

27/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर
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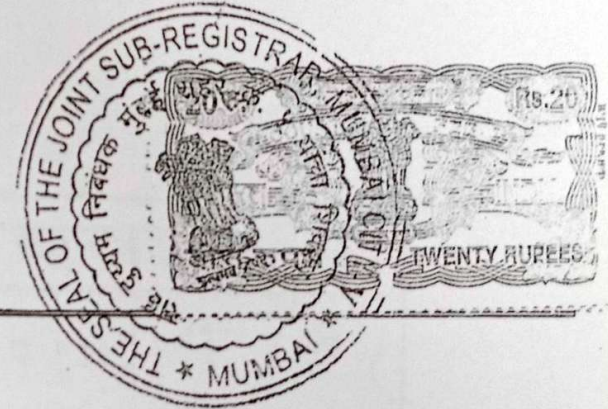
दस्त क्रमांक : 11527/2018

नोंदणी :

Regn:63m

गावाचे नाव : साँल्टपॅन

- | | |
|--|---|
| (1) विलेखाचा प्रकार | अॅग्रीमेंट टू सेल |
| (2) मोबदला | 9000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 7571672 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1903, माळा नं: 19 वा मजला, विंग-बी, इमारतीचे नाव: सामर हाइड्स, ब्लॉक नं: नाईक नगर, सायन कोळीवाडा, रोड : एस एम रोड, मुंबई-400037, इतर माहिती: सोबत एक कार पार्किंग तसेच दस्तात नमुद केल्याप्रमाणे ((C.T.S. Number : 2/85(pt) ;)) |
| (5) क्षेत्रफळ | 1) 72.60 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असलेले तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मेसर्स शिव मंगल डेवेलपर्स तर्फे भागिदार राहुल बाबुलाल सामर तर्फे कु मु अमित पांडे वय:-28; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी एम सी बिल्डिंग नं 25/10, ब्लॉक नं: सवळी कंपनी, सायन कोळीवाडा, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-ABXFS0135L |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- नात्रेपगा सॅम्युल . वय:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं 1345, सी जी एस कॉलनी, ब्लॉक नं: 37, सेक्टर नं 7, एस एम प्लाट, अंतोप हिल, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं:-ACSPS5181L
2): नाव:- सरला नात्रेपगा . वय:-41; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं 1345, सी जी एस कॉलनी, ब्लॉक नं: 37, सेक्टर नं 7, एस एम प्लाट, अंतोप हिल, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं:-ANCPN9791J |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 27/12/2018 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 27/12/2018 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 11527/2018 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 450000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत
R. M. K.

सह दुय्यम निबंधक मुंबई १.



CHALLAN
MTR Form Number-6



GRN	MH009880315201819P	BARCODE		Date	27/12/2018-14:11:30	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)			
Office Name	BOM6_JT SUB REGISTRAR MUMBAI 6			PAN No.(If Applicable)	ACSP85181L		
Location	MUMBAI			Full Name	MR NANNEPAGA SAMUEL AND OTHER		
Year	2018-2019 One Time			Flat/Block No.	FLAT NO 1903, 19th FLOOR, WING-B, SAMAR HEIGHTS		
Account Head Details				Premises/Building			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	450000.00	NAIK NAGAR, S M ROAD	SION KOLIWADA, MUMBAI		4 0 0 0 3 7
0030063301 Registration Fee	300000.00				

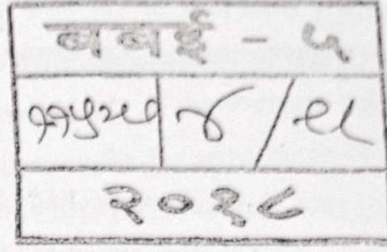


Remarks (If Any)	PAN2=ABXFS0135L~SecondPartyName=SHIV MANGAL DEVELOPERS--CA=9000000	
Amount In	Four Lakh Eighty Thousand Rupees Only	
Words		
Total	4,80,000.00	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	10000502018122700870 2166093514410
Cheque/DD No.		Bank Date	RBI Date	27/12/2018-14:11:44 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820165165
सादर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी खदर चलन लागू नाही.

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AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made and entered into at Mumbai on this 27th day of December 2018.

BETWEEN

M/S.SHIV MANGAL DEVELOPERS a Partnership Firm, registered under the Indian Partnership Act, 1932 having PAN NO. ABXFS0135L and registered office at B.M.C. Building No. 25/10, Rawli Camp, Sion Koliwada, Mumbai- 400 022 and 2nd Floor, Ram Niwas Bungalow, Plot 226-227, Opp. GTB Station, Mumbai - 400 022, hereinafter referred to as the "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being constituting the said firm, the survivor or survivors of them and the heirs, executors and administrators of such last surviving partner, his/her/their/its assigns) of the **ONEPART**;

AND

MR. NANNEPAGA SAMUEL (PAN NO. ACS5181L)

MRS. SARALA NANNEPAGA (PAN NO. ANCPN9791J)

having his/her/their address at Flat no. 1345, block 37, C.G.S. colony, sector no. 7, S.M plot, Antop hill, Mumbai- 400037 hereinafter called "THE ALLOTTEE/S" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its Trustees for the time being) of the **OTHER PART**;

WHEREAS:

A. The Government of Maharashtra is the owner of plot of land bearing Cadastral Survey Nos. 2/85 Part of Salt Pan Division admeasuring 1700.00 Sq. Mtrs. or thereabout situated at Naik Nagar, Shaikh Mistry Road, Sion Koliwada, Mumbai 400 037, situated within the

[Handwritten signatures and initials]

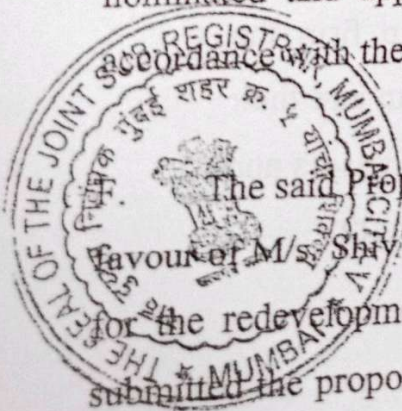
municipal limits of F/North Ward of MCGM, in Registration District of Mumbai City, and commonly known as "Rajiv Gandhi Nagar" (hereinafter referred to as the "Property") and more particularly described in the First Schedule hereunder written and shown on the Plan annexed hereto and marked as Annexure "A" and thereon shown surrounded by Blue colour boundary line.

B. Prior to 1995 various person/s had constructed several structures on the said Property and the said Property was occupied by the Slum dwellers and the same has been censused as "slum area" under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and was allowed to be redeveloped in accordance with the scheme to be sanctioned by the Slum Rehabilitation Authority (hereinafter referred to as "SRA").

C. The Slum dwellers occupying the said Property came together and proposed the formation of Slum rehabilitation building known as "Rajiv Gandhi Co-operative Housing Society (Proposed)" and appointed the Office Bearers thereof, (hereinafter referred to as the "Proposed Society") and decided to appoint M/s. Shiv Mangal Developers, then a Sole Proprietary concern of Mrs. Meenadevi Babulal Samar as their Developer in their General Body Meeting held on 5th December, 2004;

D. The Slum dwellers occupying the said Property proposed to get the said Property redeveloped under the provisions of Appendix IV of Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as the "DCR") – under regulation 33(10) in accordance with the scheme to be sanctioned by the Slum Rehabilitation Authority (S.R.A.);

E. By and under a Development Agreement dated 7th December, 2004 made by and between the said Proposed Society through its Promoters, the Committee Members and the Office bearers, therein called the Society and M/s. Shiv Mangal Developers, then a Proprietary concern referred to as the Promoters therein, being the Promoters herein, the slum dwellers nominated and appointed M/s. Shiv Mangal Developers to redevelop the said property in accordance with the scheme to be sanctioned by the Slum Rehabilitation Authority (SRA).



The said Proposed Society also granted a Power of Attorney dated 7th December, 2004 in favour of M/s Shiv Mangal Developers authorizing the Promoters to do all such acts and deeds for the redevelopment of the said Property. Pursuant thereto M/s Shiv Mangal Developers submitted the proposal for redevelopment of the said scheme to Slum Rehabilitation Authority (SRA) and on payment of scrutiny fees by the Promoters in February 2006 vide Challan no. 6861 the proposal was accepted by SRA and is numbered as F-N/STGOVT/0008/20060220;

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(Handwritten signatures)

77. This Agreement and the rights and obligations of the Parties arising out of this agreement shall be governed by and construed in accordance with the laws of India.

78. The Competent Courts at Mumbai alone shall have exclusive jurisdiction.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of land owned by State Government and bearing C.S. No. 2/85(pt), of Saltpan Division admeasuring about 1700 Sq. Mtrs. and situated at Naik Nagar, Shaikh Mistry Road, Sion Koliwada, Mumbai 400 037, situated within the municipal limits of F/North Ward of MCGM, and bounded as follows:

- | | | |
|-------------------------|---|----------------------|
| On or towards the North | : | Existing Road |
| On or towards the South | : | Kalpak Estate |
| On or towards the East | : | Nav Tarun Naik Nagar |
| On or towards the West | : | Ganesh Society |




THE SECOND SCHEDULE ABOVE REFERRED TO:

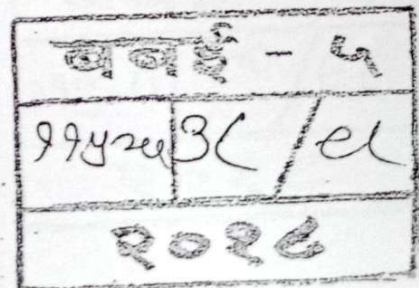
Flat No.1903 on the 19th Floor in Wing - B admeasuring 651 Sq. Ft. (Carpet area) of the constructed area comprising of Two bedrooms, a hall and a kitchen in the building known as "Samar Heights" along with a 01 car parking in Stilt/ Podium/ Stack.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(LIMITED COMMON AREA AND FACILITIES)

The Staircase, staircase landings, lifts, lift-well, staircase entrance area, septic tank, soak pit, suction tank, overhead tank, pump room, watchman cabin, compound wall, machine room, electric cabin will be covered in this common area and facilities.

It is further clarified that the open space, i.e. required land appurtenant to all surroundings of the building which is open to sky excluding garages portion covered, stilt, basement will not be covered under this definition.

R  S



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SLUM REHABILITATION AUTHORITY
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ELG/2732/FR/STGL/AP
COMMENCEMENT CERTIFICATE

17 SEP 2012

COMPOSITE BUILDING

To, M/s. Shivanand Developers,
B.C. Bldg. No. 20/10,
Local Camp, Sion Koliwada,
Mumbai-400 022.

Sir, With reference to your application No. 1594 dated 10/08/2011 for Development Permission and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ of village Salt Pan Pura situated at W/ ward W/ situated at W/ Koliwada, Sion Koliwada, Sion T.P.S. No. _____

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI/UR No. S.A/ELG/1287/FR/STGL/CLY dt. 30/06/2011 and on following conditions. IOA/UR No. SRA/ELG/2732/FR/STGL/AP dt. 16/11/2011

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SRI P.D. ...

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to slab of third level podium of composite building.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) - I
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



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99420 ye / el
2012

SRA/ENG/2732/FN/STGL/AP 5 DEC 2014
 This C.C. is re-endorsed upto slab of third level podium of composite bldg. as per approved amended plans dated 15/12/2014 by regularization.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

SRA/ENG/2732/FN/STGL/AP 13 JAN 2015
 This C.C. is further extended upto 19th (pt.) upper floors including CHWT & LMR of Rehab wing-A and upto 13th upper floors of Sale wing-B in composite bldg. as per approved amended plans dated 15/12/2014.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

SRA/ENG/2732/FN/STGL/AP 5 APR 2016
 This C.C. is re-endorsed as per amended plans approved dated 04/04/2016 for Composite building.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

SRA/ENG/2732/FN/STGL/AP 3 MAY 2016
 This C.C. is further extended for full height of Rehab wing-A from 19th (pt.) to 22nd (pt.) floors including LMR & CHWT and for Sale wing-B from 14th to 20th floors and for Service Core of Sale wing upto full height (i.e. staircase, Lift shaft, Lift lobby, staircase room, LMR & CHWT) as per approved amended plans dated 04/04/2016.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

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SRA/ENG/2732/FN/STGL/AP

23 APR 2018

This C.C. is re-endorsed & further granted for balance portion of 2nd upper floor with LMR & OHWT for Rehab wing - 'A' and granted further C.C. for R.C.C. work only for 2^{1st} & 2nd upper floors with LMR & OHWT for Sale wing 'B' of Composite bldg. as per approved amended plans dated 19/04/2018.

Ricani
23/4/18



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :

P51900001463

Project: **Samar Heights, Plot Bearing / CTS / Survey / Final Plot No.: 2/85 pt at FNorth-400037, Ward FNorth, Mumbai City, 400037;**

1. **Shiv Mangal Developers** having its registered office / principal place of business at Tehsil: **Ward FNorth, District: Mumbai City, Pin: 400022.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **28/07/2017** and ending with **30/06/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/28/2017 12:59:54 PM

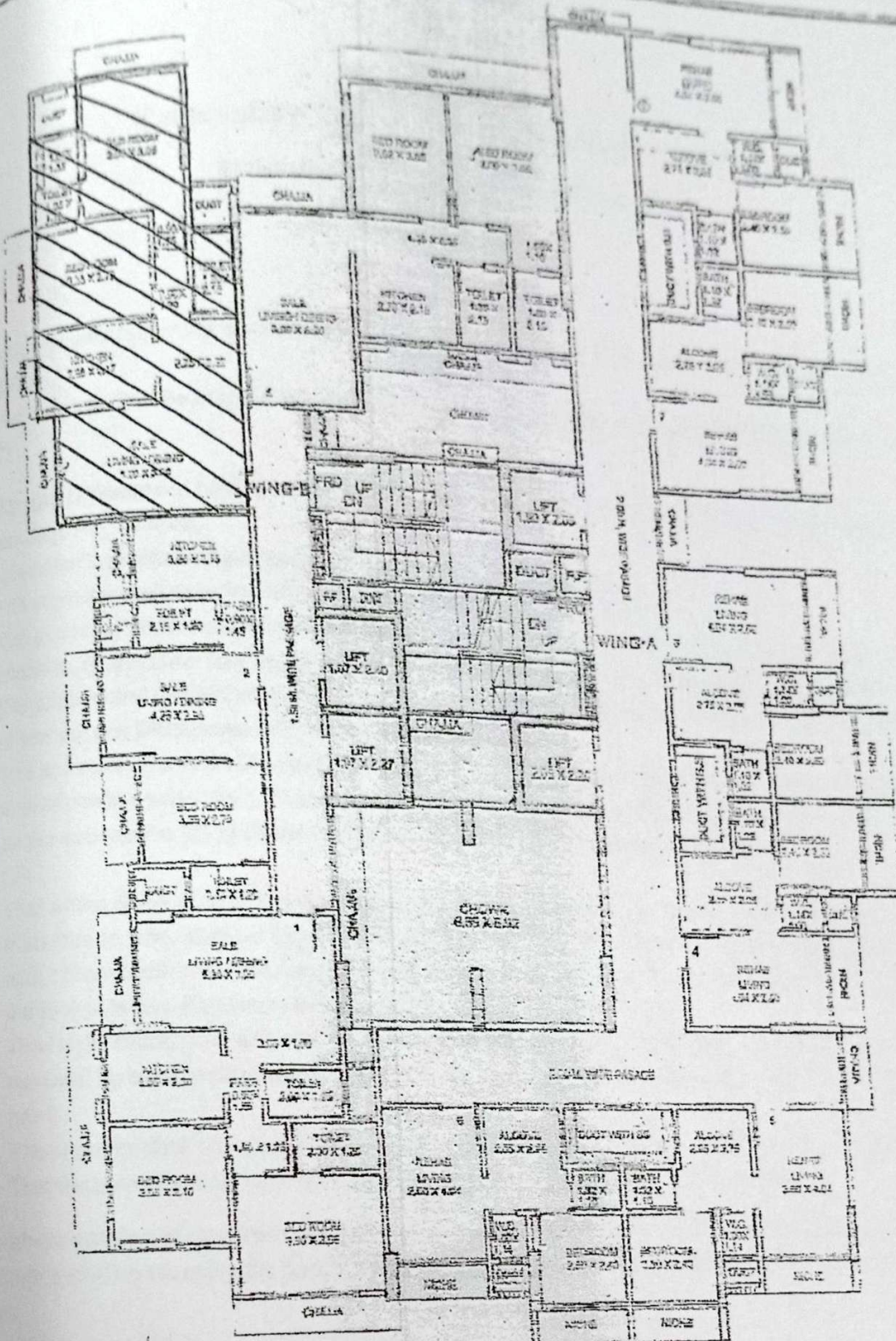
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 28/07/2017

Place: Mumbai

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ANNEXURE "G"



NORTH



TYPICAL FLOOR PLAN

FLAT NO:- 1903

FLOOR:- 19th

VENDOR :- M/s. Shiv Mangal Developers

PURCHASER :- Mr. Nannepaga Samuel
Mrs. N. Saxala

CARPET AREA:- 651

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for

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.S. NO.2/55 (P.L.) OF NAIK NAGAR SHEKHAR MISTRY ROAD AT SION FOLIWADA, MUMBAI : 400 037.



99926 02/el
2026



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2732/FN/STGL/AP
Date :- 29 MAR 2019

To,

M/s. Vishwas Satodia
A-wing, 01, Upper Ground floor,
Shah Arcade-II, Rani Sati Marg,
Malad (E), Mumbai-400097.

Sub: Occupation permission to sale wing-B of Composite Building in S.R. Scheme on Plot bearing C.S. No. 2/85(pt.) of Salt Pan Division, Naik Nagar, Shaikh Mistry Road, Sion Koliwada, Mumbai-400 037 for "Rajiv Gandhi CHS Ltd."

- Ref.:** 1) Your letter dtd. 15/03/2019.
2) Completion Certificate from Architect dtd. 15/03/2019.
3) Completion Certificate from Structural Engineer dtd. 26/02/2019.
4) Completion Certificate from Licensed Supervisor dtd. 15/03/2019.

Gentlemen,

With reference to the above, I have to inform you that, the permission to occupy the Ground (pt.) + 1st to 3rd level podium floor + 4th to 22nd upper floors in Composite Building is completed under the supervision of Architect Shri Vishwas Satodia (Registration No. CA/86/9600), Consulting Structural Engineer Shri. Nikhil S. Shaghvi (Reg. No. STR/S/193), Site Supervisor Shri. G. M. Pandhi (License No. P/215/S.S.-I.) and shown in red colour in the plans submitted by you on 15/03/2019 is hereby granted subject to the following conditions;

1. This occupation permission is in continuation of earlier part occupation permission granted to Rehab wing-A of Composite Building under reference dtd. 26/07/2018 and the conditions of the same shall be complied with.