





VALUATION

CTD no. 194 A

Village - Chandkaper

Zone - 101/45

land rate - 21,200 ₹ C.C. - 17,600

AREA - 2940 sq ft

F.S.I. - 4

$$\begin{array}{r} 2940 \\ \times 4 \\ \hline 11760 \end{array}$$

Slum	code
5880	5880

Area per lot

Slum	code
6298-48	6298-48

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90,200	3



(A)  $6298 \cdot 48 \times 21,200 = 13,75,47,500$  - Slum  
 (B)  $6298 \cdot 48 \times 17,600 = 11,08,69,440$  - Slum  
2,26,78,060

M.V. = 2,26,78,060

A.V. = 7,00,00,000

S.D. = 25,00,000

R.F. = 30000

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**JOINT DEVELOPMENT AGREEMENT**

THIS JOINT DEVELOPMENT AGREEMENT ("JDA") made at Mumbai this 30 day of Oct in the Christian Year Two Thousand Thirteen

BETWEEN

**SHREE SAMARTH ERECTORS & DEVELOPERS**, a registered Partnership Firm having its office at Group No. 1, 2290104, Togore Nagar, Vihar (East), Mumbai - 400053, through its Partners Mr. Kishor Baburao Jadhav and Mrs. Kanchan Kishor Jadhav, hereinafter referred to as "the Developer" (which expression shall unless it be repugnant to the context or

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meaning thereof, be deemed to mean and include the partner or partners for the time being of the firm, the survivor or survivors and heirs, executors, administrators of the last survivor and their assigns and successors in title) of the ONE PART.

AND

**VINAYAK ASSOCIATES**, a registered Partnership Firm having its office at 504, Swastik Disha Corporate Park, Opposite Shreyas Cinema, Behind Kotak Bank, L. E. S. Road, Ghatkopar (West), Mumbai - 400085, through its Partners Mr. Pravinbhai Rajji Chopra and Ishwarlal Harji Ranjan, hereinafter referred to as "the Joint Developer" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being of the firm, the survivor or survivors and heirs, executors, administrators of the last survivor and their assigns and successors in title) of the OTHER PART.



WHEREAS:-

- A. The Government of Maharashtra is the owner of all that piece and parcel of land admeasuring about 2940 sq. mtrs. or thereabouts forming part of a larger area of land admeasuring 91 acres 12 guntas and 2 Ares, bearing CTS No. 194 A (pt.) situated at, Savitribai Phule Nagar, Gali No. 1 to 7, Pant Nagar, Ghatkopar (East), Village : Ghatkopar, in the registration District and Sub-district of Mumbai City (hereinafter referred to as "the said Property") more particularly described in the Schedule - I, hereunder written.
- B. The Government of Maharashtra is also the owner of all that piece and parcel of land admeasuring about 2940 sq. mtrs. or thereabouts adjacent to the said Property, forming part of a larger area of land admeasuring 91 acres 12 guntas and 2 Ares, bearing CTS No. 194 A (pt.) situated at, Savitribai Phule Nagar, Gali No. 1 to 7, Pant Nagar, Ghatkopar (East), Village : Ghatkopar, in the registration District and Sub-district of Mumbai City (hereinafter referred to as "the said Plot") more particularly described in the Schedule - II, hereunder written.

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C. Various unauthorized structures have been constructed illegally on the said Property and the said Plot by the various structures owners and/or tenant/s, occupant/s, hutsmen, trespassers, etc., on the said Property and the said plot. Due to the lack of the basic amenities, the concerned competent authorities under Section 3 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, hereinafter referred to as "the Slum Act", declared the said Property and the said Plot as "Census SLUM AREA";

D. Vide letter dated 27<sup>th</sup> May 2005 bearing reference no. CRARYA/LNDKAMIG26605 issued by the Collector under the provisions of the Slum Act to the CEO of Slum Rehabilitation Authority (hereinafter referred to as "SRA"), the Collector confirmed that there are 221 slum dwellers/hutsmen existing on the said Property. Copy of the letter dated 27<sup>th</sup> May 2005 is annexed hereto and marked Annexure 'A';

E. The aforesaid 221 slum dwellers/hutsmen on the said Property together formed a co-operative housing society with a view to redevelop the said Property under the Slum Rehabilitation Scheme (hereinafter referred to as "Scheme") of the SRA, known as Kranti Jyot No. 1 Co-operative Housing Society (Proposed) (hereinafter referred to as "the SRA Society");

F. The illegal occupants and slum dwellers/hutsmen on the said Plot have together formed a co-operative housing society with a view to redevelop the said Plot under the Scheme, known as Kranti Jyot No. 2 Co-operative Housing Society (Proposed) (hereinafter referred to as "the Society");

G. Pursuant to the object of redeveloping the said Property under the Scheme, the SRA Society held a Special General Meeting on 15<sup>th</sup> August, 2004 and proposed the redevelopment of the said Property to the members and the same was approved by 75% of the members present and voting in the meeting. Pursuant to the Special General

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Date: 15 <sup>th</sup> August	

Meeting the SRA Society passed a resolution dated 15<sup>th</sup> August 2004, in order to record and confirm that the said Property shall be redeveloped by the Developer:

- H. Development Agreement dated 21st August, 2004 was executed by and between the SRA Society and the Developer, the SRA Society granted the right to redevelop the said Property to the Developer, upon the terms, conditions and covenants more particularly stated therein. Copy of the Development Agreement dated 21st August, 2004 is annexed hereto and marked as Annexure 'B'.
- I. Vide Power of Attorney dated 21st August, 2004 executed by the SRA Society in favour of the Developer, the SRA Society conferred the power and authority to the Developer to do all such acts, deeds and things as may be required to be done for the purposes of redevelopment of the said Property. Copy of the Power of Attorney dated 21st August, 2004 is annexed hereto and marked as Annexure 'C'.
- J. The Developer has also entered into separate individual agreements with each of the 221 slum dwellers/inhabitants in respect of the redevelopment of their respective slum/huts on the said Property.
- K. Pursuant to the aforesaid, the Developer applied to the SRA for issuing Letter of Intent ("LOI") in respect of the redevelopment of the said Property and the SRA issued the LOI dated 15<sup>th</sup> April 2009 for the redevelopment of the said Property and also procured individual consent letters in the prescribed format from the slum dwellers/inhabitants as required under the Scheme. Copy of the LOI is annexed hereto and marked as Annexure 'D'.
- L. The Developer took the necessary steps with the SRA and has obtained the Annexures viz. ANNEXURES 'T', 'U' and 'V' and/or all the necessary and requisite permissions as required under the LOI, in order to fully process and to implement the redevelopment of the said Property under the Scheme, and

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M Pursuant to the LOI, and after obtaining all permissions, approvals etc. as required under the LOI, the Developer has obtained the Intimation of Approval (dated 2<sup>nd</sup> September 2009 ("IOA")) from the SRA for the redevelopment of the said Property. Copy of the IOA is annexed hereto and marked as Annexure 'E'.

AND WHEREAS as the cost of construction of the project is very high and the Developer is not in a position to carry out the project on its own.

AND WHEREAS the party of the Developer approached the Joint Developer and requested them to Finance and jointly carry out the project.

AND WHEREAS after due negotiation between the Developer and Joint Developer, they have agreed to jointly do the project.

AND WHEREAS the Developer has till date incurred some expenditure in respect of the redevelopment of the said Property and the said plot, towards payment of scrutiny fee to the SRA, payments to different authorities for the purpose of procuring their respective permissions for the redevelopment of the said Property under the Scheme, payments to the slum dwellers/shutmen as rent for the purpose of alternate accommodation etc., and the Developer is now desirous of availing some financial assistance for the purpose of completing the SRA Project, and accordingly approached the Joint Developer to provide such financial assistance and for carrying out the redevelopment of the said Property and the said plot under the Scheme jointly.

In view of the aforesaid representations, declarations, undertakings made by the Developer, and relying on the truth and veracity of the same, the Joint Developer has agreed to provide financial assistance to the Developer and to jointly carry out construction towards redevelopment of the said Property under the Scheme, on the terms and conditions and in the manner as hereinafter recorded.

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For the sake of brevity and convenience, the Developer and the Joint Developer are hereinafter individually referred to as Party and collectively referred as the Parties.

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

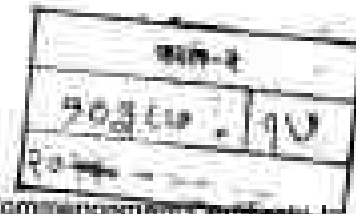
- 1) The Parties declare and confirm that all the recitals of this JDA shall form an integral part of this JDA and shall be read accordingly.
- 2) The Parties have subject to the terms and conditions set out herein agreed to enter into this JDA.
- 3) The Developer has the right to redevelop the said Property under the Scheme, in accordance with the LOI, and has obtained the requisite permissions from all the concerned authorities, as specified in the LOI and has incurred certain expenditure in that respect.
- 4) The Joint Developer hereby agrees to provide financial assistance to the Developer and to jointly develop and take all decisions with the Developer for the purpose of the redevelopment of the said Property in the manner hereinafter appearing.
- 5) The Joint Developer hereby agrees to fund the Developer an amount of INR 7,00,00,000/- (Indian Rupees Seven Crores Only) (hereinafter referred to as "the Consideration") in lieu of the expenditure incurred by the Developer in the process of the redevelopment of the said Property and the said plot, and for obtaining the consents of the slum dwellers/hutamen in the said Property and the said plot, including the expenditure incurred till date for entering into development agreements with the SRA Society and the slum dwellers/hutamen, for obtaining the Annexures viz. ANNEXURES 'I', 'II' and 'III' and/or all the necessary and requisite permissions, Plans for temporary accommodation arrangements of the slum dwellers/hutamen currently residing on the

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said property and the said plot, LOI, IOA, Commencement Certificate to start work up to first plinth area in respect of the said property and obtain LOI in respect of the said plot.

- 8) The Consideration shall be paid by the Joint Developer to the Developer expressly in the following manner:
- (a) On or before execution of the JOA, an amount of INR 4,90,00,000/- (INR Four Crores Ninety Lacs only) has already been paid by the Joint Developer to the Developer (as mentioned in the receipt hereto and the Developer hereby acknowledges and confirms having received the payment and gives valid discharge to the Joint Developer with respect to same and every part thereof);
  - (b) An amount of INR 1,05,00,000/- (INR One Crore Five Lacs only) shall be paid by the Joint Developer to the Developer within a period of 30 days from the date of execution of this Joint Development Agreement provided the Developer has obtained Commencement Certificate up to plinth level from the SRA, in respect of the redevelopment of the said Property and also hand over full vacant and physical possession of the said Property to the Joint Developer;
  - (c) An amount of INR 1,05,00,000/- (INR One Crore Five Lacs only) shall be paid by the Joint Developer to the Developer on obtaining LOI in respect to the said Plot; and
  - (d) Upon making the payment and fulfilling terms as provided under clause 6 (a) and (b) hereinabove, the Joint Developer shall be entitled to conduct and conclude searches in the office of the Sub-Registrar of Assurances and/or cause public notice to be issued in the news papers inviting objections/claims if any, from public in respect of the said Property and in respect of the said Plot, in the event of any objections/claims/demands, etc. that may be received by the Joint Developer or their advocates/solicitors pursuant to such searches and/or public notices, then the same shall be intimated/forwarded to the



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Developer herein, who shall at their own costs and expenses will completely settle and satisfy the same to the Joint Developer, failing which the Joint Developer shall have the option to terminate this JDA and in the event the Joint Developer elects to terminate this JDA, the Developer shall refund an amount of INR 7,00,00,000/- (INR Seven Crores only) to the Joint Developer along with interest at the rate of 24% per annum from the date of receipt of such amount till realization of the entire amount.

7) The Developer and the Joint Developer have agreed that, the Joint Developer shall construct a residential or residential-cum-commercial or commercial building comprising of total available saleable area on the said Property and the said plot (hereinafter referred to as "The Saleable Area"), alongwith construction of the other buildings for the skm dwellers/hutments on the said Property.

8) It is hereby agreed by and between the parties hereto that, in lieu of the financial assistance provided by the Joint Developer to the Developer and in lieu of the amounts payable to be paid by the Joint Developer under Clause 8 (a) and (b) hereinabove, the Joint Developer shall be entitled to retain the 82.556 percentage of saleable area, out of total saleable area as constructed by them and the remaining 17.341 percent of saleable area shall belong to the Developer.

9) It is hereby agreed by and between the parties hereto that, the Joint Developer shall be solely and absolutely entitled to the 82.556 percentage of saleable area, out of the total Saleable Area and it shall be at the liberty to dispose of the same and realize the sale proceeds in respect of the same in its favour, without any claim, demand, obstruction etc. from the Developer. It is hereby agreed by and between the parties hereto that, the Developer shall take their share of 17.341 percent of saleable area as agreed at clause no. 17 appearing hereinafter.

10) The Joint Developer shall jointly contribute in the process of redevelopment of the said Property and the manner of construction

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along with the Developer, and all decisions in this respect shall be taken jointly by the Joint Developer and the Developer at all times.

- 11) The Developer hereby represents, declares, agrees, and undertakes and records and confirms having represented, declared, agreed and undertaken that:
- (a) The Developer has full rights and absolute power to enter into these presents with the Joint Developer;
  - (b) The partnership firm i.e. the Developer is valid and subsisting and there are no disputes existing between the partners and/or there are no proceedings filed by and/or against the partners in any courts, tribunals or other judicial or quasi-judicial forums, including but not limited to insolvency proceedings etc.
  - (c) Neither the Developer nor any one of its partners has done, committed or omitted to do any act which is liable to be set aside whereby or by reasons whereof the title, development rights of the Developer in respect of the said Property and the said plot may be prejudicially affected in any manner whatsoever.
  - (d) Neither the Developer nor any persons claiming through, or in trust for the Developer has created any trust, charge, mortgage, lien or any other encumbrances in its development rights in respect of the said Property and the said plot;
  - (e) The aforesaid declaration of the said Property and the said Plot as census slum area is valid and subsisting and no person has filed any proceedings in any forum challenging the validity of such declaration, under the provisions of the Slum Act and/or any other laws relating to slums.
  - (f) There is no injunction or any other order received by the Developer from any court, tribunal or other judicial or quasi-judicial forums which restrains the Developer from developing the said Property and the said plot.
  - (g) No notice from any Government, Municipal Corporation, or any other public body or authority or any notice under any law

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including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, the Urban Land Ceiling Act or any other statute has been received or served upon the Developer in respect of the said Property or the said plot or any part thereof, which restricts or restrains or may restrict or restrain the Developer from developing the said Property or the said plot or from entering into this JDA;

- (v) There is no discrepancy in the title or the area of the said Property and/or the said Plot as reflected in the records of the concerned authorities and as is mentioned hereunder;
- (vi) The Developer has not parted with or created any third party interest in the development rights in respect of the said Property and the said plot and the Developer has complied with all rules and regulations under the Slum Act or any other law pertaining to the development of the said Property and the said plot;
- (vii) The Developer shall obtain the consent of the dweller/huzman of the said Plot and shall obtain the letter of intent from the SRA for the redevelopment of the same;
- (viii) It shall not transfer its rights, obligations and benefits under this JDA to any third party at any time during the subsistence of this JDA; and
- (ix) There are no proceedings filed by any slum dweller/huzman before the SRA or the competent authority against the redevelopment of the said Property or the said plot. In the event any such proceedings/complaint is filed by any person, then the Developer shall be solely responsible and liable to settle and clear the same.



12) Obligations of the Developer:

- (a) The Developer shall obtain all the requisite approvals, permissions, sanctions, licenses, till the final Final commencement certificate, etc. from time to time from the concerned authorities without any delay and lacuna except in

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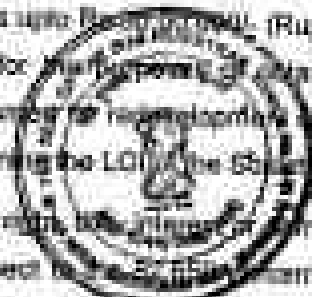






case of a situation arising beyond the control of the Developer where reasonable precautions were taken to avoid the delay for development of the said Property and the said plot.

- (b) The Developer shall pay all the rents upto other requisite permissions have been provided to the Joint Developer and till the first plinth commencement certificate with respect to the said Property is obtained;
- (c) The Developer shall further pay all the rents for the temporary alternate accommodation, transit accommodation etc., expenses pertaining to shifting the existing slum dwellers/hutdwaras from the said property to another location till first plinth Commencement Certificate of the said SRA Society is obtained. And the developer shall also bear expenses upto Rs. 10,00,000/- (Rupees Thirty Lacs only) to be incurred for the expenses of obtaining the consents of the slum Dwellers/hutdwaras for redevelopment of the said plot and all expenses for obtaining the LOI from the SRA.
- (d) The Developer shall not claim any right, title, interest or share from the Joint Developer with respect to the 50% share of the agreed saleable area belonging to the Joint Developer, which the Developer had agreed to share proportionately out of the total saleable area and shall also protect the Joint Developer from any claims, demands, etc. arising from any third party or any other persons;
- (e) The Developer shall not at any time create any liability on the Joint Developer whatsoever in any manner; and
- (f) The Developer shall not cause any obstruction for the Joint Developer for redeveloping the said Property and the said Plot in any manner whatsoever.



12) Obligations of the Joint Developer :

The Joint Developer agrees, confirms and undertakes that after the first plinth Commencement Certificate is sanctioned by the Slum Rehabilitation Authority, the entire responsibility of implementing the

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slum rehabilitation scheme shall be drafted on the Joint Developer and after the first plan Commencement Certificate is sanctioned the Joint Developer on behalf of the Developer, shall implement the Slum Rehabilitation scheme at its own cost and shall be liable to obtain all the sanctions from the Slum Rehabilitation Authority

- (a) That, the project shall consist of following
  - (i) The Joint Developers shall develop the Slum portion by constructing each unit of 265sq.ft. Carpet area with self contents WC's and bath as per plans to be approved by SRA authorities.
  - (ii) The Joint Developers shall construct the Sale portion by using the F.S.I. F.S.I.-T.D.R. as per scheme of construction sanctioned by SRA authorities.
  - (iii) The Joint Developers shall after the first Commencement Certificate of the Scheme is obtained, shall procure all further approvals and get the plan approved from the S.R.A. Authorities and obtain Commencement Certificates at their own costs.
  - (iv) The cost of Construction of the Slum portion and the Sale Portion and the related expenses for processing the construction of the Slum portion and the Sale Portion shall be completely borne by the Joint Developers. The Developer shall be helping the Joint Developers in all respect for Construction of Both Slum and Sale portion.
  - (v) The Developer in consultation with the Joint Developer shall appoint Architect, R.C.C. Consultant and other specialist for preparation of drawing and other plans and subject the said before the S.R.A. and M.C.C.M. and The Joint Developers shall pay all the deposits charges to such authorities and shall pay all the cost towards such expenses.



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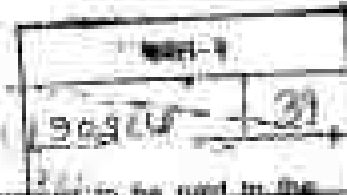
- (vi) The Joint Developers agree that the construction of the Slum Portion and the Sale Portion shall be done simultaneously and as soon as Slum Portion is ready as per approved plan and possession shall be handed over to Slum Dwellers as per list after execution of agreement with such Slum Dwellers;
- (vii) The Joint developer shall complete construction of the Slum Rehabilitation Units and handover physical possession of such units to the Slum Dwellers/furniture residing on the said property and the said plot within 54 months from the date of handing over full vacant and physical possession of the said property and the said plot to the Joint Developers, provided the Joint Developer has obtained their approval/eligibility from the SPC. If the joint developer fails to handover physical possession of the Rehabilitation units as stated above due to certain incidences such as earthquakes, fire, etc. or change of building materials and/or change of any Government Rules, laws, etc. which are beyond the control of the joint developer then the said period of 54 months to handover physical possession of Slum Rehabilitation units shall be calculated after deducting the period for setting right such incidences. Still, if the joint developer fails to handover physical possession of the Rehabilitation units as agreed herein then the Developer can initiate proceedings of specific performance of contract against them. It is further agreed by the Joint Developer that, in the event the joint developer fails to handover physical possession of the Rehabilitation units as agreed herein then the joint developer shall not claim interests on the entire amount to be paid/handed/returned by the developer to the joint developer as agreed herein.
- (viii) Subject to the Developer complying with all its obligations as stated at para no. 12 under this JDA, the Joint Developers agree that, all the expenses relating to transit



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camp accommodation or rent amount to be paid to the Slum dwellers, during the period of construction and till all the tenants are shifted back into their newly constructed Rehab Units in the rehab building, shall be paid by the Joint Developer, and

(k) Subject to the Developer complying with all its obligations as stated at para no. 12 under this JDA, the Joint Developer agree to pay any property tax to the concerned authorities levied on the said property from date of execution of these presents and any such payment before the date of execution of these present shall also be the responsibility of the Joint Developer.

(ii) JOINT DEVELOPER agrees and undertakes that, it shall at its own costs obtain:

(i) all the required NOC, permissions and sanctions and shall complete the proposed slum Rehabilitation Scheme of the said property described in the schedule, as herein mentioned.

(ii) On obtaining the letter of intent by the developer for the Kram Jyot No. - 2 (SRA) CO-OPERATIVE HOUSING SOCIETY (PROPOSED), shall obtain revised amalgamated letter of intent and all reasonable costs for the aforesaid purpose shall be borne by them. Notwithstanding the aforesaid DEVELOPER shall provide to JOINT DEVELOPER all requisite co-operation and support in this regard.

(iii) If any TDR is generated in respect of the said property and the said plot under reference during the course of completion of this project then the rights in respect of such TDR generated will be conferred upon The Joint Developer who shall be entitled to use the said TDR either sale the same to third party, and

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To give to the tenants the new premises in the lieu of their fulfilments in the new building to be constructed on the said property and the said plot by the joint developer and to pay the charges, and monthly rent through the developer to Mumbai Municipal Council for Greater Baramby or any other authorities for the same at the cost and expenses of the developer.

- (ii) On termination of this Agreement for any of the reasons, "The Developer" shall forthwith return/refund all the monies paid/deposited by "JOINT DEVELOPERS" to "Developer" and all the monies incurred by "JOINT DEVELOPERS" in connection with and/or pursuant to this Agreement as agreed at clause 10 (d) above.
- (iii) Notwithstanding anything contained herein, this entire transaction as contemplated herein, is considered ORIGINAL amounts agreed to be paid/refunded/returned/reimbursed by "Developer" to "JOINT DEVELOPERS" as mentioned in this Agreement, are repaid/refunded/returned/reimbursed etc. as the case may be by "Developer" to "JOINT DEVELOPERS". "JOINT DEVELOPERS" shall have limited charge on the Development Rights as mentioned in the clause 14 herein below, on the said property and the said plot for (a) all the monies paid by it to "Developer", (b) all the costs, charges and expenses incurred by "JOINT DEVELOPERS" (c) all the monies spent by the "JOINT DEVELOPERS" (d) all the amounts agreed to be paid/ refunded/ returned/ reimbursed etc. by "Developer" to "JOINT DEVELOPERS".
- (iv) Without prejudice to any other rights and remedies that it may have against "Developer" either under the law or otherwise, in the event "Developer" failed to refund/reimburse the aforesaid amounts to "JOINT DEVELOPERS", "JOINT DEVELOPERS" shall not be liable to handover premises to "Developer" if "Developer" refund/ reimbursed all the aforesaid amounts to "JOINT DEVELOPERS".



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14) It is hereby agreed by and between the parties hereto that in the event

- (a) the Developer fails to satisfy any claims, demands, actions, etc. brought by any person that may be raised pursuant to the issue of the public notice as mentioned in Clause 9 (ii) hereinafter; and
- (b) the Developer is unable to obtain the development rights in respect of the said Plot, or the consents of the slum dwellers/huduman on the said Plot for redevelopment, or fails to obtain the letter of intent from the SRA for the redevelopment of the said Plot.

the Joint Developer shall have the option to terminate this JOA and in the event the Joint Developer elects to terminate this JOA, the Developer shall refund an amount of INR 7,00,00,000 (INR Seven Crores only) to the Joint Developer along with interest at the rate of 24% per annum from the date of receipt of the amount till realization of the entire amount.



15) It is hereby agreed by and between the parties hereto that, in the event of termination of this JOA as provided under Clause 9, (a) and 14 hereinafter, and if on termination the Developer fails to refund the entire amount to be paid by the Developer to the Joint Developer then, the Joint Developer shall have a charge over the Saleable Area or thereabout to be constructed on the said Property and the said plot for redevelopment, Only to the extent as agreed herein. The Joint Developers shall have first and exclusive charge over the Saleable Area up to the entire amount to be paid by the developer to the Joint Developers and the proceeds from sale on the then marketable rate of such area shall belong to the Joint Developers until the entire amount as agreed herein by the Developer has been realized.

16) It is hereby agreed by and between the parties hereto that, on complying with its obligations the Developer shall be entitled to sell, convey, transfer and assign for consideration the residential and/or commercial units in its respective area of 17.341 percentage out of the

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saleable area, out of the available total Saleable Area as agreed at clause no. 17 of this JDA. Simultaneously, only the Joint Developer shall independently be entitled to sell, convey, transfer and assign for consideration the residential and/or commercial units in its respective of the remaining 82,650 area out of the available Saleable Area.

17) However, it is agreed by and between the parties hereto that the consideration for sale of the residential and/or commercial units in the Saleable Area shall be determined solely by the Joint Developer being in consistency with the latest Ready Reckoner as applicable for the locality. In the event, the Developer wishes to sell the residential and/or commercial units out of its respective share of 17.341 percentage of his share of saleable area out of the total saleable area, then the developer shall first offer to sell such residential and/or commercial units to the Joint Developer, who shall at its sole option elect to purchase the same from the Developer and in the event if the joint developer does not exercise such option within 15 days of the offer, the developer shall sell his respective saleable area to the Joint Developer.



18) Further, it is hereby agreed by and between the parties hereto that the agreements for sale, transfer and conveyance of the residential and/or commercial units of the Saleable Area and any other documents and writings shall be prepared by the Advocates/Solicitors mutually appointed by Developers and the Joint Developers.

19) The Developer and/or its Partners hereby agree, undertake and covenant to indemnify and keep the Joint Developer indemnified against all claims, demands, actions, suits, proceedings, loss, damages and incidental costs charges and expenses, attorneys and counsel fees that the Joint Developer may suffer or incur or be occasioned to suffer or incur on account of any misstatement, wrong declaration or false covenant made or given hereinabove by the Developer and/or its Partners or any claims arising for and on behalf of or in trust for the Developer and/or its Partners or otherwise howsoever.

*Chopra* [Signature] [Signature]

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20) All disputes and differences between the parties hereto in connection with this JDA including the interpretation of any term or condition hereof shall be referred to a sole arbitrator mutually appointed by the parties hereto. The Arbitration shall be governed by the provisions of the Arbitration & Conciliation Act, 1996 or its statutory modifications for the time being in force. The Arbitration shall always be held in Mumbai and the Courts of Mumbai shall alone have jurisdiction in the matter.

21) All notices between the parties hereto shall be deemed to have been duly delivered/received if sent either by hand delivery or by Registered Post or through a reputed Courier Service at the following address, and a written acknowledgement is obtained thereon.

The Developer :- Group No. 1, 225/3194, Tagore Nagar,  
Wardoh (East), Mumbai - 400033

The Joint Developer :- 504, Swastik Dha, Corporate Park,  
Opposite Shreyas Cinema, Behind Kotak Bank,  
L. B. S. Road, Ghokoper (West),  
Mumbai - 400086.



It is agreed that, if there is any change in the above addresses, the party whose address has changed shall forthwith notify the other of the change (in writing) with details of the new address.

22) It is agreed that, the terms and conditions of this JDA are mutually agreed upon and the same shall be binding on the parties hereto.

23) Further it is agreed that Stamp duty, registration charges and any other charges as may be payable for registration of this JDA before Sub-Registrar of Assurances and any subsequent agreement that may be executed by the parties shall be borne and paid by the Joint Developer. However, each party shall bear and pay their own expenses including their own advocate's professional fees.

*Chetan R. B. H.*

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IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands to this writing on the day, month and the year first hereinabove written.

**THE SCHEDULE - I ABOVE REFERRED TO :**

All that piece and parcel of land admeasuring about 2046 sq. mtrs or thereabouts forming part of a larger area of land admeasuring 91 acres 12 guntas and 2 aces, bearing CTS No. 194 A (pt.) situated at, Savitribai Phule Nagar, Gali No. 1 to 7, Part Nagar, Chhatkoper (East), Village Chhatkoper, in the registration District and Sub-district of Mumbai City.

**THE SCHEDULE - II ABOVE REFERRED TO :**

All that piece and parcel of land admeasuring about 1000 sq. mtrs or thereabouts adjacent to the said Property, bearing CTS No. 194 A situated at, Savitribai Phule Nagar, Gali No. 1 to 7, Part Nagar, Chhatkoper (East), Village Chhatkoper, in the registration District and Sub-district of Mumbai City.



*Handwritten signatures and initials.*

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4-11-2019	

SIGNED SEALED AND DELIVERED  
 by the within named "DEVELOPER"  
**SHREE SAMARTH ERECTORS  
 & DEVELOPERS**  
 through its Partners  
 (a) Mr. Kishor Baburao Jadhav  
 And  
 (b) Mrs. Kanchar Kanhar Jadhav  
 in the presence of

For SHREE SAMARTH  
 ERECTORS & DEVELOPERS  
 (Mr. Kishor Baburao Jadhav) (LHTT)  
 (Mrs. Kanchar Kanhar Jadhav) (RHTT)  
 (Partners)

SIGNED SEALED AND DELIVERED  
 by the within named  
 "JOINT DEVELOPER"  
**VINAYAK ASSOCIATES**  
 through its Partners  
 (a) Mr. Pravinbhai Ravi Chopda  
 And  
 (b) Mr. Ishwarda Hari Ramjan  
 in the presence of

For VINAYAK ASSOCIATES  
 (Mr. Pravinbhai Ravi Chopda) (LHTT)  
 (Mr. Ishwarda Hari Ramjan) (LHTT)  
 (Partners)

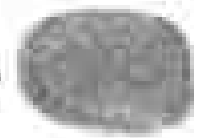


KISHOR B. JADHAV

KANCHAR K. JADHAV

Pravin R. Chopda

I. H. Ramjan



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1-41179	



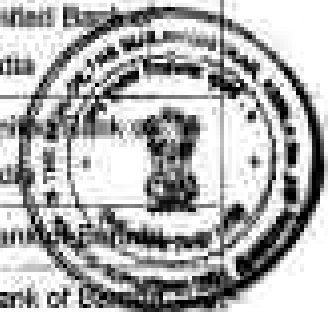
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**RECEIPT**

Received the day and year first hereinabove written of and from the withinamed Joint Developer the consideration amount being a sum of INR 7,00,00,000/- (Indian Rupees Seven Crores Only) wherein a part of the consideration is received being an amount of INR 4,90,00,000/- (INR Four Crores Ninety Lacs only) as and by way of consideration in the following manner:

The detail of the cheques/pay orders in respect of the aforesaid amount is as under:

Sr. No.	Date	Cheque/Pay Order No.	Amount	Bank Name
1.	05-03-12	19	900000	Bank of Baroda
2.	09-03-12	230907	900000	United Bank of India
3.	09-03-12	229903	500000	United Bank of India
4.	09-03-12	4	800000	Bank of Baroda
5.	09-03-12	12	800000	Bank of Baroda
6.	09-03-12	30	700000	Bank of India
7.	16-05-12	300201	2500000	United Bank of India
8.	19-05-12	300202	1400000	United Bank of India
9.	15-06-12	300204	1000000	United Bank of India
10.	07-07-12	300205	1000000	United Bank of India
11.	10-07-12	300206	500000	United Bank of India

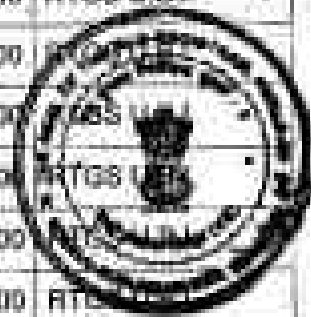


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Sr. No.	Date	Cheque/Pay Order No	Amount	Bank Name
12.	28-07-12	300208	1000000	United Bank of India
13.	11-09-12	300211	500000	United Bank of India
14.	11-09-12	300213	500000	United Bank of India
15.	05-10-12	300217	500000	United Bank of India
16.	12-10-12	300218	500000	United Bank of India
17.	25-10-12	300219	2500000	United Bank of India
18.	30-10-12	300220	2000000	United Bank of India (U.B.I.)
19.	05-11-12	300222	700000	RTGS U.B.I.
20.	07-11-12	300223	800000	RTGS U.B.I.
21.	29-12-12	300224	1000000	RTGS U.B.I.
22.	03-01-13	300228	1000000	RTGS U.B.I.
23.	23-01-13	300228	1000000	RTGS U.B.I.
24.	13-02-13	300229	200000	RTGS U.B.I.
25.	22-02-13	300230	400000	RTGS U.B.I.
26.	27-03-13	300231	200000	RTGS U.B.I.
27.	04-03-13	300232	200000	RTGS U.B.I.
28.	04-04-13	300233	200000	RTGS U.B.I.
29.	10-04-13	300234	200000	RTGS U.B.I.
30.	13-04-13	300235	2800000	RTGS U.B.I.
31.	20-04-13	300236	700000	RTGS U.B.I.



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Sr. No.	Date	Cheque/Pay Order No.	Amount	Bank Name
32	28-04-13	300237	1400000	RTGS U.B.I.
33	28-04-13	300238	500000	RTGS U.B.I.
34	04-05-13	300239	400000	RTGS U.B.I.
35	11-05-13	300240	500000	RTGS U.B.I.
36	16-05-13	300241	500000	RTGS U.B.I.
37	01-06-13	300243	500000	RTGS U.B.I.
38	18-06-13	300244	300000	RTGS U.B.I.
39	27-06-13	300245	500000	RTGS U.B.I.
40	03-07-13	300246	500000	RTGS U.B.I.
41	09-07-13	300247	160000	RTGS U.B.I.
42	18-07-13	300252	500000	RTGS U.B.I.
43	02-08-13	300253	500000	RTGS U.B.I.
44	17/09/2013	300247	2688000	Cheque U.B.I.
45	29/10/2013	300248	2688000	Cheque U.B.I.
46	24/11/2013	300249	2688000	Cheque U.B.I.
47	29/11/2013	300250	2688000	Cheque U.B.I.
48	29/11/2013	300251	2688000	Cheque U.B.I.
		Total	49000000	

done  
R.P.R.B.



We say Received Ru. 4,98,00,000/-

as stated above.

*[Signature]*  
(Mr. Kishor Satish Jadhav)

*[Signature]*  
(Mrs. Kanchan Kishor Jadhav)  
(Partners of SHREE SAMARTH  
ERECTOR & DEVELOPERS)

Witness  
*[Signature]*  
*[Signature]*

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Particulars	Particulars	Particulars	Particulars	Particulars	Particulars
1948	1949	1950	1951	1952	1953

Particulars	Particulars
1948	1949
1950	1951
1952	1953
1954	1955
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1962	1963
1965	1966
1968	1969
1971	1972
1974	1975
1977	1978
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1986	1987
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2013	2014
2016	2017
2019	2020
2022	2023

Particulars	
1948	1949
1950	1951
1952	1953
1954	1955
1956	1957
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1962	1963
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1974	1975
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1995	1996
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2001	2002
2004	2005
2007	2008
2010	2011
2013	2014
2016	2017
2019	2020
2022	2023











मानवसंसाधन विभाग

दिनांक - 20/05/2024

संख्या - 100/2024

विषय - प्रो. अ. अ. अ.

आज्ञा - प्रो. अ. अ. अ. को प्रो. अ. अ. अ. के रूप में नियुक्त किया जा रहा है।  
 100/2024/अ. अ. अ.

क्र.सं.	नाम	पद	श्रेणी	विवरण
1	प्रो. अ. अ. अ.	प्रो. अ. अ. अ.	अ. अ. अ.	प्रो. अ. अ. अ. को प्रो. अ. अ. अ. के रूप में नियुक्त किया जा रहा है।
2	प्रो. अ. अ. अ.	प्रो. अ. अ. अ.	अ. अ. अ.	प्रो. अ. अ. अ. को प्रो. अ. अ. अ. के रूप में नियुक्त किया जा रहा है।
3	प्रो. अ. अ. अ.	प्रो. अ. अ. अ.	अ. अ. अ.	प्रो. अ. अ. अ. को प्रो. अ. अ. अ. के रूप में नियुक्त किया जा रहा है।

प्रो. अ. अ. अ.  
 100/2024/अ. अ. अ.



प्रो. अ. अ. अ.

प्रो. अ. अ. अ.

प्रो. अ. अ. अ.



# भाषाभारत पत्रिका

दिनांक --- २०२३  
 आयुक्त --- २०२३  
 पत्रिका --- २०२३  
 भाषा --- २०२३

क्र.सं.	विवरण	दिनांक	वर्ग	टिप्पणी
१	<p>१. भाषाभारत पत्रिका २०२३</p> <p>२. भाषाभारत पत्रिका २०२३</p> <p>३. भाषाभारत पत्रिका २०२३</p> <p>४. भाषाभारत पत्रिका २०२३</p> <p>५. भाषाभारत पत्रिका २०२३</p> <p>६. भाषाभारत पत्रिका २०२३</p> <p>७. भाषाभारत पत्रिका २०२३</p> <p>८. भाषाभारत पत्रिका २०२३</p> <p>९. भाषाभारत पत्रिका २०२३</p> <p>१०. भाषाभारत पत्रिका २०२३</p>			<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">भाग-२</p> <p style="text-align: center;">२०२३</p> </div> <div style="text-align: center;">  </div>

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मानभला पाठक



पत्रांक - ११५४  
 दिनांक - १५/०५/२०१८  
 प्रमाणित प्रतिलिपि - १५/०५/२०१८  
 मंडळ - मुंबई  
 शाळा - ...  
 विद्यार्थी - ...

१०४७७७७७  
 १५/०५/१८



क्र.सं.	वर्ग	विद्यार्थीचे नाव	वर्ग	वर्ग प्रवेशीत	वर्ग प्रवेशीत
१	१	...	...	...	...
२	१	...	...	...	...
३	१	...	...	...	...
४	१	...	...	...	...
५	१	...	...	...	...











महानगर पंचक

विभाग: ... कार्यालय ... महानगर पंचक - ... कार्यालय ... दिनांक: ...

क्रमांक: ...

क्रमांक	विवरण	कार्यवाही	दिनांक	स्थान
...	...	...	...	...
...	...	...	...	...
...	...	...	...	...
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भारतसत्ता पत्रक



दिनांक: २०२०  
 विभाग: २०२०  
 क्र. सं. २०२०  
 दिनांक: २०२०

क्र. सं.	विवरण	प्रमाण	आवक्यता	विवरण
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2	...	...	...	...
3	...	...	...	...
4	...	...	...	...

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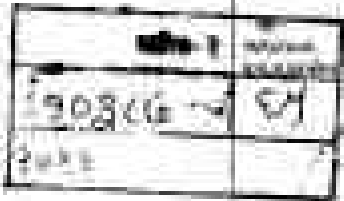
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क्र. सं.	विवरण	संशोधन संख्या	दिनांक	प्रकार	विवरण
1	...	...	...	...	...

क्र. सं.	विवरण	संशोधन संख्या	दिनांक	प्रकार	विवरण
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2	...	...	...	...	...
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5	...	...	...	...	...





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मानवता भण्ड



पत्रिका - **मानवता**      आवृत्तिकांक - **1-2-2018**      भाग - **1**

पृष्ठ - **1**      पृष्ठ - **1**

क्र.	नाम	पता	सं. क्र.	विवरण
1	श्री. अ. अ. अ.	...	...	...
2	श्री. अ. अ. अ.	...	...	...
3	श्री. अ. अ. अ.	...	...	...
4	श्री. अ. अ. अ.	...	...	...



कुल राशि: **₹ 1,00,000/-**

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श्री. अ. अ. अ.      श्री. अ. अ. अ.

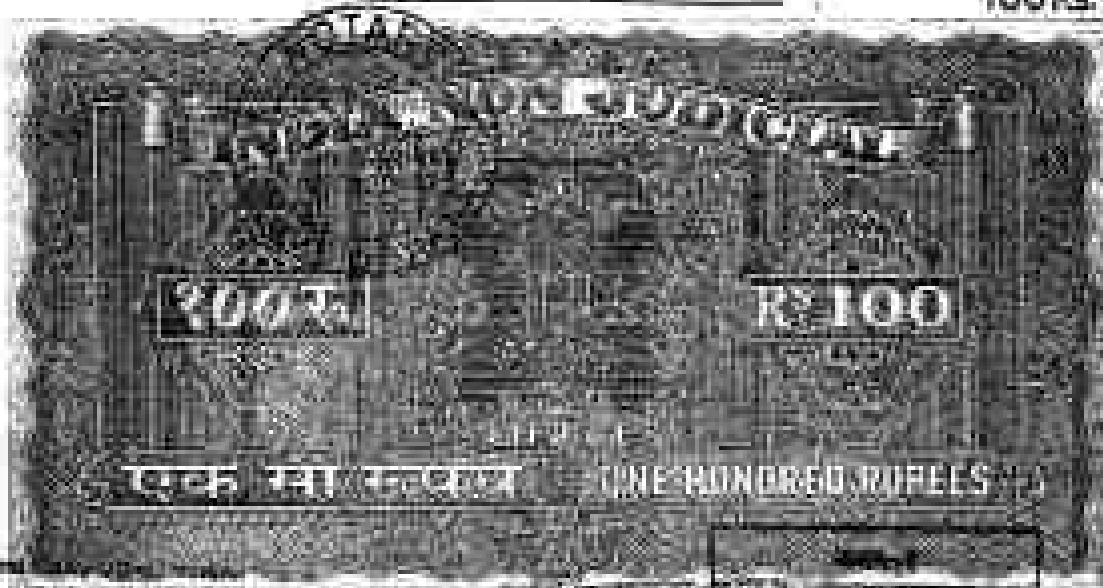
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डाक नं. 1472  
 डाक स्थान: ...  
 डाक तिथि: 12 AUG 2004  
 डाक मूल्य: ...  
 डाक प्रकार: ...



कारनामा

हा कारनामा जल दिनांक 12.08.2004 परी ...  
सेवा मुंबई के राष्ट्रीय कारनामों के लिए है।

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- 2) ...
- 3) ...
- 4) ...
- 5) ...
- 6) ...
- 7) ...
- 8) ...
- 9) ...
- 10) ...



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NAME	
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No.	



४) ब : महात्मा जवाहरलाल नेहरू जी की स्मृति में स्थापित किया गया (संविधान धारा)। यह एक ऐतिहासिक स्मारक है।



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10) यह स्मारक जवाहरलाल नेहरू जी की स्मृति में स्थापित किया गया है। यह एक ऐतिहासिक स्मारक है।



11) यह स्मारक जवाहरलाल नेहरू जी की स्मृति में स्थापित किया गया है। यह एक ऐतिहासिक स्मारक है।



12) यह स्मारक जवाहरलाल नेहरू जी की स्मृति में स्थापित किया गया है। यह एक ऐतिहासिक स्मारक है।

13) यह स्मारक जवाहरलाल नेहरू जी की स्मृति में स्थापित किया गया है। यह एक ऐतिहासिक स्मारक है।

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विद्यमान या निम्नकारीय विषय का प्रमाण, या विद्यमानों द्वारा किये गये कर्तव्य कार्य का प्रमाण प्रमाणित करने हेतु जारी किया जाता है।



1) कर्तव्य कार्य प्रमाणित / प्रमाणित / प्रमाणित करने के लिए जारी किया गया है।

क्रमांक	90308	10/11
दिनांक	10/11	2012

2) कर्तव्य कार्य प्रमाणित करने के लिए जारी किया गया है।

3) कर्तव्य कार्य प्रमाणित करने के लिए जारी किया गया है।

4) कर्तव्य कार्य प्रमाणित करने के लिए जारी किया गया है।

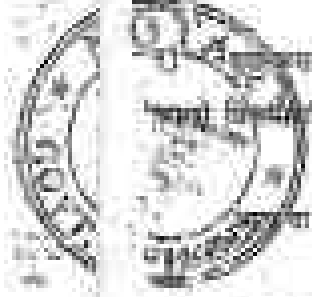
5) कर्तव्य कार्य प्रमाणित करने के लिए जारी किया गया है।

6) कर्तव्य कार्य प्रमाणित करने के लिए जारी किया गया है।

7) कर्तव्य कार्य प्रमाणित करने के लिए जारी किया गया है।



8) कर्तव्य कार्य प्रमाणित करने के लिए जारी किया गया है।



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UL	





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30814	CO
P.	

