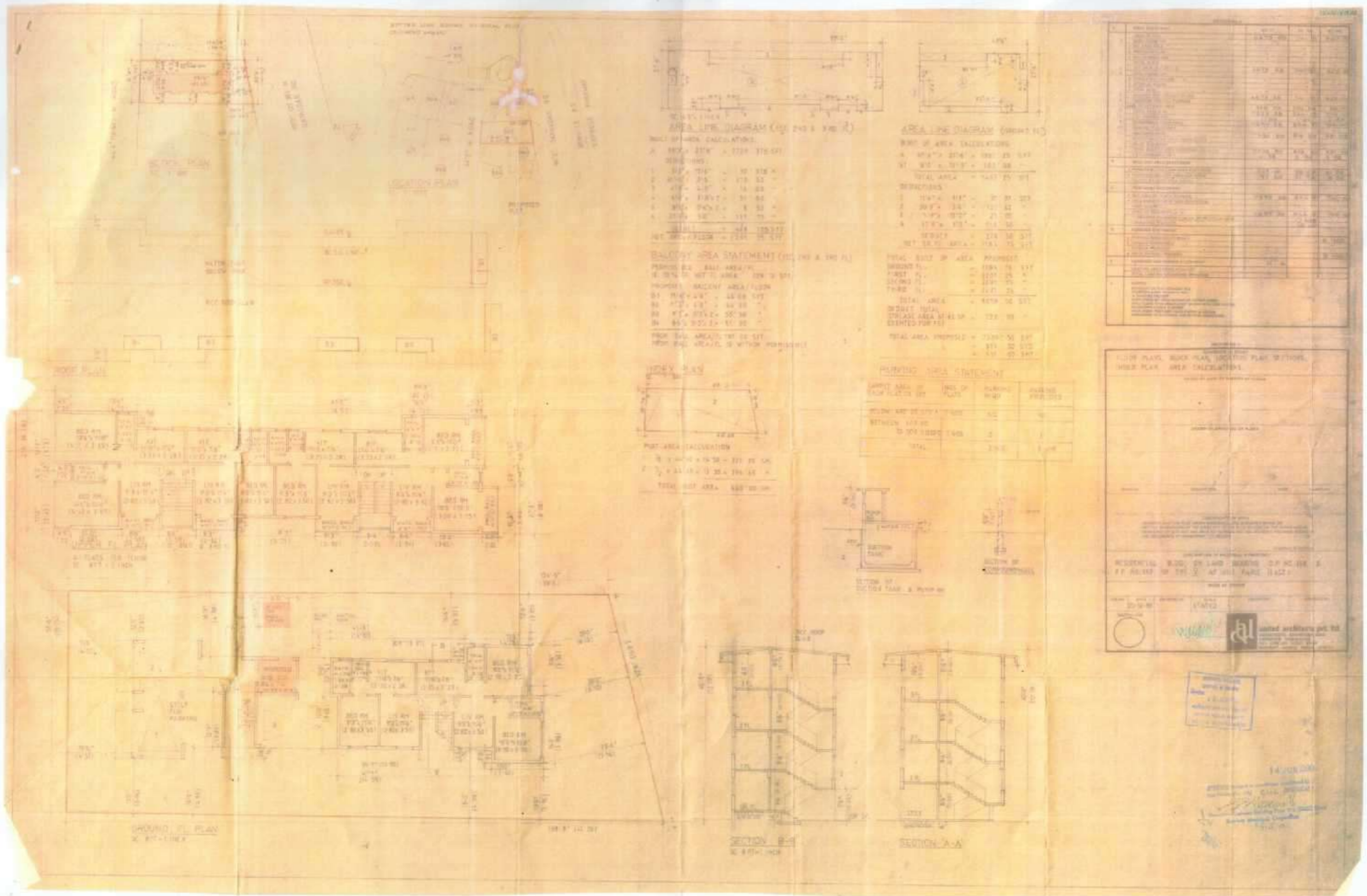


# Annexure -A



## Annexure - B

SR. No.	Names of the Members	Flat No.	Floor	Built up Sq mt	Existing Carpet Area in sq.ft.	Stilt	Share Certificate No.	PAN Nos.
1	Mrs. T. R. Prameela Prasad	1 A	1	64.70	696	1 & 2	1 & 16	CORPP4316M
2	Mrs Beejal Hirani	2 A	1	41.50	447		2 & 17	AATPH7285D
3	Rockwin Flowmeter India Pvt Ltd	3 A	2	64.70	696		3,18 & 30	AAACR1422N
4	Menon Impex Pvt Ltd	4 A	2	41.50	447		4, 19 & 31	AAACM4297J
5	Bhaav Samadhi Vichaar Samadhi Trust	5 A	3	64.70	696		15, 20 & 38	AAETB4715H
6	Menon Impex Pvt Ltd	6 A	3	41.50	447		6, 21 & 32	AAACM4297J
7	Mrs. Sulochana Hirani	1 B	Gr	39.11	421		7 & 22	AAAPH7693E
8	Mr. Sudhir Hirani	2 B	Gr	53.51	576	4 & 5	8 & 23	AAAPH8115K
9	Mrs. Seema Saraf & Mrs. Anuradha Saraf	3 B	1	41.50	447		9 & 24	AIBPS7811A BCGPS0057Q
10	Allcon & Allcon	4 B	1	65.29	703	3	10,25 & 33	AAAF6395G
11	Fedex Securities Pvt Ltd	5 B	2	41.50	447		12 26 34	AAACF0959N
12	Fedex Securities Pvt Ltd	6 B	2	65.29	703		13 27 35	AAACF0959N
13	Fedex Securities Pvt Ltd	7 B	3	41.50	447		14 28 36	AAACF0959N
14	Fedex Securities Pvt Ltd	8 B	3	65.29	703		16 29 37	AAACF0959N
	<b>Total area</b>			<b>731.59</b>	<b>7876</b>			

**Jai Chambers Co-operative Premises Society Ltd.**

Reg. No. Bom / W - KE / Hsg / (TC) / 6133 of 1992

Plot No. 357, T.P.S. No. V,  
Service Road, Vile Parle (E),  
Mumbai - 400 057.

October 17, 2024

To,  
The Deputy Registrar,  
Co-operative Societies, K-East Ward,  
Room No. 315, 3<sup>rd</sup> Floor,  
Wadala Truck Terminus, Wadala (East),  
Mumbai - 400 037.

**Sub: Issue of NOC/Order for Selection of Developer for Proposed Redevelopment of Jai Chambers Co-op Premises Society Ltd., Plot No. 357, T.P.S. No. V., Dayaldas Road, Vile Parle (E), Mumbai- 400057.**

Respected Sir,

We are glad to inform you that the Special General Body Meeting of Jai Chambers Co-op Premises Society, Ltd., Plot no. 357, T.P.S. No. V., Dayaldas Road, Vile Parle (E), Mumbai - 400057 was held in the society's at 04:30 pm on Thursday, the 17<sup>th</sup> October 2024 in the presence of your appointed Authorized Officer; Mr. Atul More and Mr. Jaweed Mohammed Ishaq Ghazali, our society's PMC to appoint the Developer as per the procedure by Govt. Guidelines under Section 79A dated 04/07/2019.

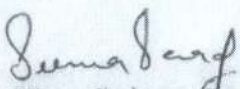
The meeting was attended by 8 members out of 10 members. As per the Resolution passed in the meeting on 17<sup>th</sup> October 2024, M/s. Nambiar Realty was unanimously selected by the General Body Members as the Developer to do our redevelopment project.

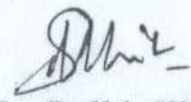
Enclosing herewith are the following documents for your ready reference:

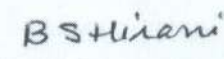
- 1) Copy of the Minutes of the SGBM held on 17<sup>th</sup> October 2024 for selection of the Developer
- 2) Xerox copy of Members Attendance on 17<sup>th</sup> October 2024
- 3) Xerox copies of consent Letters from 8 members for voting for Developer selection
- 4) Original Pen Drive containing the video recording of the voting for Developer selection in the SGM held on 17<sup>th</sup> October 2024

Thanking you,

Sincerely,  
**For and Behalf of The Managing Committee**  
**Jai Chambers Co-op Premises Society Ltd.,**

  
Mrs. Seema Saraf  
(Hon. Chairman)

  
Mr. Sudhir Hirani  
(Hon. Secretary)

  
Mrs. Beejal Hirani  
(Hon. Treasurer)



**Jai Chambers Co-operative Premises Society Ltd.**

Reg. No. Bom / W - KE / Hsg / (TC) / 6133 of 1992

Plot No. 357, T.P.S. No. V,  
Service Road, Vile Parle (E),  
Mumbai - 400 057.

October 17, 2024

**MINUTES OF THE SPECIAL GENERAL BODY MEETING OF JAI CHAMBERS CO-OPERATIVE PREMISES SOCIETY LIMITED HELD ON THURSDAY, THE 17<sup>TH</sup> OCTOBER 2024 AT 04:30 PM IN OFFICE NO.8-B (CONFERENCE HALL OF THE FEDEX SECURITIES ON THIRD FLOOR OF THE SOCIETY BUILDING) FOR SELECTION OF THE DEVELOPER.**

The following are the members of Jai Chambers Co-operative Premises Society Limited.

#	NAME OF THE MEMBER	FLAT NO.
1	Mr. T.R. Prameela Prasad	1 A
2	Mr. Krish Hirani (Associate Member of Mrs. Beejal Hirani)	2 A
3	Mr. Shankar Mathur (Authorised Representative of Rockwin Flowmeters India Pvt Ltd)	3 A
4	Mr. Raghu Nandan Menon (Director and Authorised Representative of Menon Impex Pvt. Ltd.)	4 A and 6A
5	Dr. Ira Shah	5 A
6	Mr. Sunil Hirani (Associate Member of Mrs. Sulochana Hirani)	1 B
7	Mr. Karan Hirani (Associate Member of Mr. Sudhir Hirani)	2 B
8	Mrs. Seema Saraf	3 B
9	Mr. Sunil Saraf (Authorised Representative of Allcon & Allcon)	4 B
10	Mr. V. Krishnadas Nayanar (Authorised Representative of Fedex Securities Pvt. Ltd.)	5 B, 6B, 7B and 8B

The meeting started at 04:30 pm as the required quorum was already present. Out of 10 members, 8 members were physically present. The Hon. Chairman welcomed the General Body Members in the presence of the PMC Mr. Jaweed Mohammed Ishaq Ghazali and the Authorized Officer Mr. Atul More and Mr. Aryind Manvar who came from the Co-operative Societies Registrar's office, Wadala to conduct, supervise, monitor the meeting and to ensure the compliance of 79A of MCS Act, 1960 dated 04/09/2019 for conducting voting for selection of the Developer.

Mr. Atul More welcomed the General Body Members and informed the Hon. Chairman that amongst the members, one member needs to be selected to Chair for today's meeting. It was then suggested by the General Body that Mr. Shankar Mathur shall take the Chair which was unanimously agreed by the General Body Members.



**Annexure - C**

# Jai Chambers Co-operative Premises Society Ltd.

Reg. No. Bom / W - KE / Hsg / (TC) / 6133 of 1992

Plot No. 357, T.P.S. No. V,  
Service Road, Vile Parle (E),  
Mumbai - 400 057.

**“RESOLVED THAT Mr. SHANKAR MATHUR BE THE CHAIRMAN FOR TODAY’S MEETING AND TAKE THE CHAIR AS SUGGESTED BY THE AUTHORISED OFFICER, Mr. ATUL MORE AND HEREBY AGREED BY THE GENERAL BODY UNANIMOUSLY”.**

**PROPOSED BY: Mr. RAGHU NANDAN MENON  
SECONDED BY: Mr. V. KRISHNADAS NAYANAR  
RESOLVED: Unanimously**

Mr. Atul More then requested Mr. Shankar Mathur to proceed with the meeting as per the agenda.

- 1) To select and finalize the preferred Developer for the redevelopment of our Society building and pass an appropriate Resolution as per the Govt. Guidelines under Section 79(A) dated 04/07/2019.**

Mr. Atul More asked the PMC, Mr. Jaweed Mohammed Ishaq Ghazali to read out the offers received from the three Developers; M/s. Skyline Builders & Developers., M/s. Nambiar Realty. and M/s. Skyline Landmark Projects Private Ltd.

After that, Mr. Atul More then informed the General Body Members that now that everything is clear to all, he will read out the names of three Developers and accordingly members will need to raise their hands in front of the video recording and let him know in which Developer’s favour they want to vote for. After this exercise, the members will also need to give their written consent for selection of the Developer.

All the members raised their hands in favor of the Developer; M/s. Nambiar Realty. Mr. Atul More then requested the acting Chairman; Mr. Shankar Mathur to count the number of hands raised. So, as per the voting counts, 8 (eight) members physically voted for M/s. Nambiar Realty.

Mr. Atul More asked the Hon. Chairman that besides the members physically present, were there any other members attending online and if yes then ask the members about their vote. The Chairman informed Mr. Atul More that none of the members were present Online.

Since all the members, physically and virtually present, voted for M/s. Nambiar Realty and that no members voted for M/s. Skyline Builders & Developers and M/s. Skyline Landmark Projects Private Ltd., Mr. Atul More declared and it was then resolved that M/s. Nambiar Realty is the selected Developer voted by the General Body Members which was final. Mr. Atul More than requested Mrs. Seema Saraf to go ahead with the next agenda.



# Jai Chambers Co-operative Premises Society Ltd.

Reg. No. Bom / W - KE / Hsg / (TC) / 6133 of 1992

Plot No. 357, T.P.S. No. V,  
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Mumbai - 400 057.

- 2) To authorize the Managing Committee for signing and issuing Letter of Appointment/Intent in favor of the appointed developer and taking the redevelopment process ahead.

The acting Chairman; Mr. Shankar Mathur asked the General Body Members whether they agree to authorize the Managing Committee to sign the Appointment Letter and Letter of Intent related to redevelopment to which the General Body unanimously agreed and approved the same.

**“RESOLVED THAT MANAGING COMMITTEE OF THE SOCIETY BE AND IS HEREBY AUTHORIZED TO SIGN THE APPOINTMENT LETTER / LETTER OF INTENT RELATED TO REDEVELOPMENT OF THE SOCIETY BUILDING”**

**PROPOSED BY: Mr. Sunil Hirani**

**SECONDED BY: Mr. Sunil Saraf**

**RESOLVED: Unanimously**

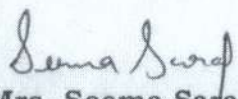
Mr. Atul More asked the PMC whether any Representative from M/s. Nambiar Realty will be coming to which the PMC said yes. A few minutes later, Mr. Kunhi Krishnan Nambiar, Proprietor came in and were introduced to Mr. Atul More who conveyed to them that the General Body Members have unanimously voted and selected M/s. Nambiar Realty as their Developer to execute their redevelopment project. Mr. Kunhi Krishnan Nambiar thanked the General Body for selecting M/s. Nambiar Realty as the Developer and assured the members that he will abide by the offer given to the society and will do his best to complete the project in time.

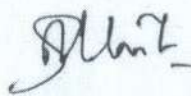
The meeting concluded with a vote of thanks from the acting Chairman, Mr. Shankar Mathur to Mr. Atul More (the Authorized Officer), Mr. Jaweed Mohammed Ishaq Ghazali, (PMC,) Mr. Sudhir Hirani, Mrs. Beejal Hirani and to the other members of the General Body.

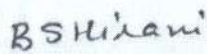
Thank you,

Sincerely,

**For & behalf of the Managing Committee  
Jai Chambers Co-operative Premises Society Ltd.,**

  
**Mrs. Seema Saraf  
(Hon. Chairman)**

  
**Sudhir Hirani  
(Hon. Secretary)**

  
**Mrs. Beejal Hirani  
(Hon. Treasurer)**



**Annexure - C**

**Jai Chambers Co-operative Premises Society Ltd.**

Reg. No. Bom / W - KE / Hsg / (TC) / 6133 of 1992

Plot No. 357, T.P.S. No. V,  
Service Road, Vile Parle (E),  
Mumbai - 400 057.


Date: 17<sup>th</sup> October 2024

**ACKNOWLEDGEMENT FROM MEMBERS ON THE MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD AT 04:30 PM ON THURSDAY, THE 17<sup>TH</sup> OCTOBER 2024 IN OFFICE No. 8-B (CONFERENCE HALL OF THE FEDEX SECURITIES ON THE THIRD FLOOR OF THE SOCIETY BUILDING) FOR SELECTION OF THE DEVELOPER.**

#	NAME OF THE MEMBER	FLAT NO.
1	Mr. T.R. Prameela Prasad - Absent	1 A
2	Mr. Krish Hirani (Associate Member of Mrs. Beejal Hirani)	2 A
3	Mr. Shankar Mathur (Authorised Representative of Rockwin Flowmeters India Pvt Ltd)	3 A
4	Mr. Raghu Nandan Menon (Director and Authorised Representative of Menon Impex Pvt. Ltd.)	4 A and 6A
5	Dr. Ira Shah - Absent	5 A
6	Mr. Sunil Hirani (Associate Member of Mrs. Sulochana Hirani)	1 B
7	Mr. Karan Hirani (Associate Member of Mr. Sudhir Hirani)	2 B
8	Mrs. Seema Saraf	3 B
9	Mr. Sunil Saraf (Authorised Representative of Allcon & Allcon)	4 B
10	Mr. V. Krishnadas Nayanar (Authorised Representative of Fedex Securities Pvt. Ltd.)	5 B, 6B, 7B and 8B



## Annexure - C

Attendance Sheet - Special General Body Meeting held on 17/10/2024			
Sr. No.	Name	Unit No.	Signature
1	Mrs. T. R. Pramila Prasad	1 A	Absent.
2	Mr Krish Hirani	2 A	Krish Hirani
3	Rockwin Flowmeters India Pvt Ltd	3 A	Shehu Macker
4	Menon Impex Pvt Ltd	4 A	Kadru
5	Menon Impex Pvt Ltd	6 A	
6	Dr. Ira Shah	5 A	Absent.
7	Mr. Sunil Hirani (Associate Member of Mrs. Sulochana A Hirani)	1 B	Sunil Hirani
8	Mr. Karan Hirani	2 B	Karan Hirani
9	Mrs. Seema Saraf	3 B	Seema Saraf
10	Allcon & Allcon	4 B	Anil Saraf
11	Fedex Securities Pvt Ltd	5 B	<div style="text-align: right;">  </div>
12	Fedex Securities Pvt Ltd	6 B	
13	Fedex Securities Pvt Ltd	7 B	
14	Fedex Securities Pvt Ltd	8 B	







महाराष्ट्र शासन  
सहकार, पणन व वस्त्रोद्योग विभाग

## उपनिबंधक, सहकारी संस्था, के-पूर्व विभाग, मुंबई यांचे कार्यालय

बि.नं.ए-१, रुम.नं.३१५, तिसरा मजला, वडाळा ट्रक टर्मिनल, आरटीओ जवळ, वडाळा (पू) मुंबई - ४०० ०३७.

जा.क्र./उपनि/के-पू.वि/मुंबई/बी-५/ २०२४ /२०२४  
दिनांक :- २४/१०/२०२४.

प्रति,

अध्यक्ष/सचिव,

✓ जय चेंबर को-ऑप.हौसिंग सोसायटी लि.,  
प्लॉट नं.३५७, टीपीएस नं. V, सर्विस रोड,  
विलेपार्ले (पूर्व) मुंबई - ४०० ०५७,

**विषय:-** संस्थेच्या पुनर्विकासाबाबत..

**संदर्भ -** १. शासन निर्णय क्रमांक सगृयो २०१८/प्र.क्र. ८५/१४-स, दिनांक ०४.०७.२०१९.

२. संस्थेकडील दिनांक २७.०९.२०२४ रोजीचे पत्रासोबत या कार्यालयास दिनांक  
०७.१०.२०२४ रोजी प्राप्त प्रस्ताव.

३. या कार्यालयाकडील दिनांक ०९.१०.२०२४ रोजीचे पत्र.

४. प्राधिकृत अधिकारी यांचेकडील दिनांक २१.१०.२०२४ रोजीचा अहवाल.

५. संस्थेच्या दिनांक १७.१०.२०२४ रोजीच्या सभेचे इतिवृत्त.

उपरोक्त संदर्भीय पत्राकडे आपले लक्ष वेधण्यात येत आहे.

जय चेंबर को-ऑप.हौसिंग सोसायटी लि., प्लॉट नं.३५७, टीपीएस नं. V, सर्विस रोड, विलेपार्ले (पूर्व)

मुंबई - ४०० ०५७, या संस्थेच्या इमारतीच्या पुनर्विकासासाठी विकासक निवडीच्या विशेष सर्वसाधारण

सभेसाठी प्राधिकृत अधिकारी यांची नियुक्ती करणेसाठी संस्थेने संदर्भ क्रमांक २ अन्वये सादर केलेला प्रस्ताव विचारात घेऊन या कार्यालयाकडील संदर्भ क्रमांक ३ चे पत्रान्वये श्री.अरविंद मनवर - सहायक सहकारी अधिकारी व श्री.अतुल मोरे - सहायक सहकारी अधिकारी यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आली होती. त्यानुसार प्राधिकृत अधिकारी हे संस्थेने दिनांक १७.१०.२०२४ रोजी बोलाविलेल्या विशेष सर्वसाधारण सभेस उपस्थित होते.

प्राधिकृत अधिकारी यांनी त्यांचेकडील दिनांक २१.१०.२०२४ रोजीचा अहवाल संदर्भ क्रमांक ४ अन्वये या कार्यालयास सादर केला आहे. त्यामध्ये त्यांनी असे नमूद केले आहे की, संस्थेच्या दिनांक १७.१०.२०२४ रोजीच्या सभेस संस्थेच्या एकूण १० सभासदांपैकी ८ सभासद प्रत्यक्ष उपस्थित होते. सदर

## Annexure - D

सभेस प्रत्यक्ष उपस्थित सर्व सभासदांनी सर्वानुमते M/s. Nambiar Realty, यांची संस्थेचे विकासक म्हणून निवड केली आहे.

प्राधिकृत अधिकारी यांनी या कार्यालयास सादर केलेल्या अहवालानुसार संस्थेने पुनर्विकासाबाबत संस्थेच्या एकूण सभासदांच्य ५१ % पेक्षा जास्त सभासदांच्या बहुमताने ठराव मंजूर केलेला असून मंजूर ठरावानुसार संस्थेने M/s. Nambiar Realty, यांची संस्थेचे विकासक म्हणून नियुक्ती केली आहे. त्यामुळे उपरोक्त नियुक्त विकासकाकडून संस्थेच्या इमारतीचे पुनर्विकासाचे काम करुन घेण्यास दिनांक ०४.०७.२०१९ रोजीच्या शासन निर्णयातील नमूद अटी व शर्तीस अधिन राहून या कार्यालयाची काहीही हरकत नाही.

प्रत:-

M/s. Nambiar Realty,



( डॉ.ज्ञानेश्वर डोंगरे )

प्रभारी उपनिबंधक,  
सहकारी संस्था, के-पूर्व विभाग, मुंबई

प्रभारी उपनिबंधक,  
सहकारी संस्था, के-पूर्व विभाग, मुंबई

(पेपर) लिपिकानी डायरीसह १२ दिनांकांत ०४.०७.१९ या दिनांकास पर्यंत ता. ०४.०७.१९ रोजी  
पत्राचारसह यादीची प्रतिलिपी सादर करुन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी  
जाऊन ता. ०४.०७.१९ रोजी कोर्टास येऊन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी  
प्रितबंधक कार्यालय - प्रतिलिपी जरीवा. दि. ०४.०७.१९ रोजी कोर्टास येऊन ता. ०४.०७.१९ रोजी  
ता. ०४.०७.१९ रोजी कोर्टास येऊन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी  
यादीची प्रतिलिपी ता. ०४.०७.१९ रोजी कोर्टास येऊन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी  
दि. ०४.०७.१९ रोजी कोर्टास येऊन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी  
४ कोर्टास येऊन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी कोर्टास येऊन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी  
कोर्टास येऊन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी कोर्टास येऊन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी  
पत्राचारसह यादीची प्रतिलिपी सादर करुन दिनांकास पर्यंत ता. ०४.०७.१९ रोजी

## Annexure -E

“A certified copy of the relevant resolutions pertaining to redevelopment the said Property passed at the SGBM held on January 13, 2025 is annexed hereto and marked **Annexure “ E ”**”.

Details to be given by Society

“ E “

## Annexure - F

### **COMMON AMENITIES & OTHER FEATURES:**

#### **STRUCTURE & PLANNING:**

- Seismic design will be done as per the current relevant IS code 456 and IS code 1893 for Seismic zone III for a safe building design.
- The construction would be Reinforced Concrete with FE500 Reinforcement steel. This will give an extended life to the building
- R.C.C. frame structure M25 to M35 grade concrete as decide by the RCC Consultants.
- The building will be designed and planned by eminent Architects of repute.
- All internal partition walls will be off max 150 MM thick masonry. ( if provided )
- All external wall will be Max 150 MM thick masonry.

#### **ELEVATION:**

- An elegant contemporary low maintenance elevation

#### **EXTERNAL FINISH:**

- 3mm thk Ruff Tuff Coat over Single Coat of Plaster.

#### **WINDOWS:**

- All windows in living Room, Bed Room, kitchen, Toilets and A.C. ducts will have sills of marble / granite

#### **TOILETS / KITCHEN SUNK:**

- Cement plaster with W/P compound as base coat over a coat a coat of comical treatment. Brickbatt coba in the sunken portion as filling, topped with finishing plaster extended on walls up to 2'-0" on all sides.

#### **TERRACE:**

- Cement plaster with W/P compound as base coat over a coat a coat of comical treatment. Brickbatt coba topped with finishing plaster extended on parapet walls up to 1' on all sides & floor finished with china mosaic with 4" skirting on wall.

**O/H WATER TANK:**

- Water proof cements plaster on internal surfaces, with brick batt coba on bottom of tank

**ELECTRICAL:**

- 1/3 phase connections (As per Power Supplier Regulations) will be provided.

**PLUMBING AND SANITATION THROUGH THE EXTERNAL DUCTS:**

- P.V.C. pipes for domestics and flushing water supply fixed on M.S. brackets in shafts.
- Complete loop of supply pipelines at terrace level with adequate no. of pressure reducing valves in shafts.
- Heavy duty PVC pipes for disposal of waste water and soil, Fixed on M.S. Brackets.

**EXTERNAL AMENITIES:**

- The entrance lobby of the building will be specious well designed and elegant.
- The buildings will have ultra-modern automatic elevators.
- Typical lift lobby flooring along with 3” skirting will be Granite / Marble / Vitrified.  
The walls above will be textured paint.
- Automatic level monitoring system for overhead and underground water tank.
- Firefighting arrangements where ever required
- Nonskid chequered tiles paving in society compound
- High security gates
- Domestics and drivers’ toiles on the ground floor
- Security Cabin
- Society office(as per planning)

Yours truly,

For Nambiar Realities

## Annexure - G

### **INTERNAL AMENITIES:**

#### **LIVING ROOM & BED ROOM**

- Only Plater on Internal Walls
- Medium gauge aluminum sliding window.
- Heavy duty latches
- Main Wooden Door

#### **KITCHEN & BATHROOM:**

- Medium gauge aluminum frame.
- Plumbing Connections

#### **STAIRCASE:**

- Treads and Risers upto 1<sup>st</sup> floor will be granite / marble and all other floor will be with polished kola stone along with required skirting.
- Paint above sand faced plaster surface will be coated with acrylic paint.

#### **WATERPROOFING:**

- Will be carried out by an approved water proofing agency who will give us a guarantee of 5 years.

Yours truly,

For Nambiar Realities



September 18, 2024

## Annexure - H

The Secretary,  
Jai Chambers Co-operative  
Premises Society Limited,  
Dayaldas Road, Vile Parle East,  
Mumbai-400057

Dear Sir,

### Sub: Redevelopment of the Society building

We refer to the Tender application submitted by us and the discussions we had with the members of the society. Based on the discussions we had, we give below our revised final offer.

Plot Area	620.00 Sq mtrs	6,673.68 Sq ft
Existing built up area	706.00 Sq mtrs	7,559.38 Sq ft
Existing RERA Carpet area	635.40 Sq mtrs	6,893.45 Sq ft
Additional Area entitlement	247.10 Sq mtrs	2,659.78 Sq ft
Total Built up area permissible	2,092.50 Sq mtrs	22,523.67 Sq ft
Total RERA Carpet Area permissible	1883.25 Sq mtrs	20,271.30 Sq ft

Note:

- 1) Additional area to each member: 27% of the existing Carpet Area
- 2) In the event of the society getting approval for an additional area for construction, all members will get an additional area (eg. if the total BUA is increased from 22,523.67 Sq ft to 24,776.03 Sq ft which is 10%, then all the existing members will be entitled for an increase of 10% ie.  $27 + 10\% = 2.70\%$  which amounts to 29.70% of the total area.
- 3) Rent per month during the period of construction: Rs 80/- per sq ft
- 4) There will not be any hardship compensation
- 5) Relocation charges: Rs 20,000/-
- 6) Period of construction: 30 months (will try to complete in 24 months' time)
- 7) Bank Guarantee will not be available
- 8) GST will be borne by the Developer

Thanking you,

Yours faithfully,

For Nambiar Realty,

Proprietor



2) नो.म.नि.व.मु.नि., दुणे यांचे वर १८.३७-३/ संगणक/ मुद्रांक पावती दुकळती / ०६/३९६, दि.४/०६/२००९.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
 Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1<sup>ST</sup> FLOOR,  
 BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI - 400 051.

D 053032



JAI CHANDERS CO OF PRIM. SEC-LTD

**RECEIPT FOR PAYMENT TO GOVERNMENT**      **NOT TRANSFERABLE**  
 103-(II)      Counter No. : 1

Receipt No. :      Receipt Date :

Received From :

On Account of :      100.00

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
<p style="font-size: 2em; opacity: 0.5;">DELIVERED</p> <p style="font-size: 1.5em; opacity: 0.5;">ADJ/A/1192/009-27</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>					
Case No. :					
Lot No. :      Lot Date :					
Sr. No	Description of Stamps / Franking	Quantity	Denomination (Rs.)		
	<p>मुद्रांक पावती</p> <p>१००.००</p>	<p>१</p>	<p>१००</p>		
<p style="font-size: 2em; opacity: 0.5;">DELIVERED</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>१००.००</p> <p>१००</p> </div>					
Total :					
Rs. :      Rupees :					
Cashier / Accountant			<p>मुद्रांक विलहान्कारि अंधेरी</p> <p>Signature / Designation</p>		

१) शासन परिपत्रक क्रमांक. २०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि. पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३११, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1<sup>ST</sup> FLOOR,  
BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI -400 051.

D 954677

RECEIPT FOR PAYMENT TO GOVERNMENT  
26

NOT TRANSFERABLE  
22/06/2009

Receipt No.: JAI CHAMBERS CO-OP PREMISES LTD

Receipt Date :

Received From : 103-(II)

MMRDA Counter No.: 2

On Account of :

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

PO	498493	20/06/2009	0	130000.00
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Bank Name : CORPORATION BANK (COB)  
Branch Name : VILE PARLE (E)

6002 NUG 22  
JUN 2009

ADJ/A/1392/09

Case No.:

DELIVERED

Lot No. :

Lot Date :



बदर-१/  
90997 | 2  
२००९

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

6002 NUG 22  
23 JUN 2009

DELIVERED

130000.00

One Lakh Thirty Thousand Only -

Total :

Rs.:

Rupees :

Cashier / Accountant

Signature / Designation

Registries & Stamp Office (10 busy) 11-06

- १) शासन परिपत्रक क्रमांक. २०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.  
 २) नो.म.नि.व.मु.नि. पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३१९, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
 Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1<sup>ST</sup>.FLOOR,  
 BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI-400 051.

D 054676

RECEIPT FOR PAYMENT TO GOVERNMENT  
 25

NOT TRANSFERABLE  
 22/06/2009

Receipt No.: JAI CHAMBERS CO-OP PREMISES LTD

Receipt Date :

Received From : 103-(II)

MMRDA Counter No.: 2

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
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PO	188746	20/06/2009	0	238250.00	
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Bank Name : MAHARASHTRA STATE CO-OP. BANK LTD. (MSC)  
 Branch Name : MAHARASHTRA STATE CO-OP. BANK LTD. (MSC)

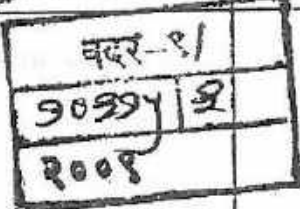
Case No.: ADJ/A/1392/09

Lot No. :

Lot Date :

Total D.O.:

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



DELIVERED

DELIVERED

238250.00

Two Lakh Thirty Eight Thousand Two

Total :

Rs.:

Hundred Fifty Only

Cashier / Accountant

Signature / Designation

Regd. Office: 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

1338

Office of the  
Collector of Stamps  
Case No. Adj. B. 1397/09  
Date 4.6.09

Received from Shri. Jai Chandra Go-op Primeses Ltd.  
residing at.....  
stamp duty of Rs. 369,250/- Three lakh sixty eight thousand two

hundred fifty only  
vide challan No. 22/27, Dated 22-5-09  
Certified, under Section 32(I) (b) of the  
Bombay Stamp Act, 1958 that the full duty  
of Rs. 369,250/- Three lakh sixty eight thousand two hundred  
with which this instrument is chargeable has  
been paid vide article No. 25 of DEED OF CONVEYANCE No. 62054/09  
of schedule.

THIS DEED OF CONVEYANCE made at Mumbai this 22<sup>nd</sup> day of July 2009  
of section 53-A of Bombay Stamp Act, 1958.

Place: Andheri  
Date: 22-7-09  
M/s. Kiran Development of Property Partnership Firm, carrying on its business at 3,  
Usha Kunj, Juhu Tara Road, Opp. Juhu Beach School, Mumbai - 400 049, hereinafter

BETWEEN Subject to the Provision of  
Section-53-A of the  
Bombay Stamp Act-1958



"THE PROMOTERS" (which expression shall unless it be repugnant to the  
meaning thereof be deemed to mean and include the partner/s of M/s, Kiran  
their respective heirs, executors, administrators and assigns) of the First

AND

(1) Ramkrishna Waman Muthye, (2) Shambhuraod Damodar Bhagwat and (3)  
Vinayak Pandurang Gurjar, represented herein by their duly Constituted Attorney  
Mr. Kishore P. Thakural, having address at Guru Niwas, Plot No. 72, T.P.S. VI, 2<sup>nd</sup>  
Road, Behind Milan Mall, Santacruz West, Mumbai-400  
"THE OWNERS" (which expression shall unless it be repugnant to the context or  
meaning thereof be deemed to mean and include their respective heirs, executors,  
administrators and assigns) of the Second Part;



AND

वदर-९/  
२०३९१/४  
२००९

Handwritten signature/initials.

Jai Chambers Co-operative Premises Society Ltd., (formerly known as Jai Apartment Co-operative Housing Society Limited) a Co-operative Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, vide Registration No. BOM/(W-KE)/HSG/(TC)/6133/year 1992 dated 27<sup>th</sup> April 1992 and having its address at Plot No. 357, TPS - V, Vile Parle (East), Mumbai - 400 057, hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **THIRD PART**;

WHEREAS one Pandurang Ramchandra Gurjar, alias Pandurang Gurjar Padhye, during his life time and at the time of his death, was absolutely seized and possessed of or otherwise well and sufficiently entitled to as a Co-Owner with Waman Ramkrishna Muthye and Shambhuroo Damodar Bhagwat to all that piece or parcel of land situate lying and being at Vile Parle (East) in Greater Bombay bearing C.T.S. No. 1783 of T.P.S. No. V., Vile Parle (Draft) (Original Plot No. 340) admeasuring 199.77 sq. yards, equivalent to 1,254 sq. meters or thereabouts, and more particularly described in the Schedule hereunder written.

AND WHEREAS, the said Pandurang Ramchandra Gurjar died at Bombay on the 27<sup>th</sup> day of October 1971, leaving behind him surviving one son namely Vinod Pandurang Gurjar and three daughters namely (1) Leela, daughter of Pandurang Gurjar and wife of Shambhuroo Bhagwat, (2) Sumati, daughter of Pandurang Gurjar and wife of Ramkrishna Muthye, and (3) Mangala, daughter of Pandurang Gurjar and wife of Binnumadhav Nawathe as his only heirs and legal representatives according to the provisions of Hindu law by which he was governed.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

बदल-१/
१०३१५५
२००९

AND WHEREAS, the said Pandurang Ramchandra Gurjar had, before his death, made and published his last Will and Testament dated 1<sup>st</sup> July 1963, whereby he bequeathed and gave absolutely all his right, title, interest and share in the said land, more particularly described in the Schedule hereunder written to his son the said Vinayak Pandurang Gurjar:

AND WHEREAS, the said Leela, daughter of Pandurang Gurjar and wife of Shambhura0 Bhagwat, Sumati, daughter of Pandurang Gurjar and wife of Ramkrishna Muthye and Mangala, daughter of Pandurang Gurjar and wife of Bhinnumadhav Nawathe, have released all their right, title, interest and share in the said land more particularly described in the Schedule hereunder written as the heirs and legal representatives of the said Pandurang Ramchandra Gurjar leaving the said Vinayak Pandurang as the only heir and legal representative of the said Pandurang Ramchandra Gurjar to be the Co-owner of the said land, more particularly described in the Schedule hereunder written along with the said Ramkrishna Waman Gurjar and Shambhura0 Damodar Bhagwat.

AND WHEREAS, the said Ramkrishna Waman Muthye, Shambhura0 Damodar Bhagwat and Vinayak Pandurang Gurjar being the Owners of the above-named land, this land absolutely seized and possessed of or otherwise well and sufficiently entitled to that land more particularly described in the Schedule hereunder



वदर-९/
९०३९५/६
६००९

AND WHEREAS the said land more particularly described in the Schedule hereunder written is included in the proposed Vile Parle Town Planning Scheme No. V (Draft) and allotted Final Plot No. 357 admeasuring 620 sq. mtrs. equivalent to 741.51 sq. yards thereabouts.

AND WHEREAS, by an Agreement for Development dated 29<sup>th</sup> day of September, 1981 made between (1) Ramkrishna Waman Muthye, (2) Shambhuroo Damodar Bhagwat and (3) Vinayak Pandurang Gurjar, therein and hereinafter called "the Owners" of the First Part and the said Leela, daughter of Pandurang Gurjar and wife of Shambhuroo Bhagwat, Sumati, daughter of Pandurang Gurjar and wife of Ramkrishna Muthye and Mangala, daughter of Pandurang Gurjar and wife of Binnu Madhoo Nawathe, therein and hereinafter called "the Confirming Parties" of the Second Part, and the Assignors therein called the Developers of the Third Part, the Owners agreed to grant full right and absolute authority to the Assignors to develop the said land, situate lying and being at Vile Parle (East) in Greater Bombay bearing C.T.S. No.1783 of T.P.S. No. V, Vile Parle (Draft) Original Plot No.340 admeasuring 1,499.47 sq. yards equivalent to 1,254 sq. mtrs., or thereabouts and more particularly described in the Schedule thereunder written, on the terms and conditions contained.



पद-९/१  
१०९९५/६  
२००९

*Handwritten signature*

AND WHEREAS, by an Agreement for Assignment dated 3<sup>rd</sup> February 1984, made between (1) L.M. Thakoor (HUF), (2) Jayashree Laxmikant Thakoor and (3) Jaidev Kashinath Dere carrying on business in the firm name and style of "M/s. Buildarch" being the Assignors therein and the Promoters abovenamed being the Assignees therein, the said Buildarch with the knowledge and consent of the said Shri. Ramkrishna Waman Muthye and others in their turn agreed to assign the development rights and all the right, title and interest accrued to them in respect of the consideration and upon the terms and conditions therein mentioned.

AND WHEREAS in pursuance of the said Agreement for Assignment dated 3<sup>rd</sup> February 1984, and in pursuance of the Power of Attorney dated 6<sup>th</sup> February, 1984 executed by the said L.M. Thakoor and other in favour of the Directors of the said M/s. Las Palmas Hotels and Properties Private Limited, the said Company got the plan for the development of the said property described in the Schedule hereunder written sanctioned from the authorities of the Bombay Municipal Corporation and all such other authorities as was necessary and obtained necessary IOD under No.CE/646/W5/AK dated 13.6.1983 and Commencement Certificate bearing No. CE/CC/1388/VP/V dated 7.9.1983 from the authorities of the Bombay Municipal Corporation.

AND WHEREAS, in pursuance of the Deed of Partnership dated 20<sup>th</sup> May 1984 made between Ashok P. Thakural in his capacity as Karta of his HUF, Kishore Thakural in his capacity as Karta of his HUF, Shri Pitamberdas L. Thakural and the said M/s. Las Palmas Hotels and Properties Private Limited, the said M/s. Las Palmas



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बदर-९/
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Hotels and Properties Private Limited, transferred and assigned and/or divested all the right, title and interest accrued to them including the development rights in respect of the said property accrued to them in pursuance of the said Agreement for Assignment dated 3<sup>rd</sup> February 1984, in favour of M/s. Kiran Developers, the Promoters abovenamed, on the terms and conditions mentioned in the said Deed of Partnership dated 29<sup>th</sup> May 1987, and that by virtue of the said Deed of Partnership the Promoters abovenamed have become absolutely entitled to develop the said property described in the Schedule hereunder written and to dispose off the residential and commercial flats and other units in the development of the said property on such terms and conditions as the Promoters may deem fit, proper and necessary to the prospective buyers of the choice of the Promoters abovenamed.

AND WHEREAS, the Promoters abovenamed accordingly commenced the development work of the said property described in the Schedule hereunder written as per the plan sanctioned by the authorities of the Municipal Corporation of Greater Bombay, and sold the flats therein to various purchasers under the respective agreements for sale.

AND WHEREAS The Promoters and the Owners are seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land situated lying and being at Vile Parle (East), in Greater Bombay, measuring 620 sq. ft. 1783 of T.P.S. No. V, Vile Parle (Draft) (Original Plot No. 340) as appearing in the Schedule hereunder written and hereinafter referred to as "the said Plot".



बदर-९/  
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AND WHEREAS the Promoters have constructed building/s known as "Jai Apartments" (presently known as Jai Chambers) consisting of 14 flats/tenements on the said plot admeasuring 7882 sq. ft. of built up area.

AND WHEREAS the Promoters have sold the said flats/tenements to various Purchasers (hereinafter referred as "the said flat Purchasers") under various agreements. All the said agreements are duly stamped and registered. The names of the said flat Purchasers together with particulars regarding Flat numbers, cost of the flats, stamp duty paid and the serial numbers under which the said agreements are lodged for registration are more particularly described in Annexure "A" hereto.

AND WHEREAS the said building is duly completed by the Promoters and the requisite completion and occupation certificate in respect of the same are also obtained by them.

AND WHEREAS, towards sale and purchase of the said flats/tenements, the said flat Purchasers have in all paid the total consideration of Rs. 69,79,000/- (Rupees Sixty nine lakhs seventy nine thousand only) to the Promoters and the said flat Purchasers are put in possession of their respective flats by the Promoters.



बदर-१/  
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AND WHEREAS the flat purchasers have formed a co-operative society in the name and style of Jai Chambers Co-operative Premises Society Ltd., a Co-operative Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, vide Registration No. BOM/(W-KE)/HSG/(TC)/6133/year 1992 dated 27<sup>th</sup> April 1992 and having its address at Plot No. 357, TPS - V, Vile Parle (East), Mumbai - 400 057. i.e. the Purchasers herein

AND WHEREAS at the request of the said various Flat Purchasers and as agreed under the agreements for sale with them by the Promoters and at the request of the Purchasers herein, the Promoters and Owners have agreed to execute the present conveyance in favour of the Purchasers in respect of the said Plot along with structures thereon i.e. the said building "JAI CHAMBERS" more particularly described in the Schedule hereunder written. For the purpose of the present conveyance no additional or separate consideration is being paid to the Promoters except the said consideration of Rs. 69,79,000/- (Rupees Sixty nine lakhs seventy nine thousand only) already received by the Promoters under various agreements with the said Flat Purchasers. The Promoters have in turn paid the entire consideration payable to the Owners under the Agreement between them for executing these presents.



बदर-१/ १०९९७/१९९ २००९

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NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid and in pursuance of the aggregate consideration of Rs. 69,79,000/- (Rupees Sixty nine lakhs seventy nine thousand only) paid by the said Flat Purchasers (being the members of the Purchasers Society) to the Promoters under separate Agreements (receipt whereof the Promoters do hereby admit and acknowledge and acquit, release and discharge the Purchasers forever) and in pursuance of the said various agreements entered into with the members of the Purchasers and as agreed therein THEY the Promoters and Owners do hereby grant convey transfer and assure unto the Purchasers ALL THOSE pieces or parcels of land or ground situate lying and being at Vile Parle (East), in Greater Bombay, bearing C.T.S. No. 1783 of T.P.S. No. V, Vile Parle (Draft) (Original Plot No. 340), admeasuring 620 sq. mtrs. or thereabouts, along with the Building JAI CHAMBERS thereon, and more particularly described in the Schedule hereunder written together with structures standing thereon (which said land, hereditaments and premises are hereinafter for brevity's sake referred to as "the said premises") TOGETHER WITH all and singular the structures building house standing thereon with edifices buildings court yards areas compounds sewers drains ditches shrubs ways paths passages, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever in or upon said land or ground hereditaments and premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof (now at or any time hereinafter usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from all encumbrances



Two handwritten signatures or initials are present below the main text, one on the left and one in the center.

A handwritten signature or name, possibly 'Jhil', is written in the bottom right corner.

बदर-९/	
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whatsoever AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Promoters and Owners and its predecessors-in-title in to out of or upon the said property or any part thereof TO HAVE AND TO HOLD all and singular the said land hereditaments and premises hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances UNTO AND TO THE USE and benefit of the Purchasers for ever SUBJECT TO the payment of all rents rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Municipal Corporation or any other public body or local authority in respect thereof AND the Promoters and Owners do and each of them doth hereby for themselves and their successors and assigns covenant with the Purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the Promoters and Owners or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary THEY the Promoters and Owners now have in themselves good right full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Purchasers in manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold use, occupy, possess and enjoy the said premises hereby granted conveyed transferred and assured with their appurtenances and receive the rents issues and profit thereof and of every part thereof to and for its own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the



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Promoters and Owners or their successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Promoters and Owners well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates, title, charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Promoters and Owners or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them; AND that they the Promoters and Owners and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted conveyed transferred and assured or any part thereof by from under or in trust for them the Promoters and Owners or their successors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyance and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required by the Purchasers its successors or assigns or their counsel-in-law for assuring the said premises and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Purchasers in manner aforesaid AND THAT



बदर-१/
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the stamp duty (if any) and registration charges in respect of the present Deed of Conveyance shall be borne and paid by the Purchasers AND LASTLY it is recorded that no separate consideration is being paid by the Purchasers to the Promoters and Owners in respect of this Deed save and except the aggregate sum of Rs. 69,79,000/- (Rupees Sixty nine lakhs seventy nine thousand only) already received under various agreements mentioned in Annexure "A" hereto and on which said agreements the stamp duty aggregating to Rs. 3,66,950/- (Rupees Three lacs sixty six thousand nine hundred and fifty only) has been paid and which said payment of stamp duty is herein adjusted as per provision of Article 25 read with second proviso to Explanation I of Schedule I of Bombay Stamp Act, 1958.

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

*[Handwritten signatures and initials]*

बदर-९/
१०३१७/१५
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THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land or ground situate lying and being at Vile Parle (East), in Greater Bombay, bearing C.T.S. No. 1783 of T.P.S. No. V, Vile Parle (Draft) (Original Plot No. 340), admeasuring 620 sq. mtrs. or thereabouts, along with the Building JAI CHAMBERS thereon, and bounded as follows:

On or towards EAST by Survey No. 112, Hissa No. 1

On or towards WEST by Survey No. 115, Hissa No. 13

On or towards NORTH by Survey No. 114, Hissa No. 1

On or towards SOUTH by Survey No. 114, Hissa No. 7

SIGNED AND DELIVERED BY THE )

Withinamed Promoters )

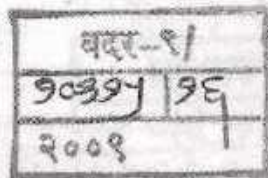
M/s. Kiran Developers, through its Partners )

(1) Kishore P. Thakural )

for Kiran Developers

Partner

in the presence of Kishore P. Thakural )





SIGNED AND DELIVERED BY THE )

Withinnamed Owners )

(1) Ramkrishna Waman Muthye )

(2) Shambhurao Damodar Bhagwat and )

(3) Vinayak Pandurang Gurjar )

Through Constituted Attorney )

Mr. Kishore P. Thakural )



*Kishore Thakural*

in the presence of *Thakural* )

*Jay. K. Thakural*

SIGNED AND DELIVERED BY THE )

Jai Chambers Co-operative Premises )

Society Ltd vide Resolution of its )

Managing Committee passed in that behalf )

in the 01<sup>st</sup> day of June 2009 )

For JAI CHAMBERS CO-OP. PREMISES SOC. LTD.

Chairman

Treasurer

*Thakural*  
Hon. Secretary

*Mr. Sudhir*  
(1) *Kirani* Secretary  
Chairman )

(2) \_\_\_\_\_ Treasurer and )

in the presence of: *Kirani*

*KALJAN A*



बदर-९/  
१०९११/१७  
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JAI CHAMBERS CO-OPERATIVE PREMISES SOCIETY LIMITED

List of Present Members - May 2009

Sr NO.	ORIGINAL PURCHASER	UNIT NO.	Aren in Sq. Ft.	Date of Agreement	Agreement Value	Stamp Duty	Penalty	Date of Regn.	Regn Fees	Regn No.
1	MR. N.R. PRASAD	A-1	698	05.11.1991	651,000	50,500	100,180	04.07.2007	11,060	6598/07
2	MRS. BEEJAL HIRANI	A-2	447	30.17.1991	400,000	18,890	250	27.04.09	6,940	3758/2009
3	M/S. ROCKWIN FLOWMETER	A-3	698	14.06.1991	650,000	23,000	300	14.06.91	5,040	7853/91
4	M/s. Menon Impex Ltd	A-4	447	18.01.1991	800,000	37,250	300	09.01.2009	8,980	3029/2009
5	MRS. JYV BAYKOSS	A-5	698	05.04.1991	726,000	41,480	82,960	13.12.04	10,380	10722/04
6	M/S. MENON IMPEX LTD.	A-6	447	05.02.1992	400,000	22,340	1,000	09.04.09	7,560	3030/2009
7	MRS. SULOCHANA HIRANI	B-1	476	11.10.1991	390,000	16,850	250	27.04.09	6,600	3736/2009
8	MR. SUDESH HIRANI	B-2	521	08.10.1991	535,000	28,940	250	27.04.09	8,610	3757/2009
9	MRS. BEEMA RAKESH SARAF MRS. ANURADHA AMITSARAF	B-3	447	27.12.2006	2,000,000	100,430	-	08.02.2007	20,420	909/2007
10	M/S. AICON ANDERSON	B-4	703	18.10.1990	377,500	34,720	250	22.12.04	9,370	11080/04
11	Fedex Securities Ltd.	B-5	447	09.06.08	3,000,000	150,000	-	09.06.08	30,420	4881/2008
12	Fedex Securities Ltd.	B-6	703	09.06.08	4,700,000	235,000	-	09.06.08	30,400	4880/2008
13	Fedex Securities Ltd.	B-7	447	09.06.08	3,000,000	150,000	-	09.06.08	30,400	4879/2008
14	Fedex Securities Ltd.	B-8	703	09.06.08	4,700,000	235,000	-	09.06.08	30,420	4882/2008
						1,144,400	185,360		216,600	
					22,329,500					

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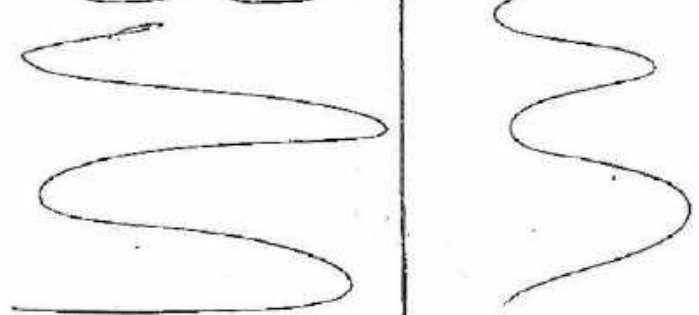
कवनेदार (3093) (11092) (E39E)

गांव - विलेपार्ल  
तालुका - ऊदोरी

१) रामकृष्ण लामन मुठये  
२) शंभुरान दामोदर भागवत  
३) विनामक पांडुरंग शर्मा  
(11092) (92262)

इतर हक्क -

अवकाश लायक	ए.	गू.
अवकाश	-	92411
अवकाश	-	92411
	रुपये	आ. पैसे
अवकाश	9	2 - 8
अवकाश	-	-
अवकाश	-	-
अवकाश	-	-



अवकाश	तागवड करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	शेरा



८४१५ - कादलपुराणतारा विलेपार्ल

अस्सल बरहुकूम खरी नक्कल असे तयार ता. २/७/२००९

बदर-९/१  
 १०३१५ १९  
 २००९

  
 तलावी सजा विलेपार्ल-१  
 तहसिल ऊदोरी

# मालमत्ता पत्रक

विभाग/मोमें -- विलेपार्ले (सु)

तालुका/न.भु.मा.का. -- न.भु.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

कार भूभाग / प्लॉट नंबर / प्लॉट नंबर / क्षेत्र / धारणाधिकार / शासनाला दिलेल्या आकारपत्राचे क्रमांक / भाड्या लागू असलेल्या आणि त्याच्या फेर तपसणीची दिनांक

१७८३ / १७८३

चौ.मी.  
[११४५८]  
२२५४.०



सुविधाधारक --  
 जमादानीत भूत-धारक -- शंती ✓  
 पट्टेदार --  
 इतर भार --  
 इतर शरे --

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) / पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
3/02/2000	भा.स.च्या १९५६ च्या कनन मर्यादे कार्यप्रणालीत म.रा.स. च्या १९५८ अंगलवजावणी कायदानुसार व भा.स.च्या नाणे समन्वी कायदानुसार क्षेत्र आकाराचे रूपंतर केले.			श्री. ३१५०-०२०६ वि.नि.मि.भू.अ. अ. (२) कुलाबा
02/04/2004	मानभू.अ.सुवई Cm उप सुवई यांचे कडील xDNmd आदेश क्र.सीटीएस/ (एम्. आर.) IV A / १०५ न.भू.अ.दिनांक १७-९-७५.	S.I. क्षेत्र दुकली.		श्री. ३१५०-०२०६ न.भू.अ.अ.ड.



तपासणी करणारा -- खरी नथरुल -- विलेपार्ले मुंबई उपनगर जिल्हा

मोदी ३  
 २२०५  
 २०१५.१०.०९  
 २०१५.१०.०९  
 २०१५.१०.०९  
 २०१५.१०.०९

नस्य-प्रतिलिपी  
 नसर सुसाकर

बदर-१/  
 १०३१५/२०  
 २००९

प्रजिदार श्री. ताहेर खानचा अर्जावरून नगर भूभाषण  
 विनोदनी (पु.न.के.सी.पु.न.के.सी.पु.न.के.सी.) सि.नं. ७६ तालुका  
 मिरान, १७८३ - ही नवनशाही कारवापरती नकाशा



प्रमाण १.५००

रिफ - नकाशा १७८३मध्ये चुकता, शीट १७८३  
 अर्जावरून नकाशा संशोधन करी

- नकाशा-प्रकार - ३२ एय
- नकाशा-प्रकार - १५/१०/०८ नकाशा-प्रकार... मर्यादा
- नकाशा-प्रकार - १५/१०/०८ नकाशा-प्रकार ५०.००
- नकाशा-प्रकार - १५/१०/०८ नकाशा-प्रकार २.००
- नकाशा-प्रकार - १५/१०/०८ नकाशा-प्रकार ५२.००
- नकाशा-प्रकार - १५/१०/०८ नकाशा-प्रकार

सत्य-प्रतिलिपी

नगर भूभाषण अधिकारी विवेक

बदर-९/
१०३१५/११
२००९

## -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : बी ओ एम / [ इटल्यू-केई ] / स्वस्तजी / [ टीसी ] / ६१३३ / सन १९९२

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,  
जय अपार्टमेंट को-ऑपरेटिव्ह सोसायटी लि. [ \* ]

जय अपार्टमेंट को-ऑपरेटिव्ह हीटिंग सोसायटी लि.

प्लॉट नं. ३५७, टी पी स्त - ५, विलेपार्ले [ पूर्व ],

मुंबई - ४०० ०५७

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील  
 (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)  
 अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (२) अन्वये व महाराष्ट्र  
 सहकारी संस्थेचे नियम १९६१ मधील निषेध वगैरे अन्वये  
 संस्थेचे वर्गीकरण गृहनिर्माण संस्था  
 संस्था असून उपवर्गीकरण माडेकर सहभागीदारी गृहनिर्माण संस्था  
 आहे.

कार्यालयीन मोहोर :-



[ म. गा. त्रिभुवन ]

उप निबंधक

सहकारी संस्था (के-ग्रेड) विभाग

मुंबई

मुंबई

दिनांक ३७ / १४ / १९९२

या कार्यालयाची अधिष्ठापना जे. ए. मुंबई/के-ग्रेड/पु. ५/पोनिनु/नावातबदल/६६३७  
 दिनांक २०/ ११/१९९० अन्वये आणि भाषण जे. ए. मुंबई/के-ग्रेड/पोनिनु/६६३७/१९  
 अन्वये बदल करण्यांत आला.

बंद - ९/  
 ७०३३५ २२

Shri. Anakarani  
K. Srivastava  
M. Madhoo  
M. C. P. Kumar  
P. Prakash  
N. Thampai  
U. Mulchand  
Pradeep Tipnis  
Amruta Mule  
S. Shirde  
M. Deshmukh

# CONSULTA JURIS

(LAW FIRM)  
HIRA

17 & 19, Mint Road,  
MUMBAI - 400 001.  
(INDIA)

Tel. No.: 91-22-2283 5050

91-22-2261 0794

Fax No.: 91-22-2259 2211

91-22-2264 1616

E-mail: [consulta@bom3.vsnl.net.in](mailto:consulta@bom3.vsnl.net.in)

Website : <http://www.cj-law.com>

20<sup>th</sup> August 2008

The Secretary,  
Jay Chambers Co operative Premises Society Limited,  
Service Road,  
Vile Parle East,  
Mumbai - 400 057

Dear Sir,

Sub: Jay Chambers

This is with reference to your query based on my letter dated 7<sup>th</sup> August 2008 regarding the Powers of Attorney dated 6<sup>th</sup> Dec 1983 and 6<sup>th</sup> Feb 1984.

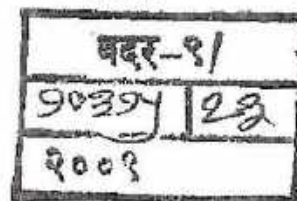
Para 3, Page 4 of the Power of Attorney dated 6<sup>th</sup> Feb 1984, reads as follows:

We, the said (1) Shri. Laxmikant Manikrao Thakoor and (2) Smt. Jayshree Laxmikant Thakoor, do hereby jointly and severally nominate, constitute and appoint the said Ashok P Thakural and Kishore P Thakural to be our true and lawful attorneys (hereinafter referred to as our 'said attorneys') for us and in our names and on our behalf to jointly or severally do and execute all or any of the following acts, deeds, matters or things, that is to say.....:

In view of the above, I state that the Deed of Conveyance in respect of the said property together with the building/s thereon in favour of the co-operative society can be executed by Mr. Ashok P Thakural or Mr. Kishore P Thakural.

Yours faithfully  
For M/s. Consulta Juris

Partner



Paran  
Wastava  
Madhoo  
M. C. P. Kumar  
P Prathish  
N. Thampan  
U. Mulchand  
Pradeep Tipnis  
Amruta Mule  
S. Shinde  
M. Deshmukh

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MUMBAI - 400 001.

(INDIA)

Tel No: 91-22-2283 5050

91-22-2261 0000

Fax No: 91-22-2260 2211

91-22-2264 1616

E-mail: consulta@bom3.vsnl.net.in

Website : http://www.cj-law.com

VIA FAX/BY -EMAIL

August 7, 2008

Mr. V. Krishnadas  
President  
Fedex Securities Limited  
3<sup>rd</sup> Floor, Jay Chambers,  
Service Road,  
Vile Parle - East  
MUMBAI - 400 057

Fax No; 2618 6966

Dear Sir,

JAY CHAMBERS

We write with reference to the discussions regarding the powers of attorney concerning the construction of the captioned premises (from original owner to the developer and then from the developer to the assignee).

It is pertinent that, the original owners Mr. Ramchandra Waman Muthye and others had issued a power of attorney dated 06.12.1983 in favour of Mr. Laxmikant Manikrao Thakoor and another, being the partners of Buildarch. The said power of attorney empowered the said attorneys to delegate the powers therein mentioned. The said Laxmikant Manikrao Thakoor and another on 06.02.1984 issued a power of attorney in favour of Ashok P. Thakural and Kishore P. Thakural, being the Directors of the assignee.

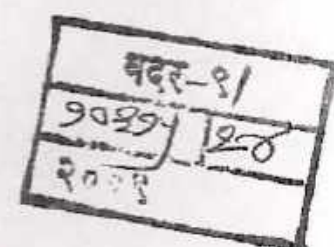
The Power of Attorney dated 6<sup>th</sup> Dec 1983, in Clause 15 on page No.8 reads as follows:

To sign and execute the Conveyance in respect of the said property in favour of the Developers or their nominee or nominees including Co-operating Housing Society and to attend the office of the Sub Registrar of Assurances at Bombay/Bandra and to present the Conveyance and other assurances for registration under the Indian Registration Act 1908 and to admit execution thereof.

The Power of Attorney dated 6<sup>th</sup> Feb 1984 in Clause 1(c) on Page No. 5 reads as follows:

To obtain the requisite permission or exemption from the Competent Authority in the

Contd....2/-



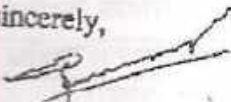


::2::

Urban Land (Ceiling and Regulations) Act, 1976, for development of the said property as agreed by the parties and if necessary for transfer of the said property together with the building or buildings to be constructed thereon by way of sale to the corporate body to be formed of the purchasers of the flats/shops/offices and or other premises in the building or buildings to be constructed on the said property.

A conjoint reading of the said clauses would make it clear that, the Deed of Conveyance in respect of the said property together with the building or buildings thereon in favour of the co-operative society can be executed by the said Ashok P. Thakural and Kishore P. Thakural, and we opine accordingly.

Yours sincerely,



M.PRABHAKARAN



बदर-९/	
१०३१	१५
२००९	



**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलन खाते**  
 तळ मजला, मुख्य इमारत, महापालिका मार्ग, मु - ४०० ००९.  
 संकेतस्थळ : www.mcgm.gov.in  
 मालमत्ता कराचे देयक

23/10/09

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता कार्यवर्ष	सहाय्यक कारनिर्धारक व संकलक
00062465	KE0106060140000	-	2009-2010	
1) अर्जादारीचे नाव व पत्ता : BEGY JAY CO OP HSG SOC LTD PLOT NO 357 TPS V, SERVICE RD VILE PARLE E, MUMBAI 57.				K/East Ward, Municipal Office Building, Azad Rd., Gundavli, Andheri (E), Mumbai 400 069

मालमत्ता क्रमांक, वार्ड क्रमांक, इमारतीचे नाव / विंग, सी. डी. एस. क्र. / फ्लॉट क्र. गावाचे नाव, मार्ग क्र., गावाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करावर्षाची नावे :  
 KE 343 (10) FP 357 TPS V SERVICE ROAD VILE PARLE EAST HOUSE WITH OFFICES JAI APARTMENT, MUMBAI

SHRI P R GUJAR SHRI S P BHAGWA T & SHRI R V MUTHYE P O, M/S BUILD ARCH

प्रथम करनिर्धारण दिनांक	01-04-1983	धकवाकी	३१-०३-२००९ या तारखेस	69518
एकूण कराचे मूल्य रु.	302625		नोटीस शुल्क	0
करमाफी दिलेले मूल्य रु.	0		जप्ती शुल्क	0
निर्देशी कराचे मूल्य रु.	0		महापालिका देंड	0
अनिवासी कराचे मूल्य रु.	302625		शासकीय देंड	0
(Only IT RV) अन्य काढे कराचे मूल्य रु.	0		एकूण देंड	0
एकूण वार्षिक देय कर	340456	सूचना :	वार्षिक देयक सहामास हप्त्यांनी आगाऊ देव आहे.	

200910BIL04988170 01-APR-09 to 30-SEP-09		देयक क्र.		200920BIL04988170 01-OCT-09 to 31-MAR-10	
क्र / Tax	विवरण	दिवसी / अविवासी / R / NR	%	क्र	विवरण
45394	सर्वसाधारण कर / General Tax		30	45394	
0	पाणीपट्टी / Water Tax	दिवसी / R	65	0	
0		अविवासी / NR	130	0	
0	मालमत्ता भत्ता / Water Benefit Tax	दिवसी / R	12.5	0	
37828		अविवासी / NR	25	37828	
0	मालमत्ता कर / Sewerage Tax	दिवसी / R	39	0	
0		अविवासी / NR	78	0	
0	सफरती साधन लाभ कर / Sewerage Benefit Tax	दिवसी / R	7.5	0	
22697		अविवासी / NR	15	22697	
18158	मन. पा. शिक्षण कर / Men. Education Cess		12	18158	
0	राज्य शिक्षण कर / State Education Cess	दिवसी / R	6	0	
18158			12	18158	
4539	रोजगार हमी कर / Employment Guarantee Cess		3	4539	
757	वृक्ष कर / Tree Cess		0.5	757	
22697	रास्ता कर / Street Tax		15	22697	
170228	देयक रकमेचे ( 10 )			170228	
0	यापूर्वी भरलेली आगाऊ देयक रकमेचे ( 10 )			0	
170228	निव्वळ देय असलेली रक्कम रु. 170228			170228	
01-06-2009	देय दिनांक			16-10-2009	



संदेश:

- 1) अधिकृत महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईत.
- 2) महापालिकेची कुठल्याही नागरी सेनाविषयक वष व्यवहार करताना मालमत्तेचा नवीन क्रमांक नमुद करणे अनिवार्य राहिले
- 3) शिक्षण व गरजू पुनर्वसन मदतीसाठी २४ तास तात्काळ सेवा दुरुध्वनी क्र. १०९८८.
- 4) बृहन्मुंबई महानगरपालिका आपत्कालीन व्यवस्थापन केंद्र  संपर्क  २२६२४२३

सूचना व अधिक नविनीसाठी कृपया मागे पहावे.

E & OE.

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with date errors if any.

**बदर-१/**  
**90994 १६**  
**२००९**

मि. स. उंबरजे  
 करनिर्धारक व संकलक

# कसुरदारास मागणीची नोटीस

नमुना १ ( नियम ५ पहा )

खाते नं.: १०-५७५

प्रति,

श्री./मेसर्स डॉ. व्ही. सुंदर  
१० जय चेंबूर

तलाठी/बिल कलेक्टर यांचे कार्यालय,  
पोदार स्कूल, सेन्ट. एडव्हर्स रोड,  
सांताक्रुझ (पश्चिम), मुंबई - ४०००५४.

दिनांक : १३/११/०६

तालुका अंधेरी, जिल्हा मुंबई उपनगर जिल्हा, आपणाला याद्वारे ही नोटीस देण्यांत येते की अनुबद्ध विवरण पत्रात दिलेल्या तपशिलाप्रमाणे, जमीन महसुलाच्या थकबाकीबद्दल आपणाकडून रुपये २०६४६/- येणे आहेत आणि ही नोटीस बजावल्याच्या ताखेपासून ७ दिवसांच्या आत उक्त रक्कम व या नोटीसी दाखल आकारणीयोग्य असलेली फी म्हणून रुपये एवढी रक्कम न दिल्यास देय रक्कमांच्या वसुली करिता विधीनुसार तुमच्या विरुद्ध अनिवार्य कार्यवाही करण्यात व महाराष्ट्र जमीन महसूल अधिनियम, १९६६ यांच्या कलम १७४ अन्वये उक्त थकबाकीच्या एक चतुर्थांशपेक्षा अधिक असणार नाही एवढी रक्कम, अतिरिक्त दंड म्हणून घेण्यात येईल.

दिनांक ०१-०६-१९९१ पासून सुधारित दाने अकृषिक आकारणी होणेची आहे. शासनाचे राजपत्रानुसार सुधारित अकृषिक आकारणी झालेनंतर फरकाची रक्कम वसूल करण्यात येईल, याची नोंद घ्यावी.

## विवरण पत्र सन २००६-०७

गाव	सर्वे / हिस्सा क्रमांक व न.धु - क्रमांक	थकबाकीची रक्कम	कारण	नोटीस खर्च	एकूण देय रक्कम	नोटीस बजावल्याची तारीख
	२	३	४	५	६	७
		रुपये		रुपये	रुपये	
	११५/५			२०६४६/-		

टीप : धनादेश तहसिलदार अंधेरी यांचे नावाने द्यावेत. (Cheque in favour of TAHSILDAR ANDHERI)

माझ्या सही व कार्यालयाच्या शिक्क्या निशी दिली.  
पैसे भरण्याची वेळ : दुपारी २ ते ५.३०  
ठिकाण :  
दिनांक :

*[Signature]*  
मंडळ अधिकारी,  
तहसिलदार अंधेरी

चेक नं. : \_\_\_\_\_ दिनांक \_\_\_\_\_  
(रक्कम रु. \_\_\_\_\_) अक्षरी रुपये \_\_\_\_\_  
खाते क्र. \_\_\_\_\_ गा. बिलेपार्ले, ता. अंधेरी.



दिनांक : \_\_\_\_\_  
ठिकाण : \_\_\_\_\_ तलाठी/बिल कलेक्टर

बंदर-१/  
१०९९/१५७  
२००९

*Kishore P. Thakural*

Guru Niwas, Plot No.72, T.P.S. VI,  
2nd Road, Behind Milan Mall,  
Santacruz (W), Mumbai - 400 054 India.  
Telefax : 2612 0840 / 2612 0841  
E-mail: thakural\_constructions@yashoo.com

25<sup>th</sup> June, 2009.

To:  
Mr. Anil Hirani  
Jai Chambers Co-operative Premises Soc., Ltd.,  
Plot No. 357, T.P.S. No. V,  
Dayaldas Road, Vile Parle (E),  
Mumbai - 400 057.

Sub: Conveyance in favour of the society.

Dear Sir,

As per your requirement I am herewith sending 2 photographs of myself. The PAN No. Of "M/s. Kiran Developers" is as mentioned below:

- "Kiran Developers" (PAN NO.) → AAAPK2251K  
25/06/09

Best regards,

  
For KISHORE P. THAKURAL

Encl: 2 photographs

Dear Kishoreji  
Many thanks for your 2 photos  
As per Registrar, they require Xerox  
Certi of Govt to Kiran Developers  
PAN Card alongwith to rubber stamp  
of Kiran Develop e. We will  
have to go to Reg. office on  
Monday @ 3 PM  
Res:  
Anil Hirani

25/06/09
50594
25/06/09

# Jai Chambers Co-operative Premises Society Limited

Reg. No: Bom / W - KE / Hsg. / (TC) / 6113 of 1992

Plot No: 357, TPS No: V, Dayaldas Road, Vile Parle (East), Mumbai 400 057.

Extracts of the minutes of the Managing committee meeting of Jai Chambers Co-operative Premises Society Ltd., held on 01.06.2009 at 11.00 A.M. in which the necessary quorum was present.

## Registering the Conveyance Deed

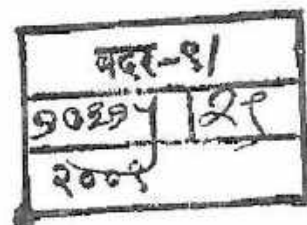
The secretary informed the committee that the Builders M/s. Kiran Developers have decided that their partner Mr. Kishore P. Thakural will sign the conveyance deed on behalf of the Builders and the society has to decide the signatory on its behalf. The members discussed the matter in length and

*"RESOLVED that the Conveyance deed / agreement with the builders M/s. Kiran developers be signed by the Secretary Mr. Sudhir Anil Hirani holder of Income Tax PAN : AAAPH8115K on behalf of the Society. The secretary Mr. Sudhir Anil Hirani is authorized to sign the agreement / necessary documents, submit the same with the Sub registrar for registration, pay the fees, provide clarification if any required, on behalf of the Society, get them registered and to receive the registered documents or any other documents from the office of the Sub registrar or others on behalf of the society."*



*Sudhir Anil Hirani*  
Secretary

Treasurer



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
JAY CHAMBERS CO. OP. PREMISES  
SOCIETY LIMITED  
27/04/1992  
Permanent Account Number  
AAAJJ0802M



बदर-९१	
९०२९७	३०
२००६	

9

दस्तावेजांक व वर्ष: 6598/2007

Wednesday, July 11, 2007  
10:50 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव: विलेपार्ले

(1) विलेपार्ले प्रकार, मोददत्त्याचे स्वतःचा भाग व वाजारभागे (भाडेपट्ट्याच्या काढणीत पट्टाकार आकारणी देता की पट्टेदार तो नमूद करावे) नोंदणी क्र. 0000  
मो.ना. क्र. 1000

(2) मू-भागेन, पोटहिल्ला व धरणाभागे (असल्यास)

(1) विलेपार्ले प्रकार, मोददत्त्याचे स्वतःचा भाग व वाजारभागे (भाडेपट्ट्याच्या काढणीत पट्टाकार आकारणी देता की पट्टेदार तो नमूद करावे) नोंदणी क्र. 0000  
मो.ना. क्र. 1000

(3) शोधक

(4) आकारणी किंवा जुळी देण्यात आलेले कोडा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे भाग व संपूर्ण पत्ता

(1) - - - - -

(6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे भाग व संपूर्ण पत्ता

(1) - - - - -

(7) दिनांक करून दिल्याचा 04/07/2007  
(8) नोंदणीचा 04/07/2007  
(9) अनुक्रमांक, खंड व पृष्ठ 6598 2927

(10) वाजारभागाप्रमाणे मुद्रांक शुल्क 10000

(11) वाजारभागाप्रमाणे नोंदणी 10000

(12) शेर



बंद-९/  
90297/39  
२००९



गावाचे नाव : विलेपार्ले

- (\*) विलेखाचा प्रकार, मॉडेलच्याचे स्वरूप घोषणा पत्र व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्ट्याकार आकारणी देतो की) पट्टेदार ते नमूद करावे) मॉडेलचा रु. 400,000.00 दा.भा. रु. 586,000.00

- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 1783 वर्गना: सदनिका क्र. 2, 1ला मजला, ए विंग, " जव अपार्टमेंट ", सन्हीस रोड, विलेपार्ले (पू) मुं - 57, मु शु जना रु. 18,890/-, ( अभिगीर्णीत दस्त ) - 1 सदर दस्तान्दवे केवळ घोषणापत्राच्याच दस्ताची नोंदणी खरेदीदाराकडून एकतर्फी करण्यात आली आहे. सदर दस्तासोबत योग्य मुद्रांकीत केलेला कारासनाम्याचा दस्त केवळ सहाय्य ( ANNEXTURE ) म्हणून जोडण्यात आला आहे. त्या कारासनाम्याच्या दस्ताची नोंदणी झाली आहे असे समजाण्यात येणार नाही. ।

- (3) क्षेत्रफळ

(1) 447 चौरस फूट बांधीत

- (4) आकारणी किंवा जुळी देण्यात आसेल वेळा

(1)

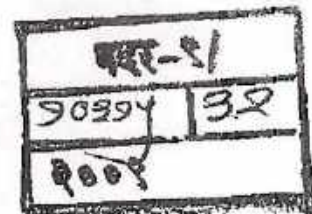
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्रा नाव किंवा दिव्याणी न्यायालयाचा हुकुमनामा विना आदेश असल्यास, प्रतिभादीचे नाव व संपूर्ण पत्रा

(1) घर/प्लॉट नं. : गल्ली/रस्ता : ईमारतीचे नाव : इमारत नं. : पेट/विसाहता : शहर/गाव : तालुका : पिन : पॅन नम्बर :

- (6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्रा किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वाटीचे नाव व संपूर्ण पत्रा

(1) वीजल.एस. हिलींगी : घर/प्लॉट नं. लक्ष्मी निवास, एन एस रोड क्र. 5, 10 सुदूर सोसा. वेईपीडी, मुं - 49; गल्ली/रस्ता : इमारतीचे नाव : इमारत नं. : पेट/विसाहता : शहर/गाव : तालुका : पिन : पॅन नम्बर: AAAPH 8114 J .

- (7) दिनांक करून दिल्याचा 27/04/2009  
 (8) नोंदणीचा 27/04/2009  
 (9) अनुक्रमांक, खंड व पृष्ठ 3758 /2009  
 (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00  
 (11) वाजारभावाप्रमाणे नोंदणी रु 5860.00  
 (12) होरा







Village Vile Parle (E) Taluka Andheri  
 Municipal Ward No. KE/4  
 Built up area 64.70 Sq. meters  
 Year of construction 1987

कु. सं. अधीकार, मुंबई  
 बांधाकरिता



ARTICLES OF AGREEMENT is made and entered into at Bombay this 14<sup>TH</sup> day of June 1991 between M/s. KIRAN DEVELOPERS, a registered partnership firm, carrying on its business at 3, Usha Kunj, Juhu Tara Road, Opp. Juhu Beach School, Bombay 400 049, hereinafter called "THE BUILDERS /PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner/s of M/s. KIRAN DEVELOPERS, their respective heirs, executors, administrators and assigns) of the First Part;

AND M/s. ROCKWELL FLOWMETER INDIA PVT. LTD. (REGISTERED OFFICE) 30/12, UTTRI MARG, OLD RAJINDER NAGAR, NEW DELHI - 110060

of Bombay Indian Inhabitant hereinafter called the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the Second Part.

WHEREAS, one Pandurang Ramchandra Gurjar alias Pandurang Gurjar Padhye, during his life time and at the time of his death, was absolutely seized and possessed of or otherwise well and sufficiently entitled and Co-Owner with Waman Ramkrishna Muthye and Shambhurao Damodar Bhagwat to all that piece or parcel of land situate lying and being at Vile Parle (East) in Greater Bomba bearing C.T.S. No. 1783 of T.P.S. No. V, Vile Parle (Draft) (Original Plot No. 340) measuring 1,499.77 sq. yards, equivalent to 1,254 sq.



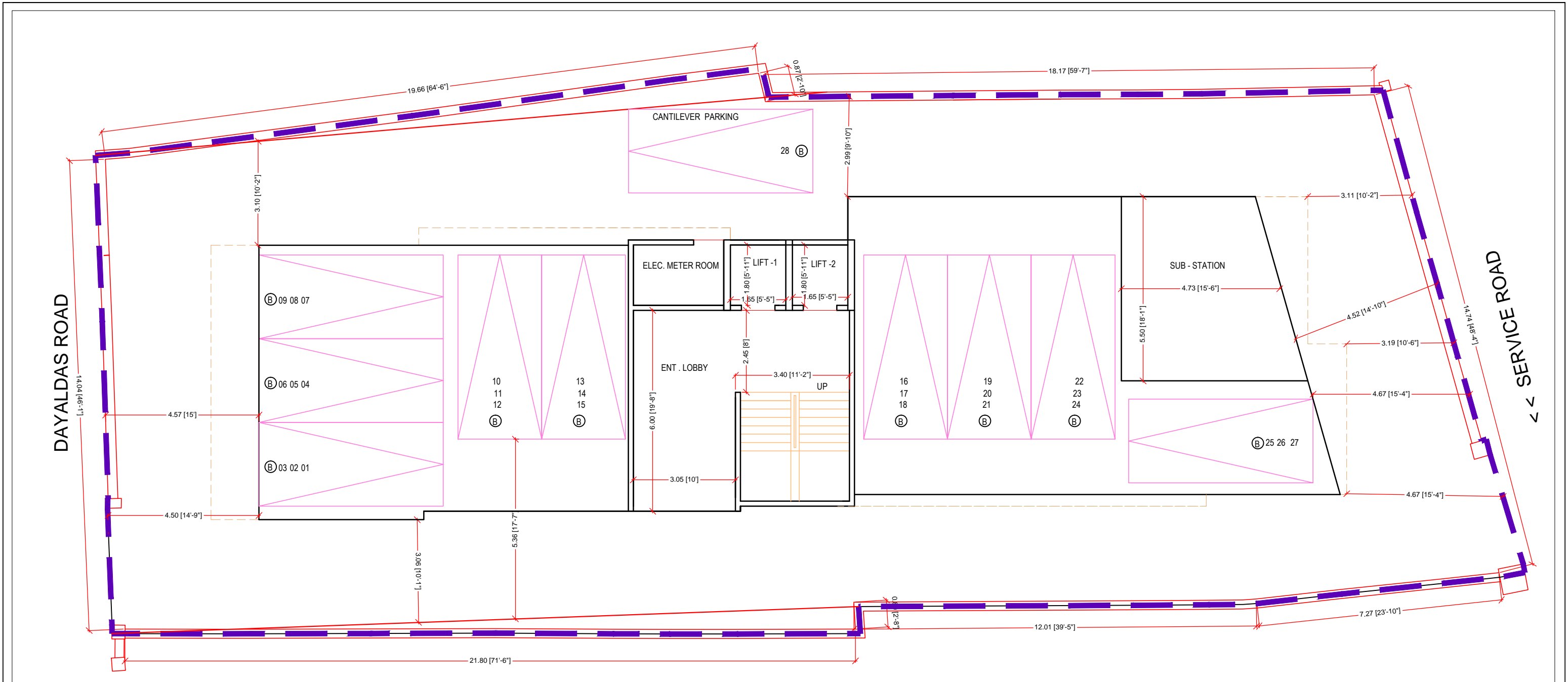
बदा-९/  
 90974 33  
 २००९

## Annexure - J

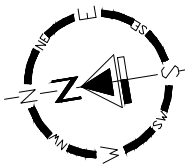
- 3.1 As far as the Society and the Existing Members are aware, none of the existing Flats are mortgaged or loans taken, or premises offered as security or encumbrances/third party rights created (whether by way of registered or unregistered documents). In the event any third party puts any claim in respect of any of the Members' Existing Premises or obstructs the development work, the concerned Member shall deal with and clear such claims/ obstruction at his/her own costs and expeditiously to not cause any delay in the Redevelopment work and shall be responsible for the consequences of the delay and the Society and the Existing Members shall indemnify and keep indemnified the Developer in respect thereto. **Annexure " J "**

Letter to be given by society

" J "



**NORTH**



**DRAWING TITLE**  
TENTATIVE  
GROUND / STILE FLOOR PLAN

**PROJECT**  
PROPOSED BUILDIND JAY CHAMBERS CHSL ,  
DAYALDAS ROAD , VILE PARLE (E) , MUMBAI - 400 057.

NAME OF ARCHITECT.

**ARUN KUMAR DUBE.**  
ARCHITECT



1ST FLOOR, VENKATESH NIWAS, PLOT NO-3,  
HAPPY HOME SOCIETY, OPP ADAR UDUPI HOTEL,  
NEHRU ROAD, VILE PARLE (EAST), MUMBAI - 400057,  
TEL 26125795 , Email :arunkumardube@gmail.com

ISSUED DATE

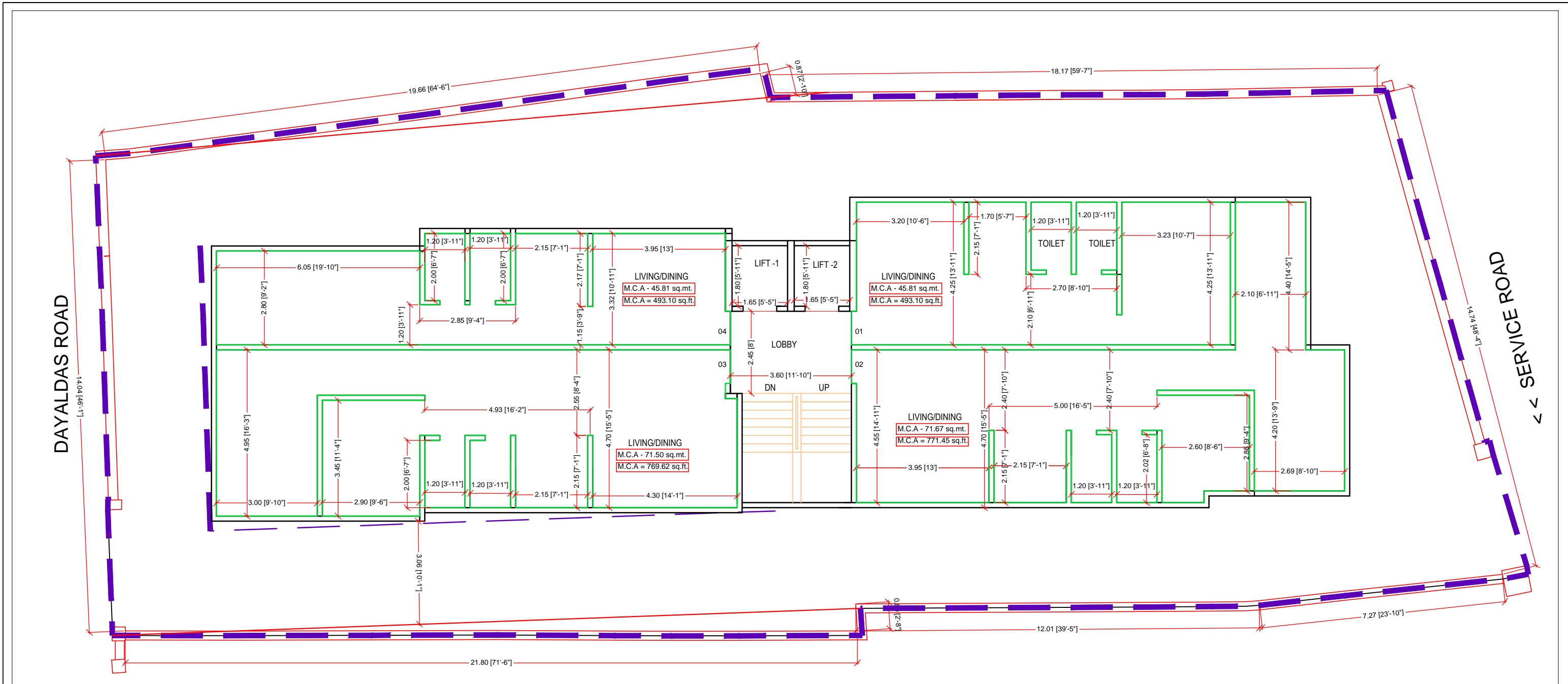
2nd UPDATE

25-10-2024/05-11-2024

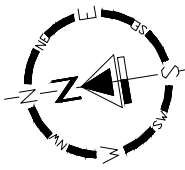
SCALE

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**NORTH**



**DRAWING TITLE**  
TENTATIVE  
1ST TO 3RD FLOOR PLAN

**PROJECT**  
PROPOSED BUILDING JAY CHAMBERS CHSL,  
DAYALDAS ROAD, VILE PARLE (E), MUMBAI - 400 057.

NAME OF ARCHITECT.

**ARUN KUMAR DUBE.**  
ARCHITECT

ISSUED DATE

2nd UPDATE

SCALE

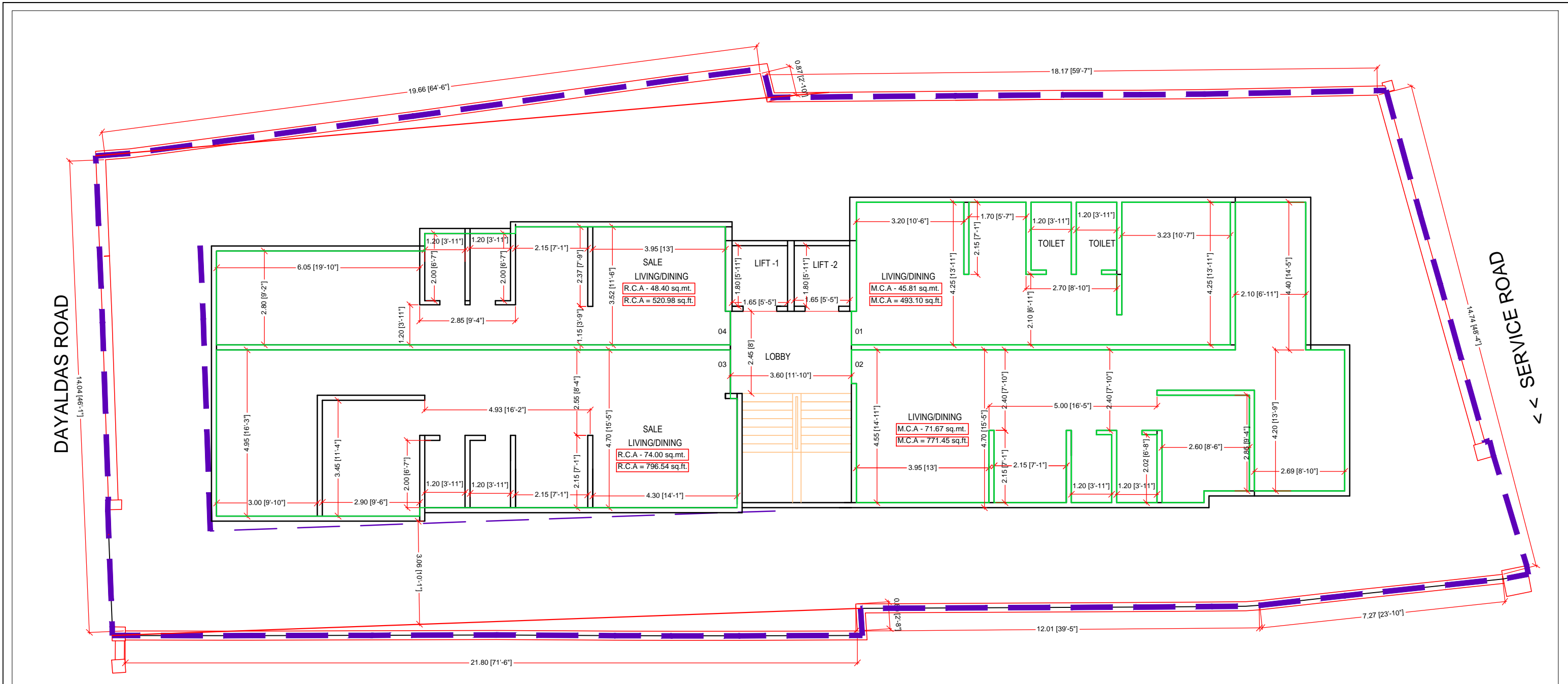
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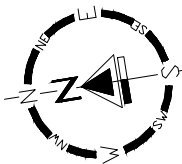
25-10-2024/05-11-2024



1ST FLOOR, VENKATESH NIWAS, PLOT NO-3,  
HAPPY HOME SOCIETY, OPP ADAR UDUPI HOTEL,  
NEHRU ROAD, VILE PARLE (EAST), MUMBAI - 400057,  
TEL 26125795, Email :arunkumardube@gmail.com



**NORTH**



**DRAWING TITLE**

TENTATIVE  
4TH FLOOR PLAN

**PROJECT**

PROPOSED BUILDING JAY CHAMBERS CHSL,  
DAYALDAS ROAD, VILE PARLE (E), MUMBAI - 400 057.

NAME OF ARCHITECT.

**ARUN KUMAR DUBE.**  
ARCHITECT



1ST FLOOR, VENKATESH NIWAS, PLOT NO-3,  
HAPPY HOME SOCIETY, OPP ADAR UDUPI HOTEL,  
NEHRU ROAD, VILE PARLE (EAST), MUMBAI - 400057,  
TEL 26125795, Email :arunkumardube@gmail.com

ISSUED DATE

2nd UPDATE

25-10-2024/05-11-2024

SCALE

CHECKED BY

DRAWN BY

**Annexure - L**  
**Annexure - "L"**

S.R	Names of Memembrs	Floor	Flat No	BUA	MOFA CA IN. SQ.FT.	MOFA @ 27% ADD.Area	NEW MOFA C.A IN SQ.FT.	proposed floor no.
1	Mrs Sulochana Hirani	Gr	1B	422.19	358.63	96.83	455.46	1st floor-01
2	Mr. Sudhir Hirani	Gr	2B	584.50	489.42	132.14	621.56	1st floor-02
3	Mrs T.R. Pramela Prasad	1st	1A	678.50	607.39	164.00	771.39	1st floor-03
4	Mrs Beejal Hirani	1st	2A	417.25	388.25	104.83	493.08	1st floor-04
5	Mrs Seema Saraf & Mrs Anuradha Saraf	1st	3B	416.63	388.25	104.83	493.08	2nd floor-01
6	Allcon & Allcon	1st	4B	583.83	605.71	163.54	769.25	2nd floor-02
7	Rockwin Flowmeter	2nd	3A	678.50	607.39	164.00	771.39	2nd floor-03
8	Menon Impex Pvt Ltd	2nd	4A	417.25	388.25	104.83	493.08	2nd floor-04
9	Fedex Securities Pvt Ltd	2nd	5B	416.63	388.25	104.83	493.08	3rd floor-01
10	Fedex Securities Pvt Ltd	2nd	6B	583.83	605.71	163.54	769.25	3rd floor-02
11	Dr Ira Shah	3rd	5A	678.50	607.39	164.00	771.39	3rd floor-03
12	Mrrnon Impex Pvt Ltd	3rd	6A	417.25	388.25	104.83	493.08	3rd floor-04
13	Fedex Securities Pvt Ltd	3rd	7B	416.63	388.25	104.83	493.08	4th floor-01
14	Fedex Securities Pvt Ltd	3rd	8B	583.83	605.71	163.54	769.25	4th floor-02
	<b>Total</b>			<b>7,295.32</b>	<b>6,816.85</b>	<b>1,840.55</b>	<b>8,657.40</b>	

## Annexure - M

### **INTERNAL AMENITIES:**

#### **LIVING ROOM & BED ROOM**

- Only Plater on Internal Walls
- Medium gauge aluminum sliding window.
- Heavy duty latches
- Main Wooden Door

#### **KITCHEN & BATHROOM:**

- Medium gauge aluminum frame.
- Plumbing Connections

#### **STAIRCASE:**

- Treads and Risers upto 1<sup>st</sup> floor will be granite / marble and all other floor will be with polished kola stone along with required skirting.
- Paint above sand faced plaster surface will be coated with acrylic paint.

#### **WATERPROOFING:**

- Will be carried out by an approved water proofing agency who will give us a guarantee of 5 years.

Yours truly,

For Nambiar Realities

**AGREEMENT FOR PROVIDING PERMANENT ALTERNATE  
ACCOMMODATION**

**THIS Agreement for providing Permanent Alternate Accommodation (“Agreement”)** is made and executed at Mumbai on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**BETWEEN**

**M/S. Nambiar Realty**, a Proprietary Concern having its registered address at 508, Sagar Tech Plaza “B” Wing, Andheri Kurla Road, Sakinaka, Mumbai - 400072 hereinafter referred to as the “**Developer**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include it’s successors and assigns of the **FIRST PART**.

**AND**

\_\_\_\_\_, aged \_\_\_\_\_years, an adult Indian Inhabitant of Mumbai and at present residing at flat no. \_\_\_\_\_ on \_\_\_\_\_ floor, admeasuring 696.00 square feet (carpet area) in the building known as “**JAI CHAMBERS**” situated at Plot No. 357, T.P.S. No. V, Service Road, Vile Parle (East), Mumbai- 400 057, (hereinafter referred to as the “**Member**”), having income tax PAN No. [\_\_\_\_\_], which expression shall unless the context otherwise mean and include his/her heirs, executors, administrators, nominees and assigns. **SECOND PART.**

**AND**

**JAI CHAMBERS CO-OPERATIVE PREMISES SOCIETY LTD.,** a co-operative Housing Society registered under the Maharashtra Co-operative Societies Act. 1960 bearing registration No. BOM//W-

For Nambiar Realty	Member	Jai Chamber



KE/HSG/(TC)/6133 OF 1992 dated 27/04/1992, having its registered address at Plot No. 357, T.P.S. No. V, Service Road, Vile Parle (East), Mumbai- 400 057, acting through its Chairman Mrs. Seema Saraf and Honorary Secretary Mr. Sudhir Hirani duly authorized members as per resolution passed in Special General Body meeting of the society held on \_\_\_\_\_ hereinafter called “**THE SOCIETY**” (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include its members/s, managing committee members, successor in title and assigns, etc.) of the **THIRD PART**;

The Developer ,the Member and the society may, hereinafter, be jointly referred to as the “**Parties**” and severally as the “**Party**”.

**WHEREAS:**

- A. The Existing Building comprises of stilt plus three upper floors having 14 (fourteen) flats. All the Flats in the Existing Building are occupied by 10 (ten) members of the Society. The said **JAI CHAMBERS CO-OPERATIVE PREMISES SOCIETY LTD.**, a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act bearing registration No. BOM//W-KE/HSG/(TC)/6133 OF 1992 dated 27/04/1992, having its registered address at Plot No. 357, T.P.S. No. V, Service Road, Vile Parle (East), Mumbai- 400 057. (Hereinafter referred to as “said society”), is owner and is absolutely seized and possessed of, or otherwise well and sufficiently entitled to all that pieces or parcels of land Plot No. 357, T.P.S. No. V, admeasuring 620 square meters of village – Vile Parle (East), Taluka: Andheri in Mumbai District lying, being and

For Nambiar Realty	Member	Jai Chamber

situate at, together with building known as Jai Chambers consisting of Ground plus three upper floors consisting of an aggregate 14 (fourteen) residential flats (“**Buildings**”) duly assessed by K/E ward of Municipal Corporation of Greater, Mumbai. vide property No. \_\_\_\_\_ . The Land along with the Buildings shall hereinafter be collectively referred to as the “**Property**”. The Land is more particularly demarcated in the red color boundary line on the plan and is more particularly described in the First Schedule herein under written. Annexed and marked hereto as **Annexure –“A”** is a copy of the Society Registration Certificate and **Annexure –“B”** is copy of Property Card.

- B.** By and under Indenture of Conveyance dated 22<sup>th</sup> July 2009 duly registered before Asst. Sub Registrar of Assurance at Andheri, Mumbai under serial no. \_\_\_\_\_ by and between Kiran Developers, a partnership firm (Developer) **and** (1) M/s Ramkrishna Waman Muthye, (2) Shambarao Damodar Bhagawat and (3) Vinayak Pandurang Gurjar (the Owners) by their Constituted Attorney Shri. Kishore P. Thakural **and** Jai Chambers Co-operative Premises Society Ltd., (the Purchaser) therein in favors of the **Jai Chambers Co-operative Premises Society Ltd.** “The purchaser” therein, the said Vendor therein sold, transferred, conveyed and assigned unto the purchasers, the society therein i.e. **JAI CHAMBERS CO-OPERATIVE PREMISES SOCIETY LTD**, all that piece and parcel of land or ground being Plot No. 357, T.P.S. No. V, Service Road, Vile Parle (East), Mumbai- 400 057, admeasuring 620 Sq. meters of village – Vile Parle (East), together with building known as

For Nambiar Realty	Member	Jai Chamber

Jai Chambers consisting of Ground plus three upper floors.

- C. In the circumstances the Society became the owner of and/or solely and absolutely entitled to the Property.
- D. The Society and its members, at their own costs and expenses, got the plans approved by the Municipal Corporation of Greater Mumbai (“MCGM”) vide IOD No. CE/616/WS/AK dated 13.06.1983 and CC bearing No. CE/CC/1388/VP/V dated 07.09.1983 got constructed the Buildings.
- E. The Occupation Certificate / Buildings Completion Certificate Nos. \_\_\_\_\_, has been issued by the Municipal Corporation of Greater Mumbai.
- F. The Existing Building was constructed in or about 1990 and in view of the age and condition of the Existing Building and the development potential available in respect of the said Property, the Society decided that it would be in the best interest of all the Existing Members and their families, that the said Property be re-developed by demolishing the existing building and constructing new building/tower/s upon the said Plot by utilizing the entire available FSI and Transferrable Development Rights (“TDR”) relating to and arising out of the Land, as per the provisions of the Development Control Promotion Regulations for Greater Bombay, 2034 (“DCPR”) as applicable in Mumbai City
- G. The Society has followed the processes for redevelopment as mentioned below (which are on the basis of the Circular No. SaGruYo

For Nambiar Realty	Member	Jai Chamber

2018/Pra. Kra. 85/14-S dated 04<sup>th</sup> July 2019 ("**79A guidelines**") issued by the Government

- H. The Society agreed to undertake a redevelopment of the Property through professional developers at a Special General Body Meeting (hereinafter referred to as "**SGBM**") held on January 2, 2024, the Society had decided to go for redevelopment of the Property.
- I. The Society appointed a Project Management Consultant (hereinafter referred to as the "**Society's PMC**"), namely, Ar. Jaweed Mohamed Ishaq Ghazali, 401, Mitasu Enclave CHSL, Kora Kendra Road, R. M. Bhattad Marg, Borivali West, Mumbai-400092 (COA CA/84/8373) at a SGBM held on February 12, 2024;
- J. The Managing Committee Meeting (hereinafter referred to as "**MCM**") held on April 26, 2024 approved the draft Feasibility Report and advised the PMC to prepare the Tender document. In the notice of MCM issued on April 09, 2024, all members were invited to attend the meeting of the MCM to be held on April 26, 2024.
- K. At its SGBM held on May 14, 2024, the Tender prepared by the Society's PMC was approved by the Society following which the Society invited offers from interested developers in respect of redevelopment of the Property on May 31, 2024. In response thereto, the Society received 3 (Three) offers from interested developers viz. M/s Skyline Builders & Developers, Navi Mumbai, M/s Nambiar Realty, Saki Naka, Mumbai and M/s Skyline Landmark Projects Pvt. Ltd, Mumbai.
- L. The MCM held on July 25, 2024 opened all three tenders received

For Nambiar Realty	Member	Jai Chamber

and discussed, following which the Society's PMC prepared a 'comparative sheet' of the key terms offered. In the notice of MCM issued on July 08, 2024, all members were invited to attend the meeting of the MCM to be held on July 25, 2024.

- M. The Society got the interested developers to hold presentations and also held Managing Committee meetings with each of the interested developers;
- N. Thereafter, the Society negotiated with the developers, including **Nambiar Realty** to obtain revised Offers. The revised redevelopment terms offered, and the negotiated terms were recorded in the Revised Offer dated September 18, 2024 as issued by Nambiar Realty.
- O. During negotiations with the interested developers, the Developer herein revised certain terms of the initial offer and Tender documents which is acceptable to the society and is considered as the final terms of development. Accordingly, the revised Offer dated September 18, 2024 is now referred to as "**Developer's Final Offer**". The Developer's final offer of re-development was found to be most beneficial and the same was accepted by the Society at the Special General Body Meeting held on October 17, 2024 in the presence of the Authorized Officer appointed by the Deputy Registrar of Co-operative Societies, K/East Ward, Mumbai. The members of the Society present in the Special General Body Meeting by majority selected and appointed the Developer herein as developer for the re-development project of the Society. The Deputy Registrar of Co-operative Societies, K/East Ward, Mumbai by his letter dated October 24, 2024 issued under the 79A guidelines confirmed the appointment

For Nambiar Realty	Member	Jai Chamber

of the Developer by the Society for its re-development project and issued No Objection and necessary clearance to proceed with redevelopment of the Society.

- P. Pursuant thereto, the Society issued a Letter of Appointment dated October ....., 2024 to the Developer thereby appointing the Developer herein as a Developer for the redevelopment of the Property.
- Q. Pursuant thereto the Society had executed a development agreement with **Nambiar Realty**, dated \_\_\_\_\_ which was duly registered with the Sub-Registrar \_\_\_\_\_, bearing Registration no. \_\_\_\_\_ (“**Development Agreement**”) granting development rights of the Property to Nambiar Realty and also executed an irrevocable power of attorney dated \_\_\_\_\_, which was duly registered with the Sub-Registrar \_\_\_\_\_, bearing Registration no. \_\_\_\_\_ (“**Power of Attorney**”) granting various powers for redevelopment purpose in favor of Nambiar Realty.
- R. Pursuant to the Redevelopment Documents, Nambiar Realty had obtained IOD bearing no. \_\_\_\_\_, dated \_\_\_\_\_.
- S. The Member is holding \_\_ (\_\_\_\_) shares of the Society bearing distinctive numbers \_\_\_\_ to \_\_\_\_\_ (*both inclusive*) of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) each (hereinafter referred to as the “**Shares**”) issued by the Society and is in occupation/possession of a Flat No. B-1, on Ground Floor, admeasuring 696.00 square feet (carpet area) in the Building (hereinafter referred to as the “**Existing**

For Nambiar Realty	Member	Jai Chamber

**Flat**”). Annexed and marked as **Annexure “ C”** is copy of Share certificate .

- T. The Developer has agreed to provide to the Member, free of cost and on ownership basis, a new flat admeasuring \_\_\_\_\_square feet carpet area and \_\_\_\_\_ [stilt] car parking space in lieu of the Existing Premises.
- U. Upon the Developer obtaining the IOD and approved plans, the Developer, the Society and the Members have mutually agreed and demarcated the flats, car parking space to be allotted to the Members of the Society. Accordingly, the Society in consultation with the members has drawn up the list of allotment of the new flats and car parking space to be allotted to each Member of the Society and pursuant to the same, the Society has obtain in writing the consent of the Member herein having accepted his/her/their allotment of the New Flat (*as defined hereunder*) and the New Car Parking Space (*as defined hereunder*).
- V. The Developer has now obtained the IOD dated \_\_\_\_\_ and procured approved plans in respect of the new building (“**New Building**”) to be constructed by the Developer. A copy of the IOD has been attached hereto as **Annexure " D "**.
- W. Hence, based on the approved plan and IOD and in accordance with Development Agreement and the allotment list mutually prepared by the Society and the Members of the Society, the Member has been allotted a new self-contained residential flat, on ownership basis, bearing no. \_\_\_\_\_ admeasuring \_\_\_\_\_square feet (carpet area), on the \_\_\_\_\_ floor of the New Building ("**New Flat**") and

For Nambiar Realty	Member	Jai Chamber

\_\_\_\_\_ [stilt/stack] car parking space bearing no. \_\_\_\_\_ ("**New Car Parking Space**") to the Member, in the New Building to be developed on the Land in lieu of the Existing Flat. The New Flat and the New Car Parking Space is described in Second Schedule hereunder written.

- X. In the circumstances, the Parties hereto are entering into this Agreement for the purpose of recording the terms and conditions agreed upon between themselves including, *inter alia*, to record the obligation of the Developer to hand over the New Flat and the Car Parking Space to the Member in the New Building to be constructed by the Developer on the Land and provide other benefits/entitlements/payments, as per the terms and conditions of the Development Agreement.

**NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

## **1. RECITALS**

The Developer and the Member hereby declare that the statements, declarations and representations on their respective parts as contained in the foregoing Recitals as also hereinafter contained are true to their own knowledge and are made by them conscientiously, believing the same to be true knowing full well that relying upon the said statements, declarations and representations to be true and correct, the Developer and the Member,

For Nambiar Realty	Member	Jai Chamber



as the case may be, have agreed to execute this Agreement.

## 2. Displacement Compensation for Temporary Accommodation –

2.1 On the Developer issuing Notice-to-Vacate as set out in Clause \_\_\_\_ hereinafter, the Members shall vacate their respective Existing Flats so as to facilitate the demolition of the Existing Building and the construction of the New Building. The Developer shall, simultaneously upon the last Member vacating his/her/their respective Existing Flat and upon the Society grants license to the Developer to enter upon the Property for the purpose of redevelopment, pay the Member/s compensation (“**Monthly Displacement Compensation**”) as mentioned below.

(A) The Monthly Displacement Compensation payable to each of the Members for the period of 30 months or till handing over the Member New Premises whichever is @ Rs. 80/- (Rupees eighty only) per square feet of existing residential area, as appearing in the sale deed, of each Member’s Existing Flats and one composite cheque for the Monthly Displacement Compensation for the initial period of 12 months shall be handed over in advance by the Developer to the Managing Committee of the Society on the Commencement Date, who in turn shall handover such cheque to each member for encashment.

(B) The Monthly Displacement Compensation for next period of 12 months (i.e. from 13<sup>th</sup> month till 24<sup>th</sup> month) @ Rs. 80/- (Rupees eighty only) per square feet of existing residential carpet area of each Member’s Existing Flats and the same shall be paid by giving PDC to the Members on or before expiry of 12<sup>th</sup> month from the Commencement Date.

(C) The Monthly Displacement Compensation for next period of 6 months (i.e. from 25<sup>th</sup> till 30<sup>th</sup> month) @ Rs. 80/- (Rupees eighty only) per

For Nambiar Realty	Member	Jai Chamber

square feet of existing residential carpet areas of each Member's Existing and the same shall be paid by giving PDC for a period of 6 months each to the Members on or before expiry of 24<sup>th</sup> month from the Commencement Date.

(D) The Monthly Displacement Compensation shall thereafter increase by 10% every year until completion of Notice to Occupy period.

(E) The Society and the Members hereby agree and undertake that the post-dated cheques, if any, pertaining to the period post the possession of the Members New Flats being offered by the Developer i.e., on completion of Notice to Occupy period, shall be treated as cancelled. Such cheques, or encashed amounts, shall be returned to the Developer simultaneously against the Member/s accepting possession of the Members New Flats. In the event any cheque has been deposited and encashed, but possession has been handed over within shorter period, Displacement Compensation for the remaining period following the completion of Notice to Occupy period shall be refunded to the Developer within 15 days of the date of Notice to Occupy. In case if any of the Members fail to return such uncashed cheques / refund the Displacement Compensation as stated above, the Developer shall have the right to issue Stop Payment instructions to the Bank and further withhold the possession of the New Flat of such Member.

## 2.2 Compensation to meet expenses in respect of temporary accommodation:

- The Developer shall also pay to each of the Members upon the Commencement Date -

(i) Rs. 20,000/- (Rupees Twenty thousand only) as lumpsum compensation towards packing & moving expenses (hereinafter referred to as "**Shifting Charges**")

For Nambiar Realty	Member	Jai Chamber

(ii) compensation equivalent to one month's Displacement Compensation towards brokerage expenses that the Members may have to incur in respect of temporary accommodation for initial 24 months from the Commencement Date shall be paid on the Commencement Date and thereafter one month's Displacement compensation for every 12 months shall be paid before the expiry of every 12 months (hereinafter referred to as "**Brokerage Charges**").

2.3 Any Income-tax in respect of the amounts paid by the Developer to the Members under this Agreement including but not limited to Monthly Displacement Compensation, Hardship Compensation, Shifting Charges or Brokerage Charges shall be the responsibility of the respective Members alone, and the Developer shall not be responsible / liable for the same in any manner whatsoever.

### **3. PROCESSES FOR HAND-OVER OF THE NEW FLATS-**

3.1 On completion of the Members' New Flats with the Members' Internal Amenities and on the Developer obtaining Full Occupation Certificate in respect of the New Building/s, the Developer shall issue to the Society (for itself and on behalf of Members), the Notice-To-Occupy offering vacant and peaceful possession of the Members' New Premises.

3.2 The Members shall, within fifteen days of the date of the Notice-To-Occupy, hand back any uncashed cheques/ balance amounts of Monthly Displacement Compensation refundable to the Developer as per this Agreement for the period beyond 30 days of Notice to Occupy.

For Nambiar Realty	Member	Jai Chamber

- 3.3 The Developer shall only be liable to pay the Monthly Displacement Compensation up to the end of the 30-day Notice-To-Occupy and no further.
- 3.4 Against the Members taking possession, they shall confirm receipt of possession in writing to the Developer.
- 3.5 Simultaneously with the Developer issuing the Notice-To-Occupy, the Developer shall be freely entitled and at liberty to offer and deliver peaceful and vacant possession of all the Developer's Premises to the respective allottees/ purchasers and acquirers thereof irrespective of the fact that the Members have taken possession of their respective Members' New Premises or not.

#### **4. PERMANENT ALTERNATE ACCOMMODATION AND OTHER COMPENSATION**

As per the terms and conditions of this Agreement, in consideration of the Existing Flat of the Members, the Developer shall provide the following:

##### **4.1 Permanent Alternate Accommodation:**

The Developer hereby provides, on the ownership basis and free of all encumbrances, the New Flat and New Car Parking Space to the Member, free of all costs and charges, as a permanent alternate accommodation in lieu of the Existing Flat of the Member. The floor plan showing the New Flat marked in the red line is attached herewith

For Nambiar Realty	Member	Jai Chamber

and marked as **Annexure “E”** hereto. It is agreed by and between the Parties hereto that the New Flat to be allotted and the New Building shall be in a good and tenantable conditions and the Developer shall provide amenities, fittings, fixtures in the New Flat as agreed here marked and annexed **Annexure –“F”** is copy of the Amenities, Fittings and Fixtures in the New Flat.

#### 4.2 **Stamp Duty, Registration Charges, Taxes and Other Expenses:**

The stamp duty and registration charges in relation to the existing carpet area and free of cost extra area shall be borne and paid by the Developer. However, any Member(s) of the Society (i) requiring to purchase the Differential Area and/or (ii) opting for any additional/extra area, then in such cases, the concerned Member(s) of the Society shall bear and pay stamp duty, registration charges, other incidental charges and all other statutory taxes for such purchased area. Moreover the member shall be liable to pay The GST entirely for the extra area being purchased for the sale consideration in term of the addition area as purchased thereof by existing member.

### 5. **SPECIFIC OBLIGATIONS OF THE DEVELOPER**

5.1 The Developer shall take all precautions and safety measures in accordance with the various provisions of law, rules and regulations governing the development and construction work.

5.2 The Developer shall undertake the said redevelopment and construct the New Bbuilding in compliance and accordance with the sanctioned plans

For Nambiar Realty	Member	Jai Chamber

and the IOD & the CC issued by the MCGM; the DC Rules (as amended from time to time); the provisions of the Maharashtra Regional Town Planning Act and the rules made there under; and any other applicable statutory provisions and the law governing redevelopment and construction work pertaining to the Land.

- 5.3 During the course of construction, the Developer shall take adequate proper insurance of the workers as also the third party for the injuries or death during the course of construction and take all statutory insurances required by law.
- 5.4 The Developer shall procure the OC in due course of time from the MCGM at its own risks and costs.
- 5.5 The Developer shall be liable and responsible to the purchasers of premises in the New Building exclusively and in any event the Member shall not be liable and responsible for fulfilment and compliance of the provisions on the part of the Developer with the purchasers of premises in any manner under the provisions of the Real Estate (Regulation & Development) Act, 2016 or any statutory modification or re-enactment thereof.

## **6. DECLARATIONS AND OBLIGATIONS OF THE MEMBER**

- 6.1 The Member was seized and possessed of and/or otherwise well and sufficiently entitled to the Existing Flat.
- 6.2 The Member has not entered into any agreement or arrangement, oral or

For Nambiar Realty	Member	Jai Chamber

written, with regard to the sale of the Existing Premises and/or any part thereof and/or assignment of their rights in the Existing Premises, and/or any part thereof. The Existing Premises is free from all mortgage, charges or encumbrances.

- 6.3 There are no proceedings instituted by or against the Member in respect of the Existing Premises and pending in any Court or before any authority and the Existing Premises is not subject to lis pendens.
- 6.4 The Member hereby indemnifies the Developer from and against any claims or damages suffered by the Developer in relation to the ownership and occupation of the Existing Premises by the Member.
- 6.5 Upon completion of the redevelopment project, the Member agrees and undertakes to remain a member of the Society as agreed under the Development Agreement and also hereby confirm that there will not be any separate society formed for the New Building.
- 6.6 The Member will not create any unnecessary hindrances, obstacles in the redevelopment process and extend his co-operation to the Developer for any lawful purpose under this Agreement/Development Agreement.
- 6.7 The Member hereby agrees and confirms that the terms and conditions of the Development Agreement are binding on him/her.
- 6.8 No notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law including the Land Acquisition Act, the Town Planning Act, the Municipal Corporation Act,

For Nambiar Realty	Member	Jai Chamber

the Urban Land Ceiling Act or any other statute has been received or served upon the Member in respect of the Existing Premises or any part thereof which restricts or may restrict the execution of this Agreement.

- 6.9 The Member hereby agrees and confirms that the Developer shall be entitled to construct the flats forming part of the Developer's Area/shops/commercial premises/restaurants etc. as it may deem fit and it shall also be entitled to sell the same.
- 6.10 There is no injunction or any other order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the Member from dealing with the Existing Premises or entering into this Agreement.
- 6.11 The Member has verified all title documents, title certificate, IOD and approved plan in respect of the Property and New Building and is satisfied with the same.
- 6.12 The Member hereby agrees and confirms that all the conditions of the IOD are binding on them.
- 6.13 The Member shall maintain the New Flat at his own cost and in good and tenantable condition from the date on which the possession of the New Flat is taken by him and shall not do or allow or suffer to be done anything in and or to the staircase or any passage or compound wall of the New Building or any part of the New Building in which the New Flat is situated which may be against the rules, regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition

For Nambiar Realty	Member	Jai Chamber



in and or to the New Building in which the New Flat is situated.

6.14 The Member shall not store in the New Flat, any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the New Building in which the New Flat is situated or storage of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the New Building in which the New Flat is situated including entrance of the New Building. In case of any damage caused to the New Building on account of negligence or default of the Member, the Member shall be liable to pay or make good the damage incurred or caused due to the default of the Member.

6.15 The Member shall carry out at his own cost, all internal repairs to the New Flat and maintain the New Flat in the same condition, state and order in which it was delivered by the Developer to the Member. Further, the Member shall not do or allow or suffer to be done anything in the New Flat or to the New Building in which the New Flat is situated or carry out the repairs and changes in the New Flat which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority which may endanger the New Flat. In the event of the Member committing any act in contravention of the above provision, the Member shall be responsible and liable for the consequences thereof to the concerned local authority and/or public

For Nambiar Realty	Member	Jai Chamber

authority.

- 6.16 The Member shall not demolish or cause to be demolished the New Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the New Flat or any part thereof; nor any alteration in the elevation, and outside color scheme of New Building in which the New Flat is situated and shall keep the premises, sewers, drains, pipes in the New Flat and appurtenances thereto in good and tenantable conditions so as to support, shelter and protect other parts of the New Building in which the New Flat is situated and shall not chisel or in any other manner damage any columns, beams, walls, slabs or RCC pardis in the New Flat without prior written permission of the Developer, as the case may be.
- 6.17 The Member shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the New Flat in the compound or any portion of the New Building in which the New Flat is situated.
- 6.18 The Member shall bear and pay any and all differences in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority, and/or Government and/or other public authorities on account of change of user of the New Flat by the Member.
- 6.19 The Member hereby declares and confirms that he/she has no claim over the saleable area and the Developer has full right and absolute authority

For Nambiar Realty	Member	Jai Chamber

to change/amend the plans in respect of the sale building.

## 7. APPROVALS AND CONSTRUCTIONS MILESTONES

7.1 The Developer shall endeavour to complete the construction of the New Building as agreed under the Development Agreement, subject to any occurrence *Force Majeure* (as defined herein under) or any other event which is outside the reasonable control of the Developer including delay in giving permission by various authorities.

7.2 As soon as the Developer procures the OC for the New Building the Developer shall intimate thereof to the Member along with a 30 (Thirty) days' notice to the Member to take possession of the New Flat. Within 30 (Thirty) days from the date of receipt of notice from the Developer, the Member shall take possession of the New Flat in the New Building. For the sake of clarity the Member shall be deemed to have taken possession of the New Flat on the 30 (Thirty) day of receipt of such notice ("**Final Completion Date**"), irrespective of whether they have taken physical possession of the New Flat or not and shall be liable to bear and pay the taxes and other outgoing relating to the New Flat from the date of such deemed possession. It is agreed between the Parties that the Developer shall not be obligated to pay the Monthly Rent to the Member after the expiry of the 30 (Thirty) days' notice period or the Member taking possession of the New Flat in the New Building (whichever is earlier).

7.3 For the purpose of this Clause, '*Force Majeure*' shall mean any of the following events affecting the Property or any construction namely, an act of God, act of civil or military authority, act of Government,

For Nambiar Realty	Member	Jai Chamber

Governmental restriction, war, invasion, rebellion, revolution, insurrection, , pandemic, terrorism, riot, fire, earthquake, lightning, storm, typhoon or flood, acute shortage of steel or cement in the known market condition, delay in granting requisite approvals by the MCGM or other statutory authorities or other similar event beyond the control of the affected Party including any judgment or order of any court/authority which directly affect the performance of this Agreement/Development Agreement.

- 7.4 The Developer has agreed to pay maintenance charges, municipal taxes , water charges, electricity charges etc. during the period of construction till the Final Completion Date.

## 8. DEFECT LIABILITY

- 8.1 The defect liability period shall be as per applicable laws, for any defects in the construction and for waterproofing of terrace from the date of the receipt of OC ("**Defect Liability Period**").If during the Defect Liability Period, the Member finds any defect in the New Flat, which is purely attributable to the work carried out by the Developer, the Member shall provide a written notice of the same to the Developer.

- 8.2 If any structural defect as per RERA in the New Building, is brought to the notice of the Developer within the Defects Liability period, such defect/s if attributable by the Developer shall be rectified by the Developer at their own costs.

- 8.3 “Defect” shall mean defects in the structure of the said New Building/s

For Nambiar Realty	Member	Jai Chamber

and shall exclude wear and tear, act of God or Force Majeure, defects due to minor changes / cracks, on account of variation of temperature / weather, normal wear and tear, and not caused due to any renovations/ changes/ interior works carried out in any flats.

8.4 The Society is responsible to ensure that all equipment is handled with due care and caution and annual maintenance contracts shall be signed with the original equipment manufacturers or their authorized dealers and that all required licenses/ permissions (including B/1 Form, Lift Inspection Certificate, fire-department requirements, etc.) are kept valid/ updated.

8.5 Warranties of equipment, appliances and electronic items, if any, agreed to be provided by the Developer in the New Building, shall be as per the standard warranties provided by the manufacturers and shall not be defect on part of the Developer. The Developer shall handover to the Society, requisite documents signed with Original Equipment Manufacturers or their authorized distributors and the charges as per the AMC's (payable for later terms) shall be borne by the Society only. Upon lapse of such AMC's, the Society shall be bound to continue the AMC's with Original Equipment Manufacturer and/or their authorized distributors only for better maintenance of the New Building. In the event of the Society failing to continue with the Original Equipment Manufacturer and/or their authorized distributors, then the failure on the

For Nambiar Realty	Member	Jai Chamber

part of the Society shall not be termed as defect liability.

## 9. NOTICE AND COMMUNICATION

All notices and other communications to be given under this Agreement shall be in writing and delivered (i) by hand against a written acknowledgement of receipt, or (ii) by Registered Post A. D., and addressed to the Parties at the addresses mentioned in the title clause of this Agreement or at such other address as is from time to time designated (in writing) by the Party to whom the communication is addressed. Any communication that is delivered in accordance herewith shall be deemed to be received when delivery is received or wrongly refused, as the case may be.

## 10. PAN CARD

As required by the Income-tax (Sixteenth Amendment) Rules, 1998:-

The Member's Permanent Account Number is \_\_\_\_\_, and a copy of his PAN Cards are annexed hereto and marked **Annexure "G"**;

The Developer's Permanent Account Number is \_\_\_\_\_, and a copy of its PAN Card is annexed hereto and marked **Annexure "H"**.

## 11. MODIFICATION

This Agreement may be modified or amended only by a writing making

For Nambiar Realty	Member	Jai Chamber

specific reference to this Agreement duly executed by the Parties.

## **12. INVALIDITY AND SEVERABILITY**

Any provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the enforceability or validity of the remaining provisions of this Agreement, which shall remain in full force and effect to the maximum extent permitted by law.

## **13. FURTHER ASSURANCES**

Each of the Parties shall co-operate with the others and execute and deliver to the other such instruments and documents and take such other actions as may be reasonably requested, from time to time, in order to carry out, give effect to and confirm their rights and intended purpose of this Agreement.

## **14. COUNTERPARTS ORIGINALS**

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument

### **FIRST SCHEDULE**

All that piece and parcel of land admeasuring 620 sq. mtrs. at Plot No. 357, T.P.S. No. V, Service Road, Vile Parle (East), Mumbai- 400 057 together with the building named “**JAI CHAMBERS**” comprising of stilt plus Three upper

For Nambiar Realty	Member	Jai Chamber

floors comprising of 14 (Fourteen) residential flats and \_\_ (\_\_\_\_) stilt car parking spaces in the Registration District and Sub District of Mumbai City and Mumbai Suburban and bounded as follows:

On the North Side : - Survey No. 114 – Hissa No. 1

On the South Side : - Survey No. 114 – Hissa No. 7

On the West Side : - Survey No. 115 – Hissa No. 13

On the East Side : - Survey No. 112 – Hissa No. 1

### **SECOND SCHEDULE**

A flat bearing no. \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet (carpet area) square feet (carpet area) on First floor of the New Building known as ‘ \_\_\_\_\_ ’ and car parking space bearing no. \_\_\_\_\_ in the New Building ‘ \_\_\_\_\_ ’ to be constructed on the Land as described in First Schedule hereinabove.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hand and seal the day and year first hereinabove written.

SIGNED AND DELIVERED by

the within named “**Developer**”

**NAMBIAR REALTY**

Through its Proprietor

1. **Mr. K. K. Nambiar**

In the presence of:

For Nambiar Realty	Member	Jai Chamber



1. \_\_\_\_\_

2. \_\_\_\_\_

Signed and Delivered by the withinnamed  
“**Member**” \_\_\_\_\_ in presence  
of:

1. \_\_\_\_\_

2. \_\_\_\_\_

For Nambiar Realty	Member	Jai Chamber

## Annexure - O

### SHIFTING CHARGES AND BROKERAGE CHARGES

<b>SR. No.</b>	<b>Names of the Members</b>	<b>Flat No.</b>	<b>Shifting Charges (One Time) In Rs.</b>	<b>Brokerage (One Time) In Rs.</b>
1.	Mrs. T. R. Prameela Prasad	1 A	Rs. 20,000/-	One Month Rent
1	Mrs Beejal Hirani	2 A	Rs. 20,000/-	One Month Rent
2.	Rockwin Flowmeters India Pvt Ltd	3 A	Rs. 20,000/-	One Month Rent
3.	Menon Impex Pvt Ltd	4 A	Rs. 20,000/-	One Month Rent
4.	Bhaav Samadhi Vichaar Samadhi Trust	5 A	Rs. 20,000/-	One Month Rent
5.	Menon Impex Pvt Ltd	6 A	Rs. 20,000/-	One Month Rent
6.	Mrs. Sulochana Hirani	1 B	Rs. 20,000/-	One Month Rent
7.	Mr. Sudhir Hirani	2 B	Rs. 20,000/-	One Month Rent
8.	Mrs. Seema Saraf & Mrs. Anuradha Saraf	3 B	Rs. 20,000/-	One Month Rent
9.	Allcon & Allcon	4 B	Rs. 20,000/-	One Month Rent
10.	Fedex Securities Pvt Ltd	5 B	Rs. 20,000/-	One Month Rent
11.	Fedex Securities Pvt Ltd	6 B	Rs. 20,000/-	One Month Rent
12.	Fedex Securities Pvt Ltd	7 B	Rs. 20,000/-	One Month Rent
13.	Fedex Securities Pvt Ltd	8 B	Rs. 20,000/-	One Month Rent

## Annexure - P

### Displacement Compensation Rs. 80/- (Rupees Eighty Only) Per Square Feet of Existing Residential Carpet Areas Of Each Member's Existing Flats

<b>SR. No.</b>	<b>Names of the Members</b>	<b>Flat No.</b>	<b>Existing Carpet Area in sq.ft.</b>	<b>Monthly Displacement Compensation</b>
1	Mrs. T. R. Prameela Prasad	1 A	696	<b>Rs. 55,680/-</b>
2	Mrs Beejal Hirani	2 A	447	<b>Rs. 35,760/-</b>
3	Rockwin Flowmeters India Pvt Ltd	3 A	696	<b>Rs. 55,680/-</b>
4	Menon Impex Pvt Ltd	4 A	447	<b>Rs. 35,760/-</b>
5	Bhaav Samadhi Vichar Samadhi Trust	5 A	696	<b>Rs. 55,680/-</b>
6	Menon Impex Pvt Ltd	6 A	447	<b>Rs. 35,760/-</b>
7	Mrs. Sulochana Hirani	1 B	421	<b>Rs. 33,680/-</b>
8	Mr. Sudhir Hirani	2 B	576	<b>Rs.46,080/-</b>
9	Mrs. Seema Saraf & Mrs. Anuradha Saraf	3 B	447	<b>Rs. 35,760/-</b>
10	Allcon & Allcon	4 B	703	<b>Rs. 56,240/-</b>
11	Fedex Securities Pvt Ltd	5 B	447	<b>Rs. 35,760/-</b>
12	Fedex Securities Pvt Ltd	6 B	703	<b>Rs. 56,240/-</b>
13	Fedex Securities Pvt Ltd	7 B	447	<b>Rs. 35,760/-</b>
14	Fedex Securities Pvt Ltd	8 B	703	<b>Rs. 56,240/-</b>

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAY CHAMBERS CO.OP. PREMISES  
SOCIETY LIMITED

27/04/1992

Permanent Account Number

AAAJJ0602M

24082007

Annexure - Q

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAAF6395G

नाम/ Name  
ALLCON & ALLCON

निगमन / मठन की तारीख  
Date of Incorporation / Formation  
07/05/1970

24012023

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AATPH7285D

नाम/ Name  
BEEJAL SUDHIR HIRANI

पिता का नाम/ Father's Name  
HARSHAD DALICHAND KAMDAR

जन्म की तारीख / Date of Birth  
11/10/1968

हस्ताक्षर/ Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAAPH7693E

नाम/ Name  
SULOCHANA ANIL HIRANI

पिता का नाम/ Father's Name  
SHANTILAL MANILAL SHAH

जन्म की तारीख / Date of Birth  
15/08/1936

हस्ताक्षर/ Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAAPH8115K

नाम/ Name  
SUDHIR ANIL HIRANI

पिता का नाम/ Father's Name  
ANIL KUSHALCHAND HIRANI

जन्म की तारीख / Date of Birth  
30/05/1965

हस्ताक्षर/ Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CORPP4316M

नाम/ Name  
PRAMILA PRASAD

पिता का नाम/ Father's Name  
RAMACHANDRAN NADUVAKKATTE  
VADAKKETHODI

जन्म की तारीख / Date of Birth  
31/05/1967

हस्ताक्षर/ Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAACM4297J

नाम / Name  
MENON IMPEX PRIVATE LIMITED

निगमन / मठन की तारीख  
Date of Incorporation / Formation  
25/11/1983

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANURADHA A SARAF  
HEM KUMAR GOENKA  
05/12/1979

Permanent Account Number  
BCGPS0057Q

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AIBPS7811A

नाम / NAME  
SEEMA SARAF

पिता का नाम / FATHER'S NAME  
JAGRAJ SINGH CHAUDHARY

जन्म तिथि / DATE OF BIRTH  
23-07-1970

हस्ताक्षर / SIGNATURE

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAETB4715H



नाम / Name  
BHAAV SAMADHI VICHAAR SAMADHI  
TRUST

02042022

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
14/06/2021

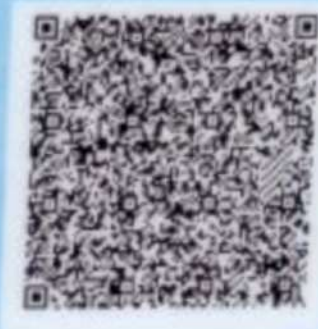
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAACF0959N

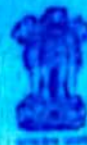


नाम / Name  
FEDEX SECURITIES PRIVATE LIMITED

05012020

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
16/01/1995

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ROCKWIN FLOWMETER (INDIA)  
PRIVATE LIMITED



18/04/1979

Permanent Account Number

AAACR1422N

28052011

Member's No. of Shares 5

Reg. Follo. No. 2

No. 072

SHARE CERTIFICATE

Jai Apartment Co-operative Housing Society Ltd.

Registered under the Maharashtra Co-op. Societies Act, 1960, ( Maharashtra Act, XXIV of 1961 )

[ Regn. No. : BOM / W-KE / HSG / (TC) / 6133 of 91-92

Dated 27-4-1992 ]

This is to Certify that Shri / Smt. / M/s. BEEJAL S. HIRANI

is/are the registered holder/s of FIVE

fully paid-up Shares of Rupees FIFTY each numbered from 6 to 10 inclusive, in

Jai Apartment Co-operative Housing Society Ltd. subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Bombay, this 27<sup>th</sup> day of APRIL 19 92

Rs. 250/-

*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

Mg. C. Member

Received the Share Certificate

Receiver's Signature

Date      19     

[ Sanap P. P. 100 / 4 / 93 ]

Annexure - 8

ate  
27



Share Certificate No. 18

Member's Regn. No. 3

No. of Shares 5

# Share Certificate

**JAI CHAMBERS**

Co.op.

Plot No.357, T.P.S. No. V, Service Road, Vile Parle (E),  
Premises Society Ltd. Mumbai - 400 057.

(Registered under the M.C.S. Act., 1960)

Regn.No. BOM/W-KE/HSG/(TC)/6133 OF 91-92 Date 22/12/1997

This is to certify that Shri/Smt./M/s.

Rockwin Flowmeter  
India Pvt. Ltd.

Is the Registered Holder of

FIVE

fully paid up share of Rs. FIFTY each

numbered from

86

to

90

both inclusive, in

JAI CHAMBERS PREMISES

Co-op Soc. Ltd.,

subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Mumbai

this

22nd

day of

August 20 18

Authorised

M.C. Member

Secretary

Chairman

Received the Share Certificate

20

Receiver's Signature





Share Certificate No. 31  
Member's Regn. No. 4 No. of Shares 10

# Share Certificate

**JAI CHAMBERS** Co.op.

Plot No.357, T.P.S. No. V, Service Road, Vile Parle (E),  
Promisor- Society Ltd. **Mumbai - 400 057.**

(Registered under the M.C.S. Act., 1960)

Regn No **HOM/W-KE/HSG/(TC)/6133 OF 91-92** Date **22/12/1997**

This is to certify that Shri/Smt./M/s.  
**Menon Impex Ltd.**

is the Registered Holder of **Ten**

fully paid up share of Rs. **FIFTY** each  
numbered from **156** to **165**

both inclusive in **JAI CHAMBERS PREMISES**

Co.op. Soc. Ltd.,

subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at **Mumbai**

this **22<sup>nd</sup>** day of  
**August 2018**

Authorised M.C. Member **Secretary** **Chairman**

Received the Share Certificate

20  
Receiver's Signature



Share Certificate No. 22  
Member's Regn. No. 7 No. of Shares 5

# Share Certificate

**JAI CHAMBERS** Co.op.

Plot No.357, T.P.S. No. V, Service Road, Vile Parle (E),  
Mumbai - 400 057.

(Registered under the M.C.S. Act., 1960)

Regn.No. BOM/W-KE/HSG/(TC)/6133 OF 91-92 Date 22/12/1997

This is to certify that Shri/Smt./Ms.  
Gulochana Hirani

is the Registered Holder of FIVE

fully paid up share of Rs. FIFTY each

numbered from 106 to 110

both inclusive in **JAI CHAMBERS PREMISES**

Co.op. Soc. Ltd.

subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Mumbai

this 22<sup>nd</sup> day of

August 2018

Authorised  
M.C. Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman

Received the Share Certificate

20

Receiver's Signature



Share Certificate No. 23  
Member's Regn. No. 8 No. of Shares 5

# Share Certificate

**JAI CHAMBERS** Co.op.  
Plot No.357, T.P.S. No. V, Service Road, Vile Parle (E),  
Promises Society Ltd. Mumbai - 400 057.  
(Registered under the M.C.S. Act., 1960)

Reg. No. BOM/W-KE/HSG/(TC)/6133 OF 91-92 Date 22/12/1997

This is to certify that Shri/Smt./Mrs. Sudhir Hirani

In the Registered Holder of FIVE  
fully paid up share of Rs. FIFTY each  
numbered from 111 to 115  
both inclusive, in JAI CHAMBERS PREMISES

Co-op. Soc. Ltd.,  
subject to the Bye-laws of the said Society  
Given under the Common Seal of the said Society at Mumbai  
7 this 22<sup>nd</sup> day of  
August 2018

Authorized [Signature] Secretary [Signature] Chairman [Signature]  
M.C. Member

Received the Share Certificate  
20  
Receiver's Signature



Share Certificate No. 24  
Member's Regn. No. 9 No. of Shares 5

# Share Certificate

**JAI CHAMBERS** Co.op.

Plot No.357, T.P.S. No. V, Service Road, Vile Parle (E),  
Premias Society Ltd. Mumbai - 400 057.

(Registered under the M.C.S. Act., 1960)

Form No. BOM/W-KE/HSG/(TC)/6133 OF 91-92 Date 22/12/1997

This is to certify that Shri/Smt./M/s.

Mrs. Seema Saraf &  
Mrs. Anuradha Saraf  
is the Registered Holder of FIVE

fully paid up share of Rs. FIFTY each

numbered from 116 to 120

both inclusive, in JAI CHAMBERS PREMISES

Co-op. Soc. Ltd.,

subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Mumbai

this 22<sup>nd</sup> day of

August 2018

Authorised Seema Saraf Secretary Chairman  
M.C. Member

Received the Share Certificate

20

Receiver's Signature



Share Certificate No. 25  
Member's Regn. No. 10 No. of Shares 5

# Share Certificate

**JAI CHAMBERS**

Plot No.357, T.P.S. No. V, Service Road, Vile Parle (E),  
Mumbai - 400 057.

(Registered under the M.C.S. Act, 1960)

Regn. No. **BOM/W-KE/HSG/(TC)/6133 OF 91-92** Date **22/12/1997**

This is to certify that Shri/Smt./Ms.

Alcon & Alcon

is the Registered Holder of FIVE

fully paid up share of Rs. **FIFTY** each

numbered from 121 to 125

both inclusive, in **JAI CHAMBERS PREMISES**

Co. op. Soc. Ltd.,

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at **Mumbai**

this 22<sup>nd</sup> day of

August 2018

Authorised  
M.C. Member

Secretary

Chairman

Received the Share Certificate

20

Receiver's Signature



Share Certificate No. 26  
Member's Regn. No. 11 No. of Shares 5

# Share Certificate

**JAI CHAMBERS** Co.op.

Plot No.357, T.P.S. No. V, Service Road, Vile Parle (E),  
Mumbai - 400 057.

(Registered under the M.C.S. Act., 1960)

Form No. BOM/W-KE/HSG/(TC)/6133 OF 91-92 Date 22/12/1997

This is to certify that Shri/Smt./M/s.  
Fedex Securities Limited

is the Registered Holder of FIVE

fully paid up share of Rs. FIFTY each

numbered from 126 to 130

with inclusive, in JAI CHAMBERS PREMISES

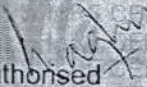
Co.op. Soc. Ltd.,

subject to the Bye-laws of the said Society

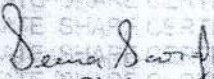
given under the Common Seal of the said Society at Mumbai

this 22<sup>nd</sup> day of

August 2018

  
Authorised  
M.C. Member

  
Secretary

  
Chairman

Received the Share Certificate

20

Receiver's Signature



Share Certificate No. 27  
Member's Regn. No. 12 No. of Shares 5

# Share Certificate

**JAI CHAMBERS** Co.op.  
Plot No.357, T.P.S. No. V, Service Road, Vile Parle (E),  
Promises Society Ltd. Mumbai - 400 057.  
(Registered under the M.C.S. Act., 1960)

Regn.No. BOM/W-KE/HSG/(TC)/6133 OF 91-92 Date 22/12/1997

This is to certify that Shri/Smt./M/s.  
Fedex Securities Limited

is the Registered Holder of FIVE  
fully paid up share of Rs. FIFTY each  
numbered from 131 to 135  
both inclusive, in JAI CHAMBERS PREMISES

Co-op. Soc. Ltd.,  
subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Mumbai  
this 22nd day of

August 20 18

Authorised [Signature] Secretary [Signature] Chairman  
M.C. Member

Received the Share Certificate

20  
Receiver's Signature

