	710.10	50% EXTRA 1065.15	1067.27	0	1094.96	1065	1066	COMM. UNIT as mentioned in Development Agreement 1. COMM. UNIT as mentioned in Development Agreement 2. Additional Area of 50 Sft is provided
2	569.74	854.61	940.99	0	940.99	854	944	
3	754.88	1132.32	1133.33	0	1133.33	1132	1133	COMM. UNIT as mentioned in Development Agreement Shifted from 7th Floor to 8th Floor in Proposed Plans
4	505.79	758.69	759.59	27.69	787.28	759	759	
5	754.88	1132.32	1140.57	30.52	1171.09	1132	1133	Shifted from 8th Floor to 9th Floor in Proposed Plans
6	505.79	758.69	759.59	27.69	787.28	759	759	
7	754.88	1132.32	1140.57	30.52	1171.09	1132	1133	
8	505.79	758.69	758.68	27.69	786.37	759	759	
B - Wing								
9	773.39	1160.09	1161.11	0	1161.11	1160	1160	COMM. UNIT as mentioned in Development Agreement
10	532.38	798.57	799.53	0	799.53	799	799	COMM. UNIT as mentioned in Development Agreement
11	726.14	1089.21	1089	26.16	1115.15	1089	1090	1. Rounded off to 1089 sft
12	522.59	783.89	785.64	0	785.64	784	784	2. Shifted from 7th Floor to 8th Floor in Proposed Plans
13	726.14	1089.21	1093.10	30.52	1123.624	1089	1090	COMM. UNIT as mentioned in Development Agreement Shifted from 8th Floor to 12th Floor in Proposed Plans
14	522.59	783.89	781.46	27.69	809.15	784	784	Less Carpet Area is seen as per Pline in Autocad Drawing provided by Developer as compared to Offered Area
15	726.14	1089.21	1090.44	26.16	1116.6	1089	1090	
16	522.59	783.89	784.87	27.69	812.56	784	784	
C - Wing								
17	435.62	653.43	655.19	27.69	682.88	653	654	
18	702.67	1054.01	1056.3	30.52	1086.82	1054	1055	Less Carpet Area is seen as per Pline in Autocad Drawing provided by Developer as compared to Offered Area
19	435.62	653.43	650.42	27.69	678.108	653	654	
20	702.67	1054.01	1054.85	30.52	1085.37	1054	1055	Less Carpet Area is seen as per Pline in Autocad Drawing provided by Developer as compared to Offered Area
21	435.62	653.43	650.42	27.69	678.11	653	654	
22	702.67	1054.01	1056.3	30.52	1086.82	1054	1055	Less Carpet Area is seen as per Pline in Autocad Drawing provided by Developer as compared to Offered Area
23	1138.29	1707.44	1708.42	58.20	1766.62	1707	1708	Shifted from 9th Floor to 7th Floor in Proposed Plans
Garages								
G01	157.80	220.92	221.51	0	221.51	221	221	
G02	157.80	220.92	221	0	220.69	221	221	Rounded off to 221 sft
G03	224.21	313.89	314.13	0	314.13	314	314	

Note : ☐

• All Areas mentioned are in Square Feet.

• Observations as per Autocad Plan shared by Developer on 12/02/2025.



AMENITIES PROVIDED- COMMON AREAS & TERRACE

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- DOUBLE HEIGHT AIR-CONDITIONED ENTRANCE LOBBY WITH SECURITY SYSTEM
- MECHANICAL / PODIUM CAR PARKING SYSTEM.
- CCTV IN COMMON AREAS ON GROUND FLOOR AND ALL FLOOR LOBBIES FOR SECURITY PURPOSE.
- MARBLE FINISH MAIN LOBBY.
- MARBLE FINISH TILES OF MIN SIZE 5'0" X 2'6" OR ITALIAN MARBLE IN COMMON LOBBIES
- FULLY EQUIPPED AIR-CONDITIONED GYMNASIUM
- SOCIETY OFFICE WITH TABLE AND CHAIRS WITH AC
- SMALL CHILDRENS PLAY AREA.
- OLD FOLK AREA.
- YOGA PAD.
- SMALL WALKING AREA / TRACK ON TERRACE
- PROVISION OF BAR / BARBEQUE AREA ON TERRACE.
- SMALL SEATING AREA ON TERRACE.
- LIFTS OF KONE / SCHINDLER / OTIS / MITSHUBISHU MAKE WITH 1 STRETCHER LIFT.
- RAMP TO ACCESS THE LOBBY FOR ELDERLY / PERSONS ON WHEEL CHAIRS / DISABLED PEOPLE.
- DRIVERS / SECURITY PERSONELS TOILET / CHANGING ROOM.
- E V CHARGING POINTS ON PODIUM (IF ADD HEIGHT AVAILIABLE) OR ON GROUND FLOOR.



AMENITIES PROVIDED- INDIVIDUAL FLATS

- INTERNAL CLEAR HEIGHT 9'8" (Current) & 10'0" CLEAR HEIGHT IF ADDITIONAL HEIGHT RECEIVED IN AVIATION FINAL NOC
- MARBLE FLOORING IN ENTIRE FLAT.
- AUTOMATION FOR LIGHTS IN LIVING ROOM
- AC IN ALL THE ROOMS (EXCEPT KITCHEN) (LG/ SAMSUNG/ PANASONIC MAKE)
- VIDEO DOOR PHONES.

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VENEER FINISHED DOORS.

ALL DOOR & WINDOW HEIGHTS OF 8'0"

FULL MODULAR KITCHEN WITHOUT WHITE GOODS.

- MARBLE FINISHED TILES IN BATHROOMS OF SIZE MIN 5'0" X 2'6"
- SHOWER ENCLOSURE IN MASTER BATH
- BATH AND SANITARY FITTINGS OF GROHE / KOHLER MAKE.
- POWDERCOATED ALUMINIUM / UPVC WINDOWS WITH PROVISION OF MOSQUITO MESH.
- ONLINE GEYSERS IN BATHROOMS
- WIRES OF POLYCAB OR FINOLEX MAKE
- SWITCHES OF GM / LEGRAND – EQUIVALENT MAKE
- PROVISION OF SERVANTS TOILET IN STAIRCASE MIDLANDING



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REDEVELOPMENT OF SUIYATA NIMWAS - ROSWAL REALTY LTD.												
ANNEXURE K - DISPLACEMENT COMPENSATION TABLE												
FLAT NO.	NAME OF MEMBER	DISTRICT EXHIBITION COMMISSION Flat No.	SHIPPING COMPENSATION	BORNEAGE COMPENSATION	DISPLACEMENT COMPENSATION TOTAL IN RS FOR THE SUBSEQUENT 11 MONTHS	DISPLACEMENT COMPENSATION TOTAL IN RS FOR THE SUBSEQUENT 12 MONTHS	DISPLACEMENT COMPENSATION TOTAL IN RS FOR THE SUBSEQUENT 24 TO 30 MONTHS	HARDSHIP COMPENSATION ON VACATION (COMFUS)	HARDSHIP COMPENSATION ON COMPLETION OF RCC WORK (COMFUS)	HARDSHIP COMPENSATION ON FINAL POSSESSION (COMFUS)		
		(In Rs.)	(In Rs.)	(In Rs.)	(In Rs for 11 months) 1st Block	(In Rs for 12 months) 2nd Block 10% Increase	(In Rs for 7 months) 3rd Block 10% Increase	(In Rs.) 50%	(In Rs.) 25%	(In Rs.) 25%		
A WING												
1	DR C J THAKRE	225	55,000.00	1,95,278	21,48,053	25,77,663	16,54,000	11,53,913	5,76,956	4,32,559	4,32,559	
2	SMILE CAFFE	215	55,000.00	1,56,679	17,23,444	20,68,156	13,97,667	9,25,828	4,62,914	4,62,914	4,62,914	
3	DR RENU PATEL DR BHARATI KAMLE	225	55,000.00	2,07,592	22,83,512	27,40,214	17,58,304	12,26,680	6,13,340	6,13,340	6,13,340	
4	MRS SUDHA KRISHNA RAJ	225	55,000.00	1,39,092	13,30,015	18,36,018	11,28,111	8,21,909	4,10,954	4,10,954	4,10,954	
5	LT GEN GURBAXAN	215	55,000.00	2,07,592	22,83,512	27,40,214	17,58,304	12,26,680	6,13,340	6,13,340	6,13,340	
6	MRS ASHISH GHONE	215	55,000.00	1,39,092	13,30,015	18,36,018	11,28,111	8,21,909	4,10,954	4,10,954	4,10,954	
7	UNITAS INDIA	225	55,000.00	2,07,592	22,83,512	27,40,214	17,58,304	12,26,680	6,13,340	6,13,340	6,13,340	
8	MRS DANDI WALA	225	55,000.00	1,39,092	13,30,015	18,36,018	11,28,111	8,21,909	4,10,954	4,10,954	4,10,954	
B WING												
9	DR RANBIR SINGH	225	55,000.00	2,12,492	23,39,505	28,07,406	18,01,419	12,56,759	6,28,379	6,28,379	6,28,379	
10	DR RANBIR SINGH	225	55,000.00	1,46,405	16,10,450	19,32,539	12,40,046	8,65,118	4,32,559	4,32,559	4,32,559	
11	BUILD	225	55,000.00	1,99,489	21,96,574	26,35,888	16,91,662	11,79,978	5,89,989	5,89,989	5,89,989	
12	DR KAMATI	225	55,000.00	1,43,712	15,80,835	18,97,002	12,17,243	8,49,209	4,24,604	4,24,604	4,24,604	
13	ADV. NIRBHAYA SAMANT P	225	55,000.00	1,99,489	21,96,574	26,35,888	16,91,662	11,79,978	5,89,989	5,89,989	5,89,989	
14	MRS & MRS IQBAL SOOMAR	225	55,000.00	1,43,712	15,80,835	18,97,002	12,17,243	8,49,209	4,24,604	4,24,604	4,24,604	
15	MRS DEVYANI LAIWALA	225	55,000.00	1,99,489	21,96,574	26,35,888	16,91,662	11,79,978	5,89,989	5,89,989	5,89,989	
16	MRS ASMA ZAHREER	225	55,000.00	1,43,712	15,80,835	18,97,002	12,17,243	8,49,209	4,24,604	4,24,604	4,24,604	
C WING												
17	MRS AMRITA ADVANI	225	55,000.00	1,19,796	13,17,251	15,81,301	10,14,648	7,07,883	3,53,941	3,53,941	3,53,941	
18	MRS SUNIL ALMCHANDANI	225	55,000.00	1,93,234	21,25,277	25,50,692	16,36,692	11,41,839	5,70,919	5,70,919	5,70,919	
19	MRS ASHOK BHAT	225	55,000.00	1,19,796	13,17,251	15,81,301	10,14,648	7,07,883	3,53,941	3,53,941	3,53,941	
20	MRS RAM NARAYAN	225	55,000.00	1,93,234	21,25,277	25,50,692	16,36,692	11,41,839	5,70,919	5,70,919	5,70,919	
21	MRS SHAMLI GALA	225	55,000.00	1,19,796	13,17,251	15,81,301	10,14,648	7,07,883	3,53,941	3,53,941	3,53,941	
22	MRS BRIJ NARAYAN	225	55,000.00	1,93,234	21,25,277	25,50,692	16,36,692	11,41,839	5,70,919	5,70,919	5,70,919	
23	MRS SANJAY SHARMA	225	55,000.00	3,13,000	34,03,927	41,51,973	28,51,382	18,49,721	9,24,861	9,24,861	9,24,861	
GARAGE												
G-01		150	55,000.00	43,395	4,77,345	5,72,814	3,67,556	2,54,435	1,28,213	1,28,213	1,28,213	
G-02		158	55,000.00	43,395	4,77,345	5,72,814	3,67,556	2,54,435	1,28,213	1,28,213	1,28,213	
G-03		224	55,000.00	61,658	6,76,233	8,13,892	5,22,241	3,64,341	1,82,171	1,82,171	1,82,171	
		15207	14,50,000	41,81,563	4,60,00,310	5,52,00,611	3,54,20,992	2,47,11,018	1,23,55,509	1,23,55,509	1,23,55,509	

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DETAILS OF THE FLAT AREA AND THE EXTRA SPACE TO BE PROVIDED

DEV - ROSWALT REALTY PVT LTD

FLAT NO	NAME OF MEMBER	CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY (IN SQ.FT)	CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE / ENCRoACHED AREA (IN SQ.FT)	USER	CURRENT FLOOR	PROPOSED FLOOR	EXTRA CARPET AREA TO BE PROVIDED BY THE DEVELOPER		
							(IN SQ.FT) MOFA	50% EXTRA	(IN SQ.FT) RERA
A WING									
1	DR C. J. THAKKER	710.1				FIRST FLOOR			1107.756
2	SMILE CARE	534.75		COMMERCIAL	GROUND FLOOR	FIRST FLOOR	1065.15		887.8584
3	DR RENU PATEL / DR BHARAT PATEL	754.88		COMMERCIAL	GROUND FLOOR	FIRST FLOOR	853.71		1177.6128
4	MR SUNIL KRISHNARAJA	505.79		COMMERCIAL	FIRST FLOOR	FIRST FLOOR	1132.32		789.0324
5	LT GEN GURBAXANI	754.88		RESIDENTIAL	FIRST FLOOR	7TH FLOOR	758.685		1177.6128
6	MR ASHISH GHONE	505.79		RESIDENTIAL	SECOND FLOOR	11TH FLOOR	1132.32		789.0324
7	LINTAS INDIA LTD.	754.88		RESIDENTIAL	SECOND FLOOR	8TH FLOOR	758.685		1177.6128
8	MR VASPAR DANDIWALA	505.79		RESIDENTIAL	THIRD FLOOR	11TH FLOOR	1132.32		789.0324
B WING									
9	MR DHRUV CHAUDHRY	726.14			GROUND FLOOR	FIRST FLOOR			1206.4884
10	MRS RIKA CHAUDHRY	522.59		COMMERCIAL	GROUND FLOOR	FIRST FLOOR	1160.085		830.5128
11	BUILD. RATHNA	726.14		COMMERCIAL	GROUND FLOOR	7TH FLOOR	798.57		1132.7784
12	DR SUNDEEP KAMAT	522.59		RESIDENTIAL	FIRST FLOOR	FIRST FLOOR	1089.21		815.2404
13	MRS NIRWALA SAMANT P	726.14		COMMERCIAL	FIRST FLOOR	FIRST FLOOR	783.885		1132.7784
14	MR & MRS IQBAL SOOMAR / NIYATI	522.59		RESIDENTIAL	SECOND FLOOR	8TH FLOOR	1089.21		815.2404
15	MS DEVIYANI LAIWALA	726.14		RESIDENTIAL	SECOND FLOOR	10TH FLOOR	783.885		1132.7784
16	MRS ASMA ZAHEER	522.59		RESIDENTIAL	THIRD FLOOR	10TH FLOOR	1089.21		815.2404
C WING									
17	MRS AMITA ADVANI	435.62			GROUND FLOOR	6TH FLOOR			679.5672
18	MR SUNIL ALIMCHANDANI	702.67		RESIDENTIAL	GROUND FLOOR	7TH FLOOR	653.43		1096.1652
19	MR ASHOK BHAT	435.62		RESIDENTIAL	GROUND FLOOR	FIRST FLOOR	1054.005		679.5672
20	MR RAM NARAYAN	702.67		RESIDENTIAL	FIRST FLOOR	FIRST FLOOR	653.43		1096.165
21	MR SHAMJI GALA	435.62		RESIDENTIAL	FIRST FLOOR	9TH FLOOR	1054.005		679.5672
22	MR BRIJ NARAYAN	702.67		RESIDENTIAL	SECOND FLOOR	8TH FLOOR	653.43		1096.1652
23	MR SANJAY SHARMA	1138.29		RESIDENTIAL	SECOND FLOOR	10TH FLOOR	1054.005		1775.732
GARAGES									
G-01	BUILD. RATHNA	157.8					0		
G-02	DR RENU PATEL	157.8					40% EXTRA		229.7568
G-03	MR ZUBER KAZI	157.8					220.92		229.7568
		157.8					900.92		326.44976
		15048.34	15206.18				318.894		

NOTE

- AREAS SUBJECT TO PHYSICAL VERIFICATION BY DEVELOPER
- RERA AREA WILL CHANGE SUBJECT TO PLANNING



मबई-३९
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३१/१०/२०



मबई-३१	
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मबई-३१	
दस्त क्र. ६८०३	२०२५
१९९ / १५०	

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF ROSWALT REALTY PRIVATE LIMITED (THE COMPANY) OF HELD ON TUESDAY, 4TH FEBRUARY, 2025 AT 11.30 A.M. AT UNIT 903 9TH FLOOR NAMAN CENTRE PLOT NO C 31 KALINA, BANDRA KURLA COMPLEX BKC, MUMBAI 400051, TO TRANSACT THE FOLLOWING BUSINESS:

AUTHORITY TO SIGN DEVELOPMENT AGREEMENT:

RESOLVED THAT Dilip Chimanlal Solanki, be and is hereby authorized to prepare, sign and execute Development Agreement, or any other documents by whatever name called to be entered by and between Sujata Nivas Co-Operative Housing Society Limited, for the project at 1/C3/3, S.V. Road, Bandra West, Mumbai- 400050.



RESOLVED FURTHER THAT he is also authorized to appear before the concerned authority/ Department and signed and execute all necessary papers, documents, forms or any other documents by whatever name called to give effect to the above resolution.



FOR ROSWALT REALTY PRIVATE LIMITED

MJR

**SHAILENDRA NARAYAN RAJE
DIRECTOR
DIN: 10877189**

Roswalt Realty Private Limited

9th Floor, Unit 903, Naman Centre Plot No. C 31, Kalina, Bandra Kurla Complex BKC, Mumbai, Mumbai Suburban, Maharashtra, 400051.
CIN : U45201MH2013PTC248608 E-mail : rosewaltrpl@gmail.com website : roswalt.com
Roswalt Realty Private Limited (formally known as Vigneshwar Realty Private Limited)

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१२/२५०	



मबई-३९	
दस्त क्र. ६८४३	२०२५



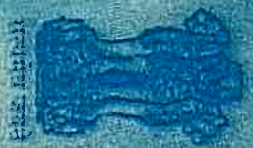
भारत सरकार
वर्गीकृत
 INCOME TAX DEPARTMENT

SUJATA NIVAS CO-OPERATIVE
 HOUSING SOCIETY LIMITED

11/12/1962

Permanent Account Number

AAGAS2613A



भारत सरकार
 GOVT. OF INDIA



25062011



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१००/२५०	



मबई-३१	
दस्त क्र. ६८४३	२०२५

आयकर विभाग
INCOME TAX DEPARTMENT
 भारतीय रिजल्टि प्रवाय लिमिटेड
 भारतीय रिजल्टि प्रवाय लिमिटेड
 Permanent Account Number Card
AAECV8453B

भारत सरकार
GOVT. OF INDIA

०८/१०/२०२०

भारतीय रिजल्टि प्रवाय लिमिटेड
 Date of Issuance of Permanent Account Number Card




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१६६/५०	



मबई-३९	
दस्त क्र. ६८३	२०२५
१६/२/२०	

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSG-259 OF 1962
1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI-400050

Minutes of the Special General Body Meeting held on 8th March 2025 at 11:00 am in the compound of Sujata Nivas CHS, Bandra West, Mumbai 400050 in camera for authorisation for draft of Power of Attorney (POA) and other ancillary documents on behalf of the society.

The Following Members were present:

S. No.	Name	Flat No.
1	Mr. Sunil Krishnaraja Tommundrum	4
2	Lt. Gen. Gurbaxani	5
3	Mr. Ashish Ghone	6
4	Mr. Vaspar Dandiwala	8
5	M/s. BUILD (Ms. Rathna Mariadoss)	11
6	Dr. Sundeep Kamath	12
7	Mrs. Nirmala Samant Prabhavalkar	13
8	Mr. Sunil Alimchandani	18
9	Ms. Jitksha Parikh	19
10	Mr. Shyami Gala and Mrs. Amrutben Shyamji Gala	21
11	Ms. Namrata Biyawat	22
12	Mr. Zuber Kazi	G-3

Ms. Ketki Prajapati, SL Partners in attendance.

Meeting was adjourned for 30 minutes for want of quorum and commenced at 11.30 am.

Secretary Mr. Sunil Krishnaraja requested Lt. Gen. Gurbaxani to Chair the meeting and the same was seconded by Dr. Sundeep Kamath. Lt. Gen. Gurbaxani thereafter, accepted to Chair the meeting.

Lt. Gen. Gurbaxani addressed all the members present good morning ladies and gentleman. We are all aware what has been exchanged on email by the managing committee. And I suppose that you are also aware what Nirmala Madam has raised about the Associate members not be given the Power of Attorney and that



मबई-३१	
क्र. ६८४३	२०२५
१९९/२५०	

only members should be given. That is also being abided by in which the name is Mr. Sunil Krishnaraja, Dr. Sundeep Kamath, Mr. Ashish Ghone and Mr. Sanjay Sharma. These are the people who are being given the authority for Power of Attorney on behalf of the society. And that is the first point of the agenda.

AGENDA 1 : Authorising the Chairman, Secretary and TWO other members of the Managing Committee to sign and execute the Power of Attorney and other ancillary documents, if any required, in respect of redevelopment.

My point to you is that we have elected a managing committee. All along that managing committee has functioned. We have come a long way in our progress for redevelopment and it is time when you realize that after all to progress further the power of attorney has to be given. Then only the authorities whom we have named for Power of Attorney can execute the work or rather sign the papers for the execution of the work. So therefore, if anyone has any observation, please state it now.

Adv. Nirmala Samant Prabhavalkar stated that since it's International Women's Day, she has to go after some time and that she has to give her observations and that there is nothing personal about it in the larger interest of the society. I have just mentioned that remaining two members who are already having the flats in their name, there is no problem. I have no objection personally to the chairperson or also to the secretary, but technically whatever I feel necessary, tomorrow somebody will say ki aapko itna pata tha toh aap chup kyu baithe.

Mr. Sunil Krishnaraja clarified that he is the member.

Adv. Nirmala Samant replied that's what she said. That's very good. That's what I said. I have nothing personally about it. We were not informed. I said you confirm it and subject to confirmation. I have written it subject to confirmation. If you are a member, very good, very nice and you can sign it. If Namrata also wants, she also can sign it. But being an associate member, I just recorded my observation, that is it. Secondly, I am very thankful to Ketaki Ma'am and Devang ji for accepting my various suggestions on track mode and I am so happy that whatever was your earlier Power of Attorney having certain portions which I asked you to delete it, I am so happy that you have deleted it in the larger interest of the society and also you have added something or that which I am thankful. I have no problem. I support the Power of Attorney draft which is given by you, only my objection is to that associate member should not sign, that's it and I may be permitted to leave the meeting, thank you.



मन्त्रई-३१

दस्त क्र. ६८४३

२०२५

१६२५०

Namrata Biyawat clarified that before Adv. Nirmala Samant leaves the meeting, request all members to hear out my clarification on the subject. I stand before you today to clarify some important aspects of our ongoing redevelopment process. As a chairperson, I would first of all like to thank all the members for electing me in the managing committee today.

I want to ensure to each and every one of you that the steps we have taken so far have been methodical, have been transparent and have been in the best interests of the society as a whole. Over the last two and a half years, we have conducted multiple meetings where every member was invited to voice their opinions, concerns and suggestions. We ensured that every viewpoint was carefully considered, whether by the professionals we appointed or the developers we chose to work with.

Decisions were not made in any isolation. We held votes to ensure that the democratic process was followed, giving everyone a fair opportunity to have their say. And today, I am proud to say that we have reached a crucial milestone that is the execution of redevelopment papers. This brings us one step closer to securing a brighter future for our society. However, I am aware that there are concerns regarding my associate membership to my father's flat and how it may impact the smooth process of redevelopment. Some members have raised objections regarding this, suggesting that my position might pose a legal complication.

Let me clarify, as an associate member, I too will be equally affected to any legal complication that may arise, as much as each one of you. The intention has always been and remains to prioritise the greater good of the society and its members. In light of these concerns, let the General Body decide on authorising the original flat members, the rightful flat owners, to sign the redevelopment papers on behalf of the society. This will ensure that there are no hindrances or delays and that the redevelopment process proceeds swiftly and smoothly. In closing, I want to reiterate that we are all together and I am fully committed to ensuring that the process moves forward without any issues. As an associate member, I have prioritized the interests of the society and I will continue to do so.

Let us move in unity and continue to work together to bring the vision of our redevelopment to smooth completion. I thank every member once again.

Lt. Gen. Gurbaxani stated that therefore having heard her and Madam Nirmala can we have the votes for passing this agenda.

After a round of discussion, votes were taken.



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दस्ता क्र. ६८४३	२०२५
d/w / 240	

So, let's have the votes passing this agenda point. Lt. Gen. Gurbaxani reiterated the four names.



1. Mr. Sunil Krishnaraja Tommundrum and/or
2. Dr. Sundeep Srinivas Kamath and/or
3. Mr. Ashish Arun Ghone and/or
4. Mr. Sanjay Brijbhushan Sharma.

These four people are proposed to be authorized to sign P.O.A. and other ancillary documents in respect of redevelopment on behalf of the society.

Adv. Nirmala Samant stated that these four people, I have no problem because nothing personal. It is because of the ownership of the flat. Thank you.

Members in favour of authorising Mr. Sunil Krishnaraja Tommundrum and/or Dr. Sundeep Srinivas Kamath and/or Mr. Ashish Arun Ghone and/or Mr. Sanjay Brijbhushan Sharma to execute draft of Power of Attorney (POA) and other ancillary documents on behalf of the society.

S. No.	Name	Flat No.
1	Mr. Sunil Krishnaraja Tommundrum	4
2	Lt. Gen. Gurbaxani	5
3	Mr. Ashish Ghone	6
4	Mr. Vaspar Dandiwala	8
5	M/s. BUILD (Ms. Rathna Mariadoss)	11
6	Dr. Sundeep Kamath	12
7	Ms. Nirmala Samant Prabhavalkar	13
8	Ms. Jitiksha Parekh	19
9	Mr. Shamji Gala & Mrs. Amrutben Gala	21
10	Ms. Namrata Biyawat	22
11	Mr. Zuber Kazi	G-3

Members opposing:

S. No.	Name	Flat No.
1	Mr. Sunil Alimchandani	18



मबई-३१	
दस्त क्र. ६८३	२०२५
२०१/२५०	

RESOLUTION: Resolved that 1. Mr. Sunil Krishnaraja Tammundrum and/or 2. Dr. Sundeep Srinivas Kamath and/or 3. Mr. Ashish Arun Ghone and/or 4. Mr. Sanjay Brijbhushan Sharma are hereby authorized to sign P.O.A. and other ancillary documents in respect of redevelopment on behalf of the society.

Proposed By: Lt. Gen Gurbaxani


Seconded By: Jitksha Parikh

Carried by Majority

With that the meeting was closed since there was no other agenda



For Sujata Nivas CHSL


K.T.
Hon. Secretary



मबई-३१	
दस्त क्र. ६८४३	२०२५
२०२/२५०	



Flat 01

आयकर विभाग
INCOME TAX DEPARTMENT



CHANDRASHEKHAR J THAKKAR

JADAVJI HARIRAM THAKKAR

10/08/1952

Permanent Account Number

AAPPT1152K

Signature

Signature

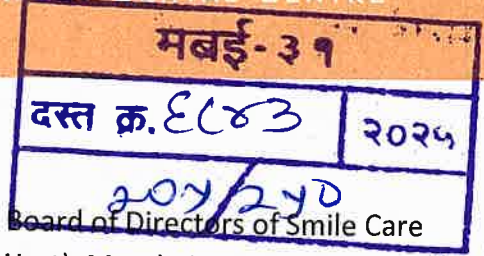
मंडई-३१.१ Flat No. 1	
दस्त क्र. ६८६३	२०२५
२०२३/२५०	

भारत सरकार
GOVT. OF INDIA



मलई-३१	
दस्त क्र. ६८३	२०२५
२००/२५०	





Extract of the Board Resolution passed in the meeting of the Board of Directors of Smile Care Clinic Pvt Ltd held at 13th Geetanjali, 234 S.V. Road, Bandra (West), Mumbai 400 050 Dated 12th March, 2025.

Present:

Dr. Ashok Karad
Dr. (Mrs.) Vaishali Karad
Dr. Ratnadeep Patil
Dr. (Mrs.) Pranati Patil



Resolved that the Dr. Vaishali Karad be & hereby authorized to sign the Development agreement on behalf of the company for flat no. 2, Ground floor, A Wing, Sujata Niwas CHSL., S V Road, Bandra(w), Mumbai-400050.

Further resolved that Dr. Vaishali Karad be & hereby authorized to sign all the related documents on behalf of the company.

For Smile Care Clinic Pvt Ltd

Dr. Ratnadeep Patil

Director

Dr. Pranati Patil

Director

Dr. Ashok Karad

Director

Dr. Vaishali Karad

Director

Place : Mumbai

Date : 12/03/2025

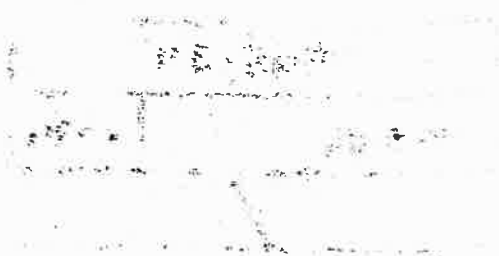


Branch :

13, Geetanjali,
234, S V Road, Bandra (W),
Mumbai - 400 050.
Tel. : +91-22-2643 1670 / 71
E-mail : edc.bandra@smilecareindia.com

Regd. Office:

Smile Care Clinic Pvt. Ltd.
1/C 3-3, 2, Sujata Niwas, S V Road,
Bandra (W), Mumbai - 400 050.
Tel. : +91-22-2640 0188 / 83
E-mail : info@smilecareindia.com



मबई-३१	
दस्त क्र. ६८४३	२०२५
२०६/२५०	

15TH March, 2025

AUTHORITY LETTER
TO WHOMSOEVER IT MAY CONCERN



We hereby authorize our Director Dr. Vaishali Karad to sign the Development agreement on behalf of the company for flat no. 2, Ground Floor, A Wing, Sujata Niwas CHSL, S V Road, Bandra(w), Mumbai-400050. We also authorize her to sign all the related documents on behalf of the company.

For Smile Care Clinic Pvt Ltd

Dr. Ratnadeep Patil

Director

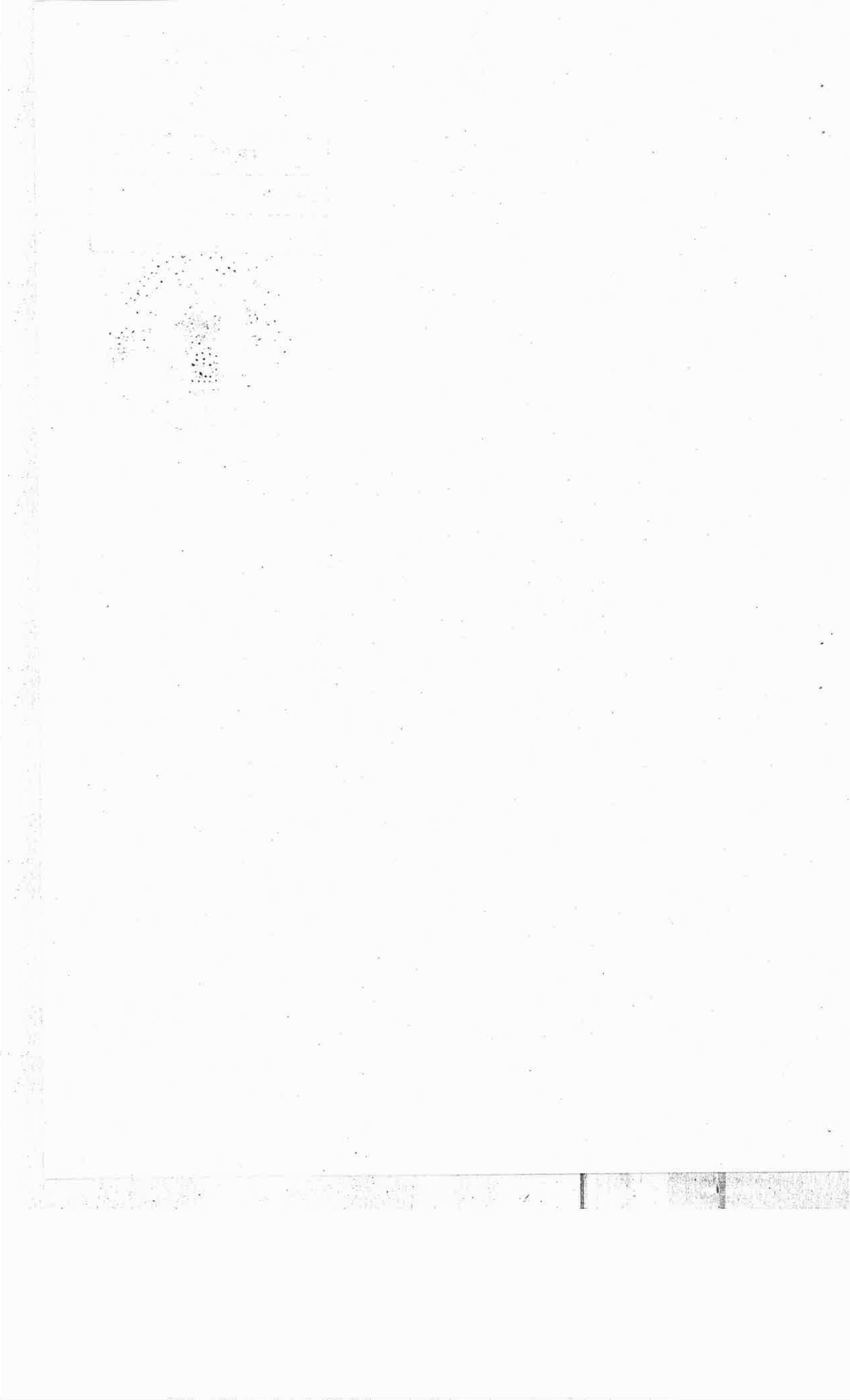
Dr. Ashok Karad

Director



Branch :
13, Geetanjali,
234, S V Road, Bandra (W),
Mumbai - 400 050.
Tel. : +91-22-2643 1670 / 71
E-mail : edc.bandra@smilecareindia.com

Regd. Office:
Smile Care Clinic Pvt. Ltd.
1/C 3-3, 2, Sujata Niwas, S V Road,
Bandra (W), Mumbai - 400 050.
Tel. : +91-22-2640 0188 / 83
E-mail : info@smilecareindia.com



Flat NO 2.

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दस्त क्र. ६८७३	२०२५
२०७/२५०	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABCS2032G

नाम / NAME
SMILE CARE CLINIC PRIVATE LIMITED

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
16-02-1998

R. Singh
आयकर निदेशक (सिस्टम)
DIRECTOR OF INCOME TAX (SYSTEMS)



SMILE CARE CLINIC PVT. LTD.

R. Singh
DIRECTOR



महई-३१	
दस्त क्र. ६८३	२०२५
२०७/२५०	



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२०२/२५०	

आयकर विभाग
INCOME TAX DEPARTMENT
VAISHALI ASHOK KARAD



भारत सरकार
GOVT. OF INDIA

SURESH KESHAV KALE

12/12/1968
Permanent Account Number
AAHPK0478M

Vaishali Karad

Signature



10/12/2009



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बस्त क्र. EC४३	२०२५
२१०/२५०	



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२११/२५०	

आयकर विभाग
INCOME TAX DEPARTMENT
ASHOK KESHAV KARAD
KESHAV NARAYAN KARAD



भारत सरकार
GOVT. OF INDIA

06/01/1960
Permanent Account Number

AAGPK2612N


Signature







25082014



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मबई-३१	
दस्त क्र. ६८४३	२०२५
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	स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER ABGPP8240G	
	नाम /NAME RATNADEEP CHANDRAKANT PATIL	
	पिता का नाम /FATHER'S NAME CHANDRAKANT GANPATRAO PATIL	
	जन्म तिथि /DATE OF BIRTH 10-10-1966	
हस्ताक्षर /SIGNATURE 	आयकर आयुक्त (कम्प्यूटर केन्द्र) Commissioner of Income-tax (Computer Operations)	





मबई-३१	
दस्त क्र.६८४३	२०२५
२१०/२५०	

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAFPP3604E



नाम / Name
PRANATI RATNADEEP PATIL

पिता का नाम / Father's Name
PRAVIN CHAMPAKLAL LALWANI

जन्म की तारीख / Date of Birth
22/01/1967

19012023
Full Application Debitary Signat. Card Not Valid unless Physically Signed





Flat - 3

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दस्त क्र. ६८३	२०२५
२११/२५०	

आयकर विभाग

INCOME TAX DEPARTMENT

JENINE B PATEL

BHARAT RAGHUBHAI PATEL



भारत सरकार

GOVT. OF INDIA

29/10/1976

Permanent Account Number

AGTPP8232E

J Patel

Signature



J Patel

Given for purpose redevelopment Sujata





मबई-३१	
दस्त क्र. ६८७३	२०२५
२१६/२१०	

R. Patel
- Given for purpose of Redevolving
- with
of Sujata





मबई-३१	
दस्त क्र. EL ४३	२०२५
२१० / २१०	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHAWAL BHARAT PATEL
BHARAT RAGHUBHAI PATEL
29/12/1978
Permanent Account Number
AACPP9277E

Dhawal B. Patel
Signature



D. B Patel

Given for purpose of
Redevelopment - Sugata

1871

1871



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PERMANENT ACCOUNT NUMBER

AESPG9981J

नाम / NAME

MOHAN ANAND GURBAXANI

पिता का नाम / FATHER'S NAME

ANAND NEBHRAJ GURBAXANI

जन्म तिथि / DATE OF BIRTH

02-10-1942

हस्ताक्षर / SIGNATURE

P. R. Sharma

आयकर आयुक्त (कंप्यूटर क्षेत्र)

Commissioner of Income-tax (Computer Operations)



1912
FEBRUARY 12
1912



Flat No 6

मबई-३९	
दस्त क्र. ६८४३	२०२५
२६/२५०	



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No: 1067112012/09434

To,
सुमन अरुण घोणे
Suman Arun Ghone
W/O: Arun Ghone
A/6, Sujata Nilas CHS. LTD.
S.V. Road
Opp Sidharth Hotel
Mumbai
Bandra West Mumbai Mumbai
Maharashtra 400050
9969014613

Ref: 201 / 22K / 351570 / 351711 / P



SH564285525FT



आपला आधार क्रमांक / Your Aadhaar No. :

7537 0158 8406

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DKGPG1854K

नाम / Name
SUMAN ARUN GHONE

पिता का नाम / Father's Name
APPAJI DADAJI BENDRE

जन्म की तारीख /
Date of Birth
24/12/1946

हस्ताक्षर / Signature
S.A. Ghone

20122020

भारत सरकार
Government of India

सुमन अरुण घोणे
Suman Arun Ghone
जन्म तारीख / DOB 24/12/1946
स्त्री / Female

7537 0158 8406

आधार - सामान्य माणसाचा अधिकार





Flat No 7

मबई-३१	
दस्त क्र. १८४३	२०२५
२२९/२५०	



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Flat No 8

मबई-३१	
दस्त क्र. ६८०३	२०२५
२२/२५०	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

नावज गोद्रेज दान्दिवाला
 पादम एदुलजी वादिया
 ३०/०९/१९४६

Permanent Account Number
AAPPD6719G




Signature





Flat No. 8

मबई-३१	
दस्त क्र. ६८७३	२०२५
२२३ / २५०	

आयकर विभाग
INCOME TAX DEPARTMENT
मुंबई
MUMBAI

THE SEAL OF THE INCOME TAX DEPARTMENT
MUMBAI

भारत सरकार
GOVT. OF INDIA

VASPAR DANDIWALA
GODREJ JAL DANDIWALA
10/07/1980
Permanent Account Number
AYPPD8785H

Signature: Vaspar Dandiwala





Flat NO-9.

मबई-३१	
दस्त क्र. ६८७३	२०२५
२२४/२५०	





Flat No 10

मबई-३९

दस्त क्र. ६८४३

२०२५

२२५/२५०

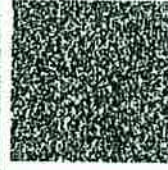
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFLP00429B



नाम/Name
RIKA GHADHRY

पिता/का नाम/ Father's Name
RANBIR MUKHTIAR SINGH

जन्म की तारीख/
Date of Birth
18/09/1981

हस्ताक्षर/Signature

17052023







BOMBAY URBAN INDUSTRIAL LEAGUE FOR DEVELOPMENT

11, SUJATA NIWAS, S. V. ROAD, BANDRA (WEST), MUMBAI 400050, MAHARASHTRA, INDIA
(+91-22) 26555789 • Email: buildindia@gmail.com • Website: www.buildindia.org

मबई-३१	
दस्त क्र. ६८७३	२०२५
२२/९/२०	

**EXTRACTS OF THE MINUTES OF THE BOARD OF
MANAGEMENT MEETING of BOMBAY URBAN INDUSTRIAL
LEAGUE FOR DEVELOPMENT (BUILD) HELD ON 14th
SEPTEMBER 2024 AT BUILD OFFICE.**

Resolution No.BBM/07/SEP/24: “RESOLVED Unimously that the Ms. Rathna Mariadoss, the General Secretary, is hereby authorized to represent the organization Bombay Urban Industrial League for Development (BUILD) and also correspond with all the Authorities/Housing Societies with regards to signing of any official documents, take part in all the Society proceedings, etc.

For Bombay Urban Industrial League for Development



Prabhavathy

Mrs. Prabhavathy Christdoss
Chairperson





Flat II

मबई-३१	
दस्त क्र. ६८४३	२०२५
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47.500
1981



Flat No 14

मबई-३१	
दस्त क्र. ६८७३	२०२५
२२५/२५०	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ESVPS4641Q

नाम / Name
SAIRA MOHAMMED IMRAN SOOMAR

पिता का नाम / Father's Name
LATIF USMAN SHAIKH

जन्म की तारीख / Date of Birth
21/06/1972

हस्ताक्षर / Signature





मबई-३१	
दस्त क्र. ६८४३	२०२५
२२/२५०	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ANLPS8217M



नाम /NAME
MOHAMMED IMRAN MOHAMMED
IQBAL SOOMAR

पिता का नाम /FATHER'S NAME
MOHAMMED IQBAL FAKIR
MOHAMMED SOOMAR

जन्म तिथि /DATE OF BIRTH
12-06-1971

हस्ताक्षर /SIGNATURE



R. Singh

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)





Flat no - 15.

मबई-३१	
दस्त क्र. ६८४३	२०२५
२३० / २५०	

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAAPL6584G	
नाम / Name DEVAYANI RAVINDRA LAIWALA	पिता का नाम / Father's Name RAVINDRA PRANLAL LAIWALA	20082022
जन्म की तारीख / Date of Birth 08/08/1944	 हस्ताक्षर / Signature	





मबई-३१	
दस्त क्र. ६८०३	२०२५
२३१/२५०	



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AADPZ7989E



नाम /NAME
ASMA RAEES ZAHEER

पिता का नाम /FATHER'S NAME
**AMIRUDDIN ABDUL QADIR
 MADRASWALLA**

जन्म तिथि /DATE OF BIRTH
28-01-1946

हस्ताक्षर /SIGNATURE

Asma Zaheer

P. Rao

आयकर आयुक्त (कम्प्यूटर सेल)
 Commissioner of Income-tax(Computer Op)



Flat - 19.

मबई-३१	
दस्त क्र. ६८४३	२०२५
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Flat no. 20

मबई-३१	
दस्त क्र. ६६४३	२०२५
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नाम लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAAPB6513F




नाम /NAME
RAMNARAYAN NATHUJI BIAWAT

पिता का नाम /FATHER'S NAME
NATHUJI BIAWAT

जन्म तिथि /DATE OF BIRTH
26-12-1927

हस्ताक्षर /SIGNATURE



आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)







Flat NO 20

मबई-39	
दस्त क्र. ६८७३	२०२५
२३० / २५०	





मबई-३१	
दस्त क्र. ६८०३	२०२५



आयकर विभाग
INCOME TAX DEPARTMENT
AMROTSI
PERMANENT ACCOUNT
Signature

भारत सरकार
GOVT. OF INDIA

Flat No 21



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मवई-३१	
दस्त क्र.६८४३	२०२५
२३६/२१०	



PERMANENT ACCOUNT NUMBER
AADPG3964G

नाम (NAME)
SHAMJI KANJI GALA

पिता या चाचा (FATHER'S NAME)
KANJI RAVJI GALA

जन्म तिथि (DATE OF BIRTH)
13-02-1953

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

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Flat No. 22

मबई-३१

दस्त क्र. ६८७३

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BRIJ NARAYAN

RAMNARAYAN NATHUJI BIAWAT

25/04/1952

Permanent Account Number

ACVPB7901Q

Brij Narayan

Signature



DS672007



1	1957
2	1958
3	1959

1957
 1958
 1959

मबई-३१	
दस्त क्र. ६८४३	२०२५
२३६/२५०	



आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AUTPB7813K

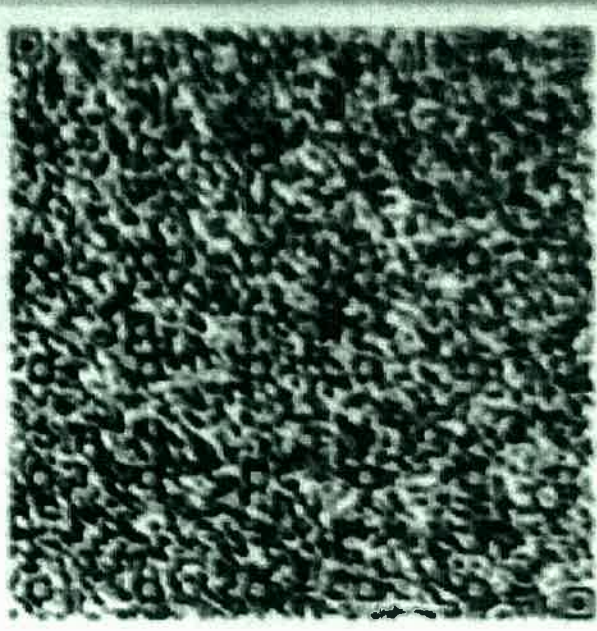
नाम / Name
AMRATA BRIJNARAYAN BIYAWAT

पिता का नाम / Father's Name
BRIJNARAYAN RAMNARAYAN BIYAWAT

जन्म की तारीख
Date of Birth
7/09/1989


हस्ताक्षर / Signature

भारत सरकार
GOVT. OF INDIA



28112019

G.R.

मबई-३१	
दस्त क्र. ६८४३	२०२५
२३९/२५०	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RENU BHARAT PATEL
ATALRAI KESWANI
11/04/1945
Permanent Account Number
ANCPP2579E

R.P. Patel
Signature



R. Patel

- Given for purpose of Rodeveling
of S...




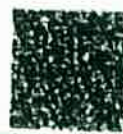
1884

1884

G-3

मबई-३१	
दस्त क्र. ६८७३	२०२५
२४०/२४०	
भारत सरकार	

भारत सरकार
भुबर ए.एच. काजी
Zuber A.H. Kazi
 जन्म तारीख/ DOB: 12/07/1968
 पुरुष / MALE

8296 6353 8522

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
शबाना भुबर काजी
Shabana Zuber Kazi
 जन्म तारीख/ DOB: 04/03/1972
 महिला / FEMALE




3591 3302 8050

आधार - सामान्य माणसाचा अधिकार

Zuber

भारत सरकार
जि.पी.एच. प्रधिकरण
Joint Public Health Authority

पत्ता: सी-१, सिल्वर व्ह्यू, ३५, जे.पी. रोड,
 चान्दोरी पश्चिम, वसावा, मुंबई, महाराष्ट्र, ४०००६१

Address: G-1 SILVER VIEW,
 35 J.P. ROAD, NEAR CHAI CAFE,
 ANDHARI WEST, Vasaava
 (Versova), Mumbai, Maharashtra
 400061

1902 1908 1907
 help@jphd.gov.in
 www.jphd.gov.in
 P.O. Box No. 1907, Versova-400 061

Zuber

भारत सरकार
जि.पी.एच. प्रधिकरण
Joint Public Health Authority

पत्ता: सी-१, सिल्वर व्ह्यू, ३५, जे.पी. रोड,
 चान्दोरी पश्चिम, वसावा, मुंबई, महाराष्ट्र, ४०००६१

Address: G-1 SILVER VIEW,
 35 J.P. ROAD, NEAR CHAI CAFE,
 ANDHARI WEST, Vasaava
 (Versova), Mumbai, Maharashtra
 400061



1902 1908 1907
 help@jphd.gov.in
 www.jphd.gov.in
 P.O. Box No. 1907, Versova-400 061

Zuber

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ZUBER ABDUL HAMID KAZI
ABDUL HAMID MOHIUDDIN KAZI
 12/07/1968
 Permanent Account Number
ADMPK3357R




Zuber

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHABANA ZUBER KAZI
ARBAS PEERKHAN
 04/03/1972
 Permanent Account Number
AFFPK9600D




1. 1977
2. 1978
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10. 2060



Flat no. 4.

मबई-३१	
दस्त क्र. ६८७३	२०२५
२०१/२१०	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNIL K TOMMUNDRUM
BALASUBRAMANIA KRISHNARAJA
TOMMUNDRUM

३१/१२/१९६५

Membership Account Number
AAPPT5338M







भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/17012/09432

To,
आशिष अरुण घोणे
Ashish Arun Ghone
S/O: Arun Ghone
A/6, Sujata Nivas CHS. LTD.
S.V. Road
Opp Sidharth Hotel
Mumbai
Bandra West Mumbai Mumbai
Maharashtra 400050
9969014613

08/11/2013

Ref: 181 / 08L / 313706 / 314026 / P



SH636129601FT



आपला आधार क्रमांक / Your Aadhaar No. :

8465 0583 1836

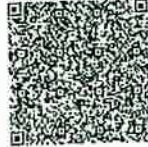
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



आशिष अरुण घोणे
Ashish Arun Ghone
जन्म तारीख / DOB : 04/05/1965
पुरुष / Male



8465 0583 1836

आधार - सामान्य माणसाचा अधिकार

A-B मबई-३१	
दस्त क्र. ६८७३	२०२५
२०२२/२०२०	



आयकर विभाग
INCOME TAX DEPARTMENT
ASHISH ARUN GHONE
ARUN NARHARI GHONE
04/05/1965
Permanent Account Number
ACEPG7255P
Signature

Ahane

1. The first part of the paper
 is devoted to a general
 introduction of the
 subject.

2. The second part of the paper
 is devoted to a detailed
 description of the
 method.

3. The third part of the paper
 is devoted to a discussion
 of the results.

4. The fourth part of the paper
 is devoted to a conclusion.

5. The fifth part of the paper
 is devoted to a bibliography.

Flat-12.

मबई-३१	
दस्त क्र.६८४३	२०२५
२०३/२५०	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIBPK3753H



नाम /NAME

SUNDEEP SRINIVAS KAMATH

पिता का नाम /FATHER'S NAME

SRINIVAS MADHAVA KAMATH

जन्म तिथि /DATE OF BIRTH

25-12-1975

हस्ताक्षर /SIGNATURE

P.R.Sharma

आयकर आयुक्त (कंप्यूटर केन्द्र)

Commissioner of Income-tax(Computer Operations)



100-1000	1000
1000	1000
1000	1000
1000	1000



Flat No 23

मबई-३१	
दस्त क्र. ६८४३	२०२५
२००/२१०	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY BRIJBHUSHAN SHARMA

BRIJBHUSHAN NANDKISHORE SHARMA

20/09/1965
Permanent Account Number
ANPPS0428J

Sanjay Sharma
Signature

भारत सरकार

38032008



Sanjay Sharma

100
100

100



भारत सरकार
GOVERNMENT OF INDIA



अमोल मधुकर जाधव
Amol Madhukar Jadhav
जन्म तारीख / DOB: 18/08/1983
पुरुष / MALE
Mobile No.: 9987204144

AJadhav



3580 5818 6624

माझे आधार, माझी ओळख

मबई-३१	
दस्त क्र. ६८४३	२०२५
२७/२५०	



भारत सरकार
Government of India
Vikas D Shelar
जन्म तिथि / DOB: 25/05/1968
पुरुष / MALE
Mobile No.: 7715890641

आधार पहचान का प्रमाण है, जागरूकता या प्रचलित का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण या स्पष्टर कोड)
आधार (सत्यापन की स्थिति) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth.
It should be used with verification (online authentication or scanning
of QR code / offline XML)

5433 4279 4883

मेरा आधार, मेरी पहचान

11

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11	



520/6843

सोमवार, 17 मार्च 2025 12:10 म.नं.

दस्त गोषवारा भाग-1

मबई31

दस्त क्रमांक: 6843/2025

दस्त क्रमांक: मबई31 /6843/2025

बाजार मूल्य: रु. 34,43,33,000/-

मोबदला: रु. 30,14,46,610/-

भरलेले मुद्रांक शुल्क: रु.1,76,66,650/-

मबई-39

दस्त क्र. EL63

2024

2024/2024

दु. नि. सह. दु. नि. मबई31 यांचे कार्यालयात

पावती:7307

पावती दिनांक: 17/03/2025

अ. क्रं. 6843 वर दि.17-03-2025

सादरकरणाराचे नाव: रोसवॉल्ट रियल्टी प्रायव्हेट लिमिटेड जे संचालक दिलीप चिमणलाल सोलंकी

रोजी 12:06 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 5000.00

पृष्ठांची संख्या: 250

दस्त हजर करणाऱ्याची सही:

एकुण: 35000.00

सह दु.नि.मबई 31

सह दुय्यम निबंधक वर्ग २

सह दु.नि.मबई 31

सह दुय्यम निबंधक वर्ग २

मुंबई-३९

मुंबई-३९

दस्तावेज प्रकार: विकसनकारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानिय असलेल्या कोणत्याही कृषक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 17 / 03 / 2025 12 : 06 : 08 PM ची वेळ: (सादरकरण)

शिक्षा क्रं. 2 17 / 03 / 2025 12 : 09 : 21 PM ची वेळ: (फी)



प्रतिज्ञापत्र

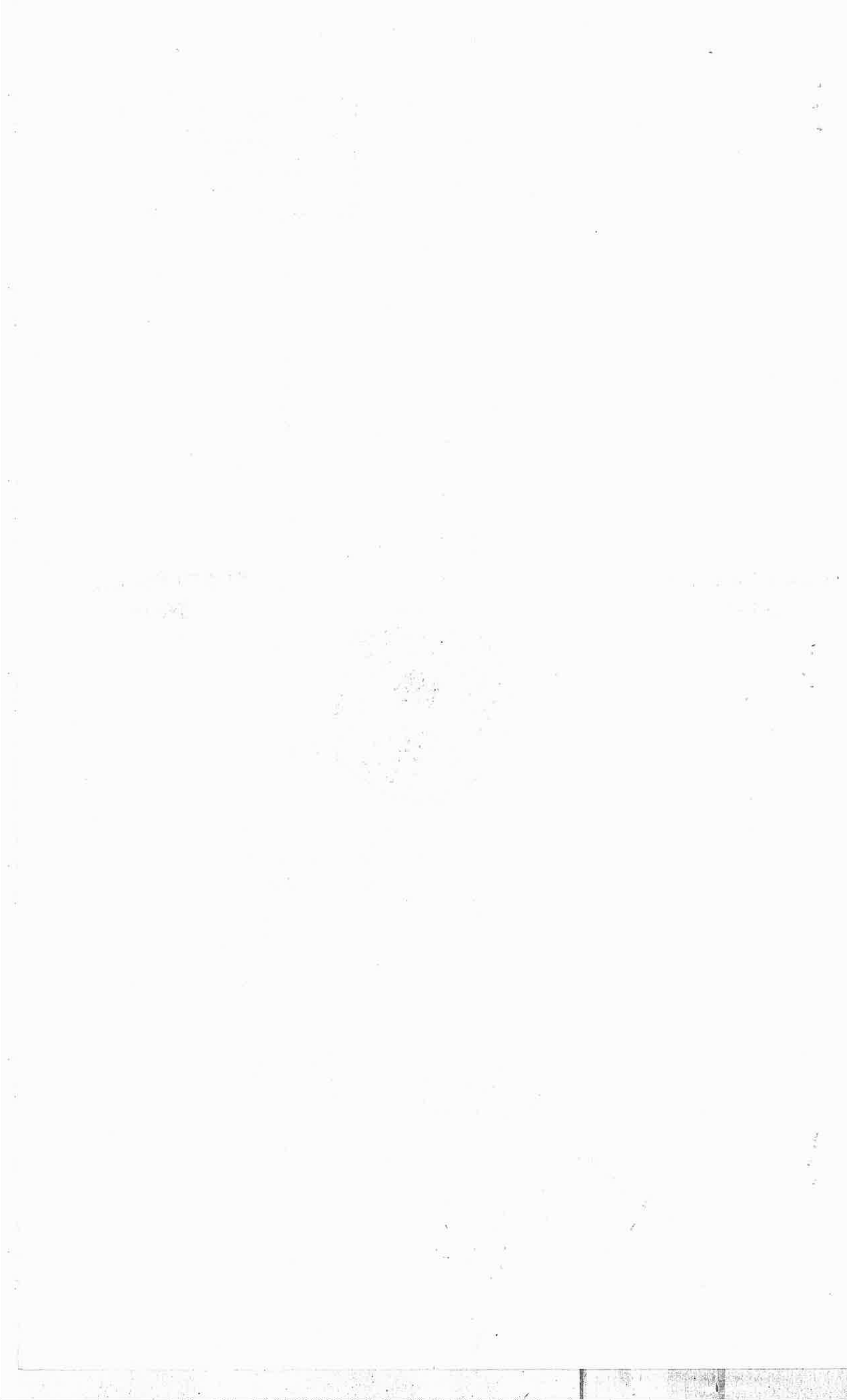
प्रस्तुत दस्तऐवज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम १९६९ मधील तरतुदीनुसार निष्पादीत करून नोंदणीस सादर केलेला आहे. दस्तऐवजासोबत जोडलेली कागदपत्रे, नकाशे व कुलमुखत्यारपत्रे यांच्या सत्यता व वैधतेबाबतची खात्री दस्तऐवजातील निष्ठा ३ यांनी केलेली असून त्याची सर्वस्व जबाबदारी यांनी केली आहे. प्रस्तुत दस्तांतरणास केंद्र अथवा राज्य स्तरावरील कोणत्याही अधिनियम/नियम/अधिसूचना अथवा परिपत्रके यांचे निर्बंध नाहीत वा उल्लंघन होत नाही.

लिहून देणार

१)

लिहून घेणार

१)





दस्त गोपवारा भाग-2

मबई31

दस्त क्रमांक:6843/2025






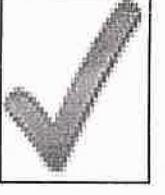










17/03/2025 12 35:38 PM

दस्त क्रमांक :मबई31/6843/2025
दस्ताचा प्रकार :-विकसनकरारनामा

मबई-31
दस्त क्र. 6843 2024
200




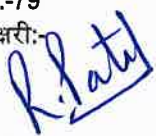








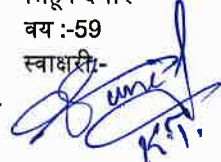


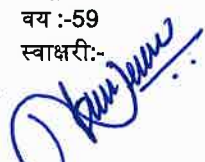


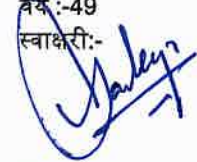





अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर चंद्रशेखर ठक्कर पत्ता:प्लॉट नं: 1, माळा नं: 0, इमारतीचे नाव: तळ मजला,सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-72 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर स्माईल केअर क्लिनिक प्रायव्हेट लिमिटेड तर्फे संचालिका वैशाली कराड पत्ता:प्लॉट नं: 2, माळा नं: 0, इमारतीचे नाव: तळ मजला,सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-56 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर रेणू भरत पटेल पत्ता:प्लॉट नं: 3, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-79 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर सुनील के.तोमुंडरूम पत्ता:प्लॉट नं: 4, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-59 स्वाक्षरी:- <i>[Signature]</i>		
5	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर मोहन आनंद गुरबक्षानी पत्ता:प्लॉट नं: 5, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-82 स्वाक्षरी:- <i>[Signature]</i>		
6	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर आशिष वरुण घोणे पत्ता:प्लॉट नं: 6, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-59 स्वाक्षरी:- <i>[Signature]</i>		
7	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर कौशल अशिष घोणे पत्ता:प्लॉट नं: 6, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-51 स्वाक्षरी:- <i>[Signature]</i>		
8	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर नवाज गेदरेज दांडीवाला पत्ता:प्लॉट नं: 8, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-78 स्वाक्षरी:- <i>[Signature]</i>		



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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 9 | नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर बाँम्बे अर्बन इंडस्ट्रियल लीग फॉर डेव्हलोपमेंट (बिल्ड) जनरल सेक्रेटरी रत्ना मरियादास
पत्ता:प्लॉट नं: 11, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर:AAGAS2613A | मान्यता देणार
वय :-55
स्वाक्षरी:-
<i>Shilpa</i> |  |  |
| 10 | नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर संदीप श्रीनिवास कामथ
पत्ता:प्लॉट नं: 12, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर:AAGAS2613A | मान्यता देणार
वय :-49
स्वाक्षरी:-
<i>Sanjay</i> |  |  |
| 11 | नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर असमा रईस झहीर
पत्ता:प्लॉट नं: 16, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर:AAGAS2613A | मान्यता देणार
वय :-78
स्वाक्षरी:-
<i>Asma Zaher</i> |  |  |
| 12 | नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर जितिका श्रीकांत पारिख
पत्ता:प्लॉट नं: 19, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर:AAGAS2613A | मान्यता देणार
वय :-76
स्वाक्षरी:-
<i>Jitika</i> |  |  |
| 13 | नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर शामजी कांजी गाला
पत्ता:प्लॉट नं: 21, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर:AAGAS2613A | मान्यता देणार
वय :-72
स्वाक्षरी:-
<i>Shamji</i> |  |  |
| 14 | नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर अमृतबेन शामजी गाला
पत्ता:प्लॉट नं: 21, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर:AAGAS2613A | मान्यता देणार
वय :-66
स्वाक्षरी:-
<i>अमृत शामजी गाला</i> |  |  |
| 15 | नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर ब्रिजनारायन
पत्ता:प्लॉट नं: 22, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर:AAGAS2613A | मान्यता देणार
वय :-72
स्वाक्षरी:-
<i>Brijnarayan</i> |  |  |
| 16 | नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर संजय ब्रिजभूषण शर्मा
पत्ता:प्लॉट नं: 23, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर:AAGAS2613A | मान्यता देणार
वय :-59
स्वाक्षरी:-
<i>Sanjay</i> |  |  |



मबई-३१	
दस्त क्र. ६८७३	२०२५
२५/२५०	

17	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर बॉम्बे अर्बन इंडस्ट्रियल लीग फॉर डेवेलोपमेंट (बिल्ड) तर्फे जनरल सेक्रेटरी रत्ना मरियादास पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 1,सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-55 स्वाक्षरी:- 		
18	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर रेणू पटेल पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 2,सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-79 स्वाक्षरी:- 		
19	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर झुवेर अब्दुल हमीद काझी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 3, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-57 स्वाक्षरी:- 		
20	नाव:(मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर वास्पर दांडीवाला पत्ता:प्लॉट नं: 8, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	मान्यता देणार वय :-44 स्वाक्षरी:- 		
21	नाव:सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे सेक्रेटरी सुनील कृष्णराज टॉममुड्रम पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	लिहून देणार वय :-59 स्वाक्षरी:- 		
22	नाव:सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर संजय शर्मा पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	लिहून देणार वय :-59 स्वाक्षरी:- 		
23	नाव:सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर डॉ.संदीप कामथ पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	लिहून देणार वय :-49 स्वाक्षरी:- 		
24	नाव:सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर आशिष अरुण घोणे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	लिहून देणार वय :-59 स्वाक्षरी:- 		



मबई-३१	
दस्त क्र. ६८४३	२०२५
२०६/२१०	

25 नाव:रोसवॉल्ट रियल्टी प्रायव्हेट लिमिटेड चे संचालक दिलीप चिमणलाल सोलंकी
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 903,नमन सेंटर, ब्लॉक नं: एलआयसी डिजिटल समोर,सी 31 जी ब्लॉक,बांद्रा कुर्ला कॉम्प्लेक्स,बांद्रा पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI.
पॅन नंबर:AAECV8453B

लिहून घेणार
वय :-54
स्वाक्षरी:-



[Handwritten Signature]

वरील दस्तऐवज करून देणार तथाकथित विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:17 / 03 / 2025 12 : 34 : 01 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

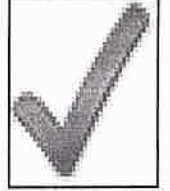
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:विकास . शेलार
वय:58
पत्ता:39 आर.सी.मार्ग,चेंबूर मुंबई
पिन कोड:400071

छायाचित्र

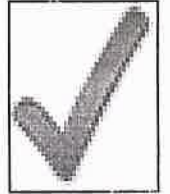
ठसा प्रमाणित

स्वाक्षरी



2 नाव:अमोल . जाधव
वय:41
पत्ता:39 आर.सी.मार्ग,चेंबूर मुंबई
पिन कोड:400071

[Handwritten Signature]
स्वाक्षरी



शिक्का क्र.4 ची वेळ:17 / 03 / 2025 12 : 34 : 50 PM

मबई-३१	
दस्त क्र.६८४३	२०२५
२५०/२५०	

सह दु.नि. मुंबई ३१

सह दुय्यम निबंधक वर्ग २

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/164/2025	1100900	17666650	SD		
2		DHC		0325170604936	1000	RF	0325170604936D	17/03/2025
3		DHC		0325176504690	2000	RF	0325176504690D	17/03/2025
4		DHC		0325170505116	2000	RF	0325170505116D	17/03/2025
5		eChallan		MH017772622202425E	30000	RF	0009877380202425	17/03/2025

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

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प्रमाणित करण्यात येते कि या दस्तामध्ये 6843 /2025

पुस्तक क्र.१ मबई-३१/६८४३ /२०२५

या क्रमाकावर नोंदला

दिनांक १७/३/२०२५

(इ.डी.देवशी)

सह दुय्यम निबंधक वर्ग २ मुंबई-३१
मुंबई





17/03/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 31

दस्त क्रमांक : 6843/2025

नोदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	301446610
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	344333000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: विकसनकरारनामा, जमीन व बिल्डिंग, भौजे बांद्रा, सी.टी.एस.नं.1172, या वरील इमारत सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, एस.वि.रोड, बांद्रा पश्चिम, मुंबई 400050, क्षेत्रफळ 1417.20 चौ. मी. अभिनिर्णित क्रमांक.एडीजे/1100900/164/2025 अन्वये बाजारभाव रु.34,43,33,000/- मोबदला रु.30,14,46,610/- त्यावर भरलेले मुद्रांक शुल्क रु.1,72,17,000/- व बँक गॅरंटी रु.15,00,00,000/- यावर भरलेले मुद्रांक शुल्क रु.4,50,000/- एकूण मुद्रांक शुल्क रु.1,76,67,000/- दिनांक 13.03.2025 दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 1172 ;))
(5) क्षेत्रफळ	1) 1417.20 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे सेक्रेटरी सुनील कृष्णराज टॉममुंड्रम वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 2): नाव:-सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर संजय शर्मा वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 3): नाव:-सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर डॉ.संदीप कामथ वय:-49; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 4): नाव:-सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर आशिष अरुण घोणे वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 5): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर चंद्रशेखर ठक्कर वय:-72; पत्ता:-प्लॉट नं: 1, माळा नं: 0, इमारतीचे नाव: तळ मजला, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 6): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर स्मार्थिल केजर क्लिनिक प्रायव्हेट लिमिटेड तर्फे संचालिका वैशाली कराड वय:-56; पत्ता:-प्लॉट नं: 2, माळा नं: 0, इमारतीचे नाव: तळ मजला, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 7): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर रंगू भरत पटेल वय:-79; पत्ता:-प्लॉट नं: 3, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 8): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर सुनील के.तोम्मुंडरुम वय:-59; पत्ता:-प्लॉट नं: 4, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 9): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर मोहन आनंद गुरबक्षानी वय:-82; पत्ता:-प्लॉट नं: 5, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 10): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर आशिष अरुण घोणे वय:-59; पत्ता:-प्लॉट नं: 6, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 11): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर कौशल आशिष घोणे वय:-51; पत्ता:-प्लॉट नं: 6, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 12): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर नवाज गोदरेज दांडीवाला वय:-78; पत्ता:-प्लॉट नं: 8, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 13): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर बॉम्बे अर्बन इंडस्ट्रियल लीग फॉर डेव्हलपमेंट (बिल्ड) जनरल सेक्रेटरी रत्ना मरियादास वय:-55; पत्ता:-प्लॉट नं: 11, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A 14): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर संदीप श्रीनिवास कामथ वय:-49; पत्ता:-प्लॉट नं: 12, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड,



ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

15): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर असमा रईस झहीर वय:-78; पत्ता:-प्लॉट नं: 16, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

16): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर जितिका श्रीकांत पारिख वय:-76; पत्ता:-प्लॉट नं: 19, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

17): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर शामजी कांजी गाला वय:-72; पत्ता:-प्लॉट नं: 21, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

18): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर अमृतबेन शामजी गाला वय:-66; पत्ता:-प्लॉट नं: 21, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

19): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर ब्रिजनारायण वय:-72; पत्ता:-प्लॉट नं: 22, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

20): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर संजय ब्रिजभूषण शर्मा वय:-59; पत्ता:-प्लॉट नं: 23, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

21): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर बॉम्बे अर्बन इंडस्ट्रियल लीग फॉर डेवेलोपमेंट (बिल्ड) तर्फे जनरल सेक्रेटरी रत्ना मरियादास वय:-55; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 1, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

22): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर रेणू पटेल वय:-79; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 2, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

23): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर झुबेर अब्दुल हमीद काझी वय:-57; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 3, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

24): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर वास्पर दांडीवाला वय:-44; पत्ता:-प्लॉट नं: 8, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- रोसवॉल्ट रियल्टी प्रायव्हेट लिमिटेड चे संचालक दिलीप चिमणलाल सोलंकी वय:-54; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 903, नमन सेंटर, ब्लॉक नं: एलआयसी डिजिटल समोर, सी 31 जी ब्लॉक, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAECV8453B

(9) दस्तऐवज करून दिल्याचा दिनांक	17/03/2025
(10) दस्त नोंदणी केल्याचा दिनांक	17/03/2025
(11) अनुक्रमांक, खंड व पृष्ठ	6843/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	17666650
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग २
मुंबई-३१

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/164/2025	1100900	17666650	SD		
2		DHC		0325170604936	1000	RF	0325170604936D	17/03/2025
3		DHC		0325176504690	2000	RF	0325176504690D	17/03/2025
4		DHC		0325170505116	2000	RF	0325170505116D	17/03/2025
5		eChallan		MH017772622202425E	30000	RF	0009877380202425	17/03/2025

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