

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		करल ५	
Valuation ID	20230316120	16 March 2023 09:03:36 AM	
मूल्यांकनाचे वर्ष	2022	५५३२	
जिल्हा	मुंबई(उपनगर)	९ ९९	
मूल्य विभाग	107-कुर्ला - 3	२०२३	
उप मूल्य विभाग	भुभाग: स.गो.बर्वे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग		
सर्व्हे नंबर /न. भू क्रमांक	सि.टी.एस. नंबर#11		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
49960	125170	143940	178000
			औद्योगिक
			125170
			मोजमापनाचे एकक
			चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	49.16चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor
रस्ता सन्मुख -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ = 110% apply to rate= Rs.137687/-			
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
= (((137687-49960) * (100 / 100))+49960)			
= Rs.137687/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 137687 * 49.16		
	= Rs.6768692.92/-		
Applicable Rules	= .10.4		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य - लागतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 6768692.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	=Rs.6768692.92/-		

Home Print

र.ह. दुष्यंत निवर्धक
कुर्ला-५ (घर्ग-३)



करल - ५		
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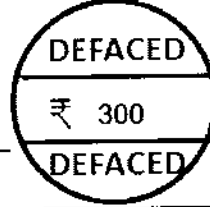


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1503202307893	Receipt Date 16/03/2023
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Received from NIMISH NARAYAN NIKUMBH, Mobile number 9819337648, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 5532 dated 16/03/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 15/03/2023
Bank CIN 10004152023031507149	REF No. 307474566257
Deface No 1503202307893D	Deface Date 16/03/2023

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



करल - ५
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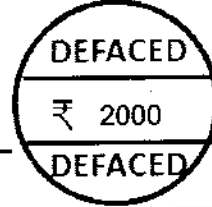


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1503202308077	Receipt Date	16/03/2023
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Received from NIMISH NARAYAN NIKUMBH, Mobile number 9819337648, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 5532 dated 16/03/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	15/03/2023
Bank CIN	10004152023031507320	REF No.	307475147278
Deface No	1503202308077D	Deface Date	16/03/2023

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



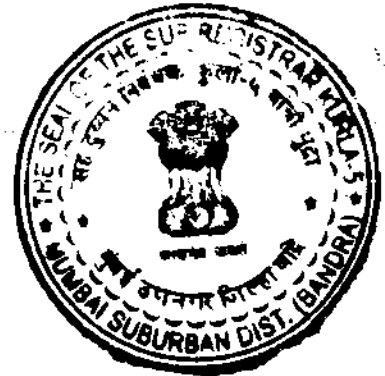
करल - ५
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1503202308077	Date 15/03/2023
Received from NIMISH NARAYAN NIKUMBH, Mobile number 9819337648, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kuria 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 15/03/2023
Bank CIN 10004152023031507320	REF No. 307475147278
This is computer generated receipt, hence no signature is required.	



करल - ५
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1503202307893	Date 15/03/2023
Received from NIMISH NARAYAN NIKUMBH, Mobile number 9819337648, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 15/03/2023
Bank CIN 10004152023031507149	REF No. 307474586257
This is computer generated receipt, hence no signature is required.	

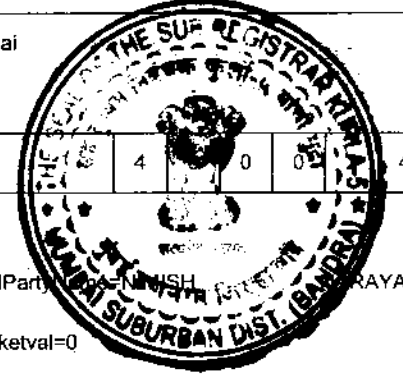
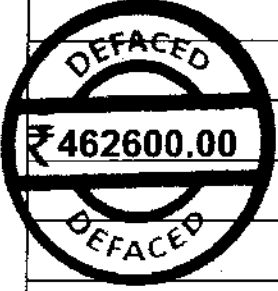




CHALLAN
MTR Form Number-6

करल - ५
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Date 16/03/2023 12:46:27 Form ID 23-2

GRN	MH016739770202223E	BARCODE			Date	16/03/2023 12:46:27	Form ID	23-2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AAEFH2784A			
Location	MUMBAI			Full Name	HIRANIMANTHAN BUILDERS AND DEVELOPERS			
Year	2022-2023 One Time			Flat/Block No.	Flat No. 1708 Seventeenth Floor Swanand Co-Operative Housing Society Limited			
Account Head Details	Amount In Rs.			Premises/Building	Operative Housing Society Limited			
0030045501 Stamp Duty	432600.00			Road/Street	Bldg. No. 33 Survey No. 229			
0030063301 Registration Fee	30000.00			Area/Locality	mumbai			
				Town/City/District				
				PIN	4 0 0 4			
				Remarks (If Any)	PAN2=ABCPN0857H-Second Party NIKUMBH-CA=7209600-Marketval=0			
				Amount In	Four Lakh Sixty Two Thousand Six Hundred Rupees On			
Total	4,62,600.00			Words	ly			
Payment Details	INDIAN OVERSEAS BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02700452023031450154	202303140825877	
Cheque/DD No.				Bank Date	RBI Date	14/03/2023-12:48:48	Not Verified with RBI	
Name of Bank				Bank-Branch	INDIAN OVERSEAS BANK			
Name of Branch				Scroll No. , Date	202303141 , 15/03/2023			



Department ID : Mobile No. : 9870389882
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुय्यम निबंधक कार्यालयी नोंदणी करवायाच्या दस्तासाठी लागू आहे. नोंदणी व करवायाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-5532	0008369557202223	16/03/2023-11:22:49	IGR561	30000.00

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GRN : MH016739770202223E Amount : 4,62,600.00

Bank : INDIAN OVERSEAS BANK Date : 14/03/2023-12:46:27

2	(IS)-520-5532	0008369557202223	16/03/2023-11:22:49	IGR561	432600.00
Total Defacement Amount					4,62,600.00



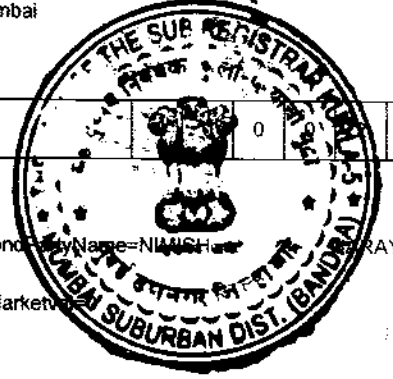


CHALLAN
MTR Form Number-6

करल - ५



GRN	MH016739770202223E	BARCODE			Date	14/03/2023-12:46:27	Form ID	9552
Department	Inspector General Of Registration		2023 Payee Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	AAEFH2784A					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	HIRANIMANTHAN BUILDERS AND DEVELOPERS					
Location	MUMBAI	Flat/Block No.	Flat No. 1708 Seventeenth Floor Swanand Co-					
Year	2022-2023 One Time	Premises/Building	Operative Housing Society Limited					
Account Head Details	Amount In Rs.	Road/Street	Bldg. No. 33 Survey No. 229					
0030045501 Stamp Duty	432600.00	Area/Locality	mumbai					
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN	0 4					
		Remarks (If Any)	PAN2=ABCPN0857H--Second Party Name=NIKUMBH RAYAN NIKUMBH-CA=7209600--Market					
		Amount In	Four Lakh Sixty Two Thousand Six Hundred Rupees On					
Total	4,62,600.00	Words	ly					
Payment Details	INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details	Bank CIN	Ref. No.	02700452023031450154		202303140825877			
Cheque/DD No.	Bank Date	RBI Date	14/03/2023-12:48:48		Not Verified with RBI			
Name of Bank	Bank-Branch		INDIAN OVERSEAS BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



Department ID :

Mobile No. : 9870389882

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

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करल - ५		
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Nikumbh
Hirani

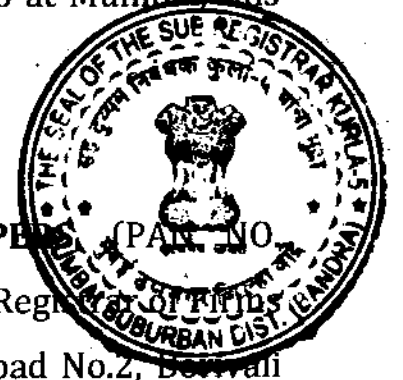
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this

16th MARCH 2023.

BETWEEN

M/S. HIRANIMANTHAN BUILDERS AND DEVELOPERS (PART. NO. AAEFH2784A) a Partnership Firm, duly registered with Registrar of Firms having its office at B-110, Sweta Park, Daulat Nagar, Road No.2, Borivali (East), Mumbai - 400 066, through its Partners (1) MR. DINESH B. SAVANT & (2) MR. HASMUKH R. HIRANI both adults, occupation Business, hereinafter referred to and called as "THE PROMOTER/DEVELOPERS" (which expression shall unless repugnant to the context and meaning thereof shall mean and include its partners for the time being and from time to time and also successors and assigns of the said firm but shall not include partners who have retired or deemed to have retired) of the **FIRST PART**



AND

MR. NIMISH NARAYAN NIKUMBH Age 61 years (Pan No. ABCPN0857H) & MRS. VASUDHA NIMISH NIKUMBH Age 57 years (Pan No. ACPPN5489H) Indian Inhabitant having his/her/their address at 2/21, Saradar Nagar, 4, Sion Koliwada, Sion E, Mumbai - 400 037 hereinafter called "THE PURCHASERS/ALLOTTEES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, and administrators) of the **SECOND PART**;

Nikumbh
Hirani

करल - ६		
WHEREAS:-	90	९५
(a) The NEHRU NAGAR SWANAND CO-OPERATIVE HOUSING SOCIETY LTD.,	2023	

under a Lease Agreements dated 23rd November 2011 entered into with the Maharashtra Housing & Area Development Authority and a separate Sale Deeds became the lessees of land admeasuring 720.38 sq.mts and the Owners of the structure of the building as such were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the building No. 33 Survey No. 229 & 267 and C. T. S. No. 11 (pt), admeasuring 720.38 sq.mts., Nehru Nagar, Kurla, in the Registration District and sub-District Kurla, District Mumbai and more particularly described in the Schedule hereunder written.

- (b) **AND WHEREAS** The said building known as Bldg. No. 33 has become old and is presently in a dilapidated condition as is required to undergo a reconstruction of the same.
- (c) By Registered Development Agreement dated 21/08/2013, made between **NEHRU NAGAR SWANAND CO-OPERATIVE HOUSING SOCIETY LTD.** and the Promoter/Developers the parties hereto entrusted the development rights in respect of the said property described in the schedule hereunder written to the Promoter/Developers above named for the redevelopment and upon the terms and conditions contained in the Development Agreement dated 21/08/2013. The said society also executed Registered General Power of Attorney in favour of the Party of the First Part and granted the development right of the said property and to exploit the FSI and/or to load TDR for construction and reconstruction of the building on the said property and to do all such acts and to take such other steps for development and redevelopment of the said property.

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करल - ५		
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- (d) The Promoter/Developers got the plans for the redevelopment of the said property sanctioned and obtain I.O.D. bearing No. E.B./CE/4452/BPES/AL dated 14th September 2015. Hereto annexed and marked **Annexure-I** is a photo copy of the I.O.D. bearing NO. CE/4452/BPES/AL dated 14th September 2015.
- (e) Upon obtaining the said I.O.D. as above the Promoter/Developers have now proposed to demolish the then existing structure and building standing on the said property for commencing, continuing and completing the development work of the said property.
- (f) M/s Chitnis Vaithy & Co., the Advocates & Solicitors for the Promoter/Developers by their certificate dated 25-01-2017 have certified the title of Promoter/Developers to the said property as clear, marketable and free from all encumbrances and reasonable doubt. Hereto annexed and marked **Annexure -II** is the copy of the said Certificate dated 25-01-2017
- (g) The Promoters/Developers abovenamed propose to commence the construction of their proposed building on the said property described in the schedule hereunder written as per the all sanctioned plan by M.C.G.M. to be named as **NEHRU NAGAR SWANAND CHS LTD.** and have started selling, transferring and disposing of the residential/commercial/ premises/ units/ garages/ car parking space under stilt / car parking spaces in the development of the property described in the schedule hereunder written under the provisions of Maharashtra Ownership Flats (Regulation on the promotion of Construction, sale, Management and Transfer) Act, 1963 and the rules framed thereunder from time to time.
- (h) The Allottees/Purchaser/s hereby declare/s and confirm/s that he/she/they has/have entered into this Agreement after reading



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and having understood the contents of all the hereinbefore recited, Agreements deeds, documents, writings and papers, and all disclosure made by the Promoter/Developers to the Allottees/Purchaser/s and with full knowledge and information thereof, and subject to the terms, conditions and stipulations imposed, or which may hereafter be imposed by the Brihanmumbai Mahanagar Palika and all other concerned Government bodies and/or authorities, and also subject to the Promoter/Developers right to make the necessary amendments, variations, modifications and/or changes therein, and their right to use, utilize, consume and exploit the entire balance and /or additional Floor Space Index (hereinafter referred to as F.S.I.) available on the said properties, as also the entire benefit of any other and/or further FSI that may be available to the Promoter/Developers under the Scheme of Transfer of Development Rights (TDR) and/or under any other scheme as may be permissible under any law and/or statute.

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

1. The Recitals above form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part also as if the same were set out hereinafter and reproduced verbatim.
2. The Developer shall be constructing the Proposed Buildings to be known as "NEHRU NAGAR SWANAND CHS LTD." on the said Property in accordance with the plans, designs, specifications approved by the concerned local authority and which may further be approved by the concerned local authorities (for the additional floors as recited above) and which sanctioned plans as well as proposed plans have been seen and approved by the

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करल - ५		
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Allottees/Purchaser/s with only such variations as the Developer may consider necessary or as may be required by the concerned local authority the Government to be made in them or any them.

3. In consideration of the aggregate sum **Rs. 72,09,600/- (Rupees Seventy Two Lakh Nine Thousand Six Hundred Only)** agreed to be paid by the Allottees/Purchaser/s to the Developer in the manner contained in Clause 4 hereunder written, the Developer hereby agrees to sell to the Allottees/Purchaser/s and the Allottees/Purchaser/s hereby agree/s to purchase from the Developer the said **Flat bearing No. 1708 on the Seventeenth Floor** of the Proposed Building also known as "**NEHRU NAGAR SWANAND CHS LTD.**" in the proposed project Redevelopment of "**Bldg. No. 33, Nehru Nagar, Kurla (E), Mumbai - 400 024**" to be constructed on the said Property admeasuring **approximately 44.67 square meters RERA Carpet area equivalent to 480.83 Square Feet Carpet Area** in the aggregate together with all rights of and incidental thereto and together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities in common as specified in Part A and Part B respectively of the **Third Schedule** hereunder written (all of which aforesaid rights and entitlements of the Developer agreed to be sold hereunder are hereinafter collectively referred to as "**the said Premises**").

4. The said aggregate consideration of **Rs. 72,09,600/- (Rupees Seventy Two Lakh Nine Thousand Six Hundred Only)** shall be paid by the Allottees/Purchaser/s to the Developer in the following manner:

- (a) **Rs. 44,60,000/- (Rupees Forty Four Lakh Sixty Thousand Only)** being the booking amount paid by the Purchaser/s to the Developer prior to the execution hereof (the payment and

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करल - ६
receipt whereof the Developer doth hereby admit and 7733 98 997 acknowledge).
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Sr. No.	Particulars of work	% of Payment	Amount
1	On Booking	20%	14,41,920.00
2	Completion of piling work	10%	7,20,960.00
3	On Completion of Footing	8%	5,76,768.00
4	On Completion of Basement / Plinth	7.50%	5,40,720.00
5	Completion of 1 st Slab	7.50%	5,40,720.00
6	Completion of 2 nd Slab	3%	2,16,288.00
7	Completion of 3 rd Slab	3%	2,16,288.00
8	Completion of 4 th Slab	3%	2,16,288.00
9	Completion of 5 th Slab	2%	1,44,192.00
10	Completion of 6 th Slab	2%	1,44,192.00
11	Completion of 7 th Slab	2%	1,44,192.00
12	Completion of 8 th Slab	2%	1,44,192.00
13	Completion of 9 th Slab	2%	1,44,192.00
14	Completion of 10 th Slab	2%	1,44,192.00
15	Completion of 11 th Slab	2%	1,44,192.00
16	Completion of 12 th Slab	2%	1,44,192.00
17	Completion of 13 th Slab	2%	1,44,192.00
18	Completion of 14 th Slab	2%	1,44,192.00
19	Completion of 15 th Slab	2%	1,44,192.00
20	Completion of 16 th Slab	2%	1,44,192.00
21	Completion of 17 th Slab	2%	1,44,192.00
22	Completion of 18 th Slab	2%	1,44,192.00
23	Completion of 19 th Slab	2%	1,44,192.00
24	Completion of 20 th Slab	2%	1,44,192.00
25	On completion of brickwork & plastering	1.5%	1,08,144.00
26	On completion of internal Work	1.5%	1,08,144.00
27	On completion of External Work	1.5%	1,08,144.00
28	Before handing over Possession	1.5%	1,08,144.00
	Total	100%	72,09,600.00

Note :

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter/Developers towards the Apartment.
- (ii) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter/Developers by way of Value Added Tax,

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Service Tax, Cess, G.S.T or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter/Developers) up to the date of handing over the possession of the Apartment.

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee Promoter/Developers shall be increased/reduced based on such change / modification;

- (iii) The Promoter/Developers shall periodically intimate the Allottee the amount payable as stated in (i) above and the Allottee shall make payment within 7 (Seven) days from the date of such written intimation. In addition, the Promoter/Developers shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment includes: 1) *pro rata* share in the Common Areas; as provided in the Agreement.

5. The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter/Developers undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter/Developers shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

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6. Notwithstanding anything contained in this Agreement, it is specifically agreed that time for making the payments of the installments as mentioned in Clause 4 above is strictly of the essence of this contract and any delay by the Purchaser/s in making the said payment/s shall forthwith render this Agreement terminable at the sole and exclusive option of the Developer without any further act and/or reference and/or recourse to the Purchaser/s and in the event of the Developer so terminating this Agreement, the Developer shall be entitled to forfeit the amounts till then received by the Developer from the Allottees/Purchaser/s and thereupon the Developer shall also be free and entitled in its own right to deal with the said Flat and the Developer's rights therein, in any manner as the Developer in its sole discretion deems fit and proper, without any reference, recourse and/or payment whatsoever to the Allottees/Purchaser/s and without the requirement of any orders of declaration of termination from any Courts and without the requirement of any document or deed of cancellation. A termination letter issued by the Developer to the Allottees/Purchaser/s regarding such termination shall effectively terminate this Agreement and thereupon the Allottees/Purchaser/s shall have no right, title, interest, share, claim or demand in to or upon the said Premises and/or any part thereof and/or otherwise against the Developer in any manner whatsoever and howsoever arising.

7. The Allottees/Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Developer/its transferee/s/allotted/s/nominee/s and/or otherwise in to upon the said Premises in such an event of termination PROVIDED HOWEVER THAT the Developer shall not exercise the aforesaid

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right of termination as provided under this Clause 6 unless and until a notice of 15 (Fifteen) days demanding payment of the due installment is given to the Allottees/Purchaser/s and even thereafter, the Allottees/Purchaser/s fail to make payment of the relevant installment PROVIDED FURTHER that strictly without prejudice to the aforesaid, the Developer in its sole and absolute discretion may, instead of treating this Agreement void as above, permit the Allottees/Purchaser/s to pay the said installments after their respective due dates but after charging interest thereon @ 24% p.a.



8. Provided further that upon termination of this Agreement as aforesaid, the Promoter/Developers shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter/Developers) within a period of six months of the termination, the installments of sale price of the Apartment which may till then have been paid by the Allottee to the Promoter/Developers but the Promoter/Developers shall not be liable to pay to the Allottee any interest on the amount so refunded.
9. In the event of any delayed payment being received by the Developer from the Allottees/Purchaser/s, the Developer shall notwithstanding any instructions to the contrary by the Allottees/Purchaser/s accompanying such payment, be entitled to appropriate the amount received first towards the interest receivable from the Allottees/Purchaser/s in respect of the delayed payment and thereafter towards the principal amount of the delayed payment.
10. The allottee agrees to pay to the Promoter/Developers interest at 18% per annum on all the amounts which become due and payable

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by the Allottee to the Promoter/Developers under the terms of this agreement from the date the said amount is payable by the allottee(s) to the Promoter/Developers.

11. The Developer hereby agrees to observe, perform and comply with all the terms, conditions and restrictions, if any, which may have been imposed by the BMC and any other concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Flat to the Allottees/Purchaser/s, obtain from the local Planning authority, O.C. Completion Certificate in respect of the said Flat.

12. Time is of essence for the Promoter/Developers as well as the Allottee. The Promoter/Developers shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees/purchaser's after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter/Developers as provided in clause 4 herein above. (Payment Plan)

- 13 a) The RERA Carpet Area of the said Apartment / Premises is **44.67 Sq. Mtr. 480.83** Square feet and "RERA Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

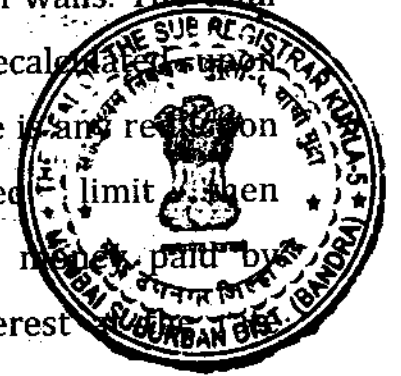
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13 b) The Promoter/Developers shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. This carpet area shall include the door jams & RCC columns offset, area covered by skirting & pop on walls. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter/Developers. If there is any reduction in the carpet area within the defined limit, then Promoter/Developers shall refund the excess money paid by Allottee within forty-five days with annual interest specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter/Developers shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 3 of this Agreement.



14. The Promoter/Developers hereby declares that the Floor Space Index available as on date in respect of the said land/project is 4411.50 Sq. mtr. only and Promoter/Developers has planned to utilize Floor Space Index of 8913.76 Sq. mtr. by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter/Developers has disclosed the Floor Space Index of 4502.26 Sq. Mtr. Out of total planned / proposed floor spaces index is yet to be utilized by him on the said Land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out

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by the Promoter/Developers by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter/Developers only.

15. The Promoter/Developers hereby agrees that he shall, before handing over possession of the Apartment to the Allottee(s)/purchaser's and in any event before execution of a conveyance/assignment of lease of the said structure of the said building or wing in favour of a corporate body to be formed by the Allottee(s)/allottees/purchaser's of Apartments/shops/garages in the building/wing to be constructed on the said land (hereinafter referred to as " the Society"/ " the Limited Company") make full and true disclosure of the nature of his title to the said structure of the said Building/wing as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said structure of the said Building/wing, and shall, as far as practicable, ensure that the said structure of the said building/wing is free from all encumbrances and that the Vendor/Lessor/Original Owner/ the Promoter/Developers has/have absolute, clear and marketable title to the said structure of the said building or wing, so as to enable him to convey/lease the said structure to the said Society/Limited Company with absolute, clear and marketable title on the execution of a conveyance/assignment of lease of the said structure of the said building/wing by the Promoter/Developers in favour of the said Society/Limited Company, within two months of obtaining occupation certificate /completion certificate in respect of the said building or wing or on receipt of minimum of 60% of the total allottees/purchaser's in such a building or wing have taken possession and the Promoter/Developers has received the full consideration of such allottees/purchaser's whichever is earlier.

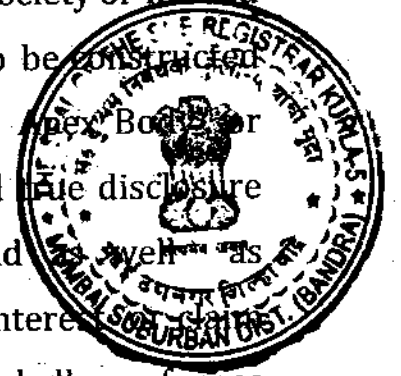
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16. The Promoter/Developers hereby agrees that he shall, before handing over possession of the said Land to the Apex Body formed of all the Society or Limited company as its members, and in any event before execution of a conveyance/assignment of lease of the said Land in favour of a Apex Body to be formed by the society or limited company formed for each of the building/wing to be constructed on the said land (hereinafter referred to as " the Apex Body" or "Federation" or "Holding Company") make full and true disclosure of the nature of his title to the said Land as well as encumbrances, if any, including any right, title, interest of any party in or over the said Land, and shall, as far as practicable, ensure that the said Land is free from all encumbrances and that the Vendor/Lessor/Original Owner/ the Promoter/Developers has/have absolute, clear and marketable title to the said Land, so as to enable him to convey/lease the said Land to the said Apex Body/Federation/Holding Company with absolute, clear and marketable title on the execution of a conveyance/assignment of lease of the said Land by the Promoter/ Developers in favour of the said Apex Body/Federation/Holding Company, within two months of registering the society or company of the Apartment Allottee(s) of the last of the building or wing constructed on the said Land.



17. The Allottee authorizes the Promoter/Developers to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter/Developers may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter/Developers to adjust his payments in any manner.
18. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in

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Foreign Exchange Management Act, 1999, Reserve Bank of India and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter/Developers with such permission, approvals which would enable the Promoter/Developers to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

19. The Promoter/Developers accepts no responsibility in this regard. The Allottee shall keep the Promoter/Developers fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter/Developers immediately and comply with necessary formalities if any under the applicable laws. The Promoter/Developers shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter/Developers shall be issuing the payment receipts in favour of the Allottee only.

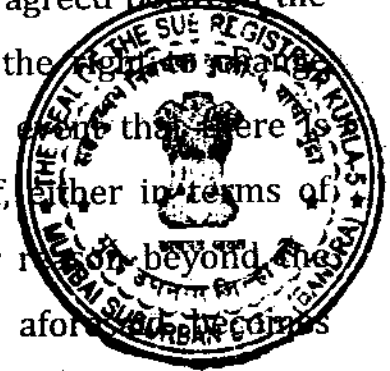
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20. It is expressly agreed that the said Flat shall contain specifications, fixtures, fittings, and amenities as set out in Annexure III hereto (hereinafter referred to as the "**said Internal Amenities**") and the Allottees/Purchaser/s confirm/s that the Developer shall not be liable to provide any other additional specifications fixtures, fittings, and amenities in the said Flat. It is specifically agreed between the Parties hereto that the Developer shall have the right to remove, alter, or substitute the said Internal Amenities in the Flat, and the Allottees/Purchaser/s agree/s to accept any uncertainty about the availability thereof, either in terms of quantity and/or quality and/or for any other reason, beyond the control of the Developer. If any change as aforesaid becomes necessary, the Developer shall be entitled to choose the substitutes and/or alternatives thereof in its absolute discretion to enable the Developer to offer possession of the said Flat on the specified date. The Developer shall however try to ensure that such substitutes and/or alternatives are similar to the amenities as hereunder agreed, in quality and quantity, as far as may be reasonably possible. The Allottees/Purchaser/s agree/s not to claim any rebate and/or discount and/or concession in the consideration on account of such change/substitution.



21. **The Promoters / Developers have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority under Application Number P51800004914.** The authenticated copy is attached. The Allottees/Purchaser/s has/have independently inspected and verified the title deeds and all papers and documents hereinabove recited and has/have fully satisfied himself/ herself/themselves about the title of the said Property and the entitlement of the Developer to develop the said Property and enter into these presents and the Allottees/Purchaser/s shall not be entitled to further investigate the title of the Developer and/or be entitled to make any requisition or

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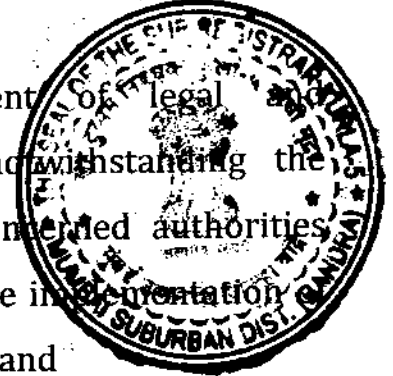
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raise any objection with regard to any other matters relating thereto. The Allottees/Purchaser/s has/have also taken inspection of the orders and Existing Building Approvals, approved plans, CC and revisions and amendments thereof issued by the BMC and the plans, designs and specifications prepared by the Promoter's Architects M/s. Innovations and of such other documents as are specified under the Real Estate(Regulation and Development) Act 2016 (hereinafter referred to as "the said Act"). The Rules and Regulations made thereunder including the true copy of the plans, designs and specifications prepared by the Promoters ' Architect and of such other documents as are specified under the Maharashtra Ownership Flats/Regulation of the Promotion of Construction, Sale Management and Transfer)Act, 1963.

22. The Developer has represented to the Allottees/Purchaser/s that the Developer has not created mortgage/charge in respect of the said Property against loans obtained from ..NA.. and the original title deeds in respect of the said Property are deposited with the said ..NA.. The Developer has further represented to the Allottees/Purchaser/s that the Developer shall have said Premises proposed to be acquired by the Allottees/Purchaser/s in terms hereof released from ..NA.. before the Allottees/Purchaser/s are put in possession of his/her/their said Premises in terms hereof and / or before the registration of this Agreement.
23. The Developer agrees to offer to hand over possession of the said Flat to the Allottees/Purchaser/s on or before 1st December 2023 subject to:
- easy availability of cement, steel and other building materials; and
 - any conditions beyond the reasonable control of the Developer, including acts of God like earthquake, perils of the sea or air, fire, flood, or any drought, explosion, sabotage etc.; and

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- (iii) if there are riots, bandhs, strikes and/or lawlessness and unrest and in consequence whereof and the construction on the said Property could be adversely affected; and
- (iv) geological, subsurface ground conditions as a result of which construction, development on the said Property and construction on and development of the said Property is delayed or no longer financially or technically viable; and
- (v) any disruptions, challenges and placement of legal and traditional impediments by third parties notwithstanding the granting of any and all approvals by the concerned authorities which delays or materially adversely affects the implementation of the construction activities on the said Property; and
- (vi) any reasons like war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo terrorism, etc. in consequence whereof the construction activities on the said Property could be adversely affected; and
- (vii) any embargo, notice, order, rule or notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance in consequence whereof construction activities on the said Property could be adversely affected; and
- (viii) act of enemy, riots, civil commotion, or war or any court order or government notification, circular or order or subject to delay by the BMC for approval of plans, grant of Occupancy Certificate (O.C) / Completion Certificate or subject to delay in the grant of water, sewerage, electric, cable connection or any other service or any other cause, beyond the control of the Developer.



Under such circumstances Promoter/Developers shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date

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24. The date of delivery	of possession of the said Flat is subject to
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preceding clause, If the Developer fails or neglects to give possession of the said Premises to the Flat Purchaser as stated hereinabove save and except on account of Force Majeure Event (as defined in Clause 23) or any reasons beyond their control or as provided in section 18 of the Real Estate (Regulation and Development) Act, then the Flat Purchaser shall be entitled to after giving 30 days' notice in writing, to terminate the Agreement and thereupon the Developer shall be liable on demand to refund to the Flat Purchaser amount already received by him in respect of the said Premises along with interest from the date of the receipt of such amount till payment. The "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. Till the entire amount along with interest thereon is refunded by the Developer to the Flat Purchaser, the same shall, subject to prior encumbrance, if any, be charge on the said Premises. The Developer shall not be liable to pay any amount to the Allottees/Purchaser/s as liquidated damages or costs, charges, expenses in respect of the said termination, however, upon refund of the said amount together with interest as stated hereinabove, the Flat Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the said Premises or against the Developer in any manner whatsoever and the Developer shall be entitled to deal with or dispose of the said Premises to any person or party as the Developer may desire at his absolute discretion.

25. The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

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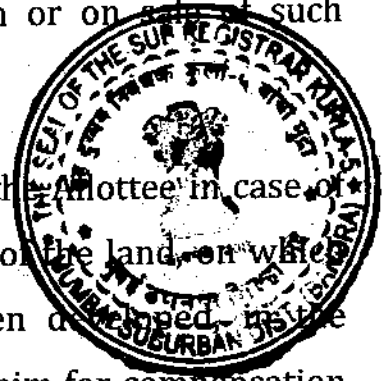
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Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the Promoter/Developers, the Promoter/Developers herein is entitled to forfeit the booking amount paid for the allotment including the taxes paid (if any) and administration charges. The balance amount of money paid by the allottee shall be returned by the Promoter/Developers to the allottee within 90 days of such cancellation or on sale of such apartment whichever is later.

26. The Promoter/Developers shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.



Except for occurrence of a Force Majeure event, if the Promoter/Developers fails to complete or is unable to give possession of the [Apartment/Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter/Developers shall be liable, on demand to the allottees/purchaser's, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter/Developers shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Plot].

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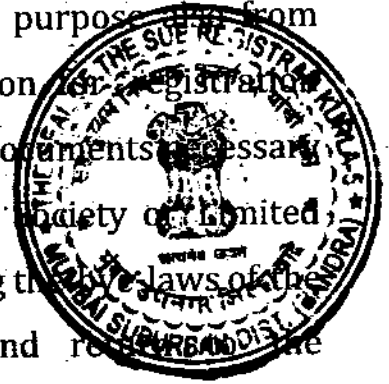
authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement and the Promoter/Developers shall give possession of the Apartment to the Allottee. The Promoter/Developers agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter/Developers. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/Developers or association of allottees/purchaser's, as the case may be. The Promoter/Developers on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

28. The Allottee shall take possession of the Apartment within 15 days of the Promoter/Developers giving written notice to the Allottee intimating that the said Apartments are ready for use and occupation:
29. Failure of Allottee to take Possession of Apartment. Upon receiving a written intimation from the Promoter/Developers as per clause 27, the Allottee shall take possession of the Apartment from the Promoter/Developers by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter/Developers shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 28 such Allottee shall continue to be liable to pay maintenance charges as applicable.
30. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence only. He shall use

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the garage or parking space only for purpose of keeping or parking the Allottee's owned vehicle.

31. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Promoter/Developers may decide and for this purpose from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and register the same with the Promoter/Developers within seven days of the same being forwarded by the Promoter/Developers to the Allottee, so as to enable the Promoter/Developers to register the common organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



32. Within 15 days after notice in writing is given by the Promoter/Developers to the Allottee that the Apartment is ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Apartment) of outgoings in respect of the said land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society or Limited Company

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and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter/Developers such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter/Developers provisional monthly contribution as and when decided by the Promoter/Developers per month towards the outgoings. The amounts so paid by the Allottee to the Promoter/Developers shall not carry any interest and remain with the Promoter/Developers until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter/Developers to the Society or the Limited Company, as the case may be. The Allottee undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. It is agreed that the non-payment or default in payment of outgoings on time by Allottee shall be regarded as the default on the part of the Allottee and shall entitle the Promoter/Developers to terminate this agreement in accordance with the terms and conditions contained herein

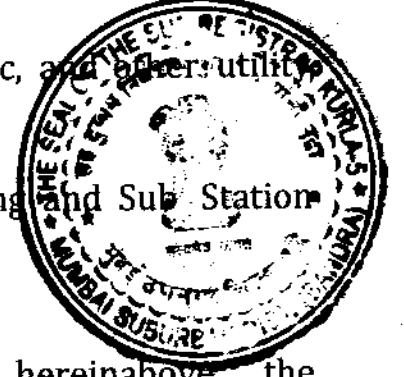
33. The Allottee shall on or before registration of this document keep deposited with the Promoter/Developers, the following amounts :-
- (i) Rs. 0/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
 - (ii) Rs. 0/- for formation and registration of the Society or limited Company/Federation/ Apex body.

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- (iii) Rs. NA for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. 0/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Rs. 0/- for Deposit towards Water, Electric, and other utilities and services connection charges&
- (vi) Rs. 0/- for deposits of electrical receiving and Sub Station provided in layout.



34. Over and above the amounts payable hereinabove, the Allottees/Purchaser/s shall before taking possession of the said Flat also pay to the Developer the following amounts:

- (i) A sum of Rs. 250/- towards acquiring of 5 shares of Rs. 50/- each and entrance fee of Rs. 1,000/- within a period of seven days from the date of notice and in any event before possession of the said Flat is handed over to the Purchaser;
- (ii) provisional maintenance charges for 12 (twelve) months in advance, commencing a week after notice in writing is given by the Developer to the Allottees/Purchaser/s that the said Flat, is ready for being occupied, the Allottees/Purchaser/s shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the said Flat. After the completion of the initial twelve months as aforesaid, the Allottees/Purchaser/s shall be liable to bear and pay the maintenance charges in respect of the said Flat and the Allottees/Purchaser/s further undertake/s to pay such provisional monthly contribution on or before the 5th day of each month in advance till formation of the said Body to the Developer and after formation of the said Body to the said Body and shall not withhold the same for any reason whatsoever.

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२०२३	It is further agreed that the Allottees/Purchaser/s will be liable to pay interest @ 24% p.a. or as otherwise demanded by the Developer/the said Body for any delay in payment of such outgoings The maintenance charges would include inter-alia the following:-	

(a) The expenses of maintenance, repairing, redecorating, etc. of the main structures and in particular the gutters and rain water pipes of the said Proposed Buildings, water pipes and electric wires in under or upon the said Proposed Buildings used by the premises/ premises holder/s in common with the other occupiers of premises and the main entrances, passages, landings, lift and staircase of the Proposed Buildings and other common areas and amenities as enjoyed by the premises Allottees/Purchaser/s in common as aforesaid and the boundary walls of the Proposed Buildings, compounds etc.

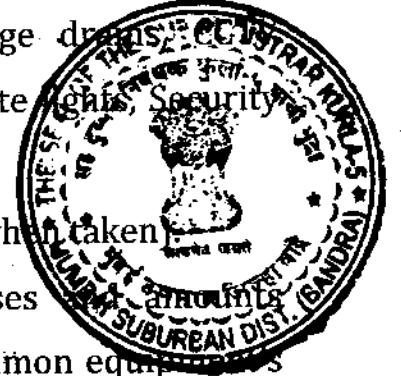
- (b) Common internal roads that may lead to the said Property and which the occupants of the Proposed Buildings in the said Property would be using in common with the occupants of the neighboring building/s and any other similar common infrastructural amenities or conveniences.
- (c) The cost of cleaning and lightning the passage, water pump, lifts, landings, staircases, common lights and other parts of the Proposed Buildings and the said Property used by the premises Purchasers in common as aforesaid.
- (d) The cost of the salaries of certain workers like clerks, accountant, liftmen, Chowkidars, pump man, sweepers, drivers, housekeeping charges, etc., and the proportionate salary of certain part time workers like Engineers, Supervisors etc. their traveling expenses, welfare expenses like tea, coffee etc., the bonus to be given to them etc.

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करल - ५		
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- (e) The cost of working and maintenance of common lights, water pump, lifts, common sanitary units and other services charges.
- (f) The cost of maintenance of the common layout amenities like internal roads, gardens, play area, internal road lights, storm water drains, sewage drains, cameras, Compound Wall lights, Main Gate lights, Security cabins etc.
- (g) Insurance of the said Building (if and when taken).
- (h) The maintenance charges, cost, expenses required for maintenance of various common equipments that may be installed in the said Proposed Building including interalia street lights, sewer line, storm water drain, water lines, internal roads, garden, Civil, Mechanical and Electrical system installed for reuse of the waste water, Civil, Mechanical and Electrical system for rain water harvesting, High speed lifts, Submersible Pumps installed in Tank for Municipal Water and Tank for storage of Tanker / Bore well water, Pumps installed for firefighting, Tank for municipal water, Overhead Tank and other water tanks by whatever name called, Firefighting system, Common Electric system. (Installed for the lights, pumps, equipment's, lifts, security system etc.), Common Plumbing system, Common Security System and such other expenses as are necessary or incidental for the maintenance and upkeep of the building and the said Property.
- (i) The Allottees/Purchaser/s is/are aware that after the possession of the said Flat is offered to the Allottees/Purchaser/s and after he /she / they is/are admitted as member/s to the said Body, it may take at least 12-18 months for the said Body to work out and



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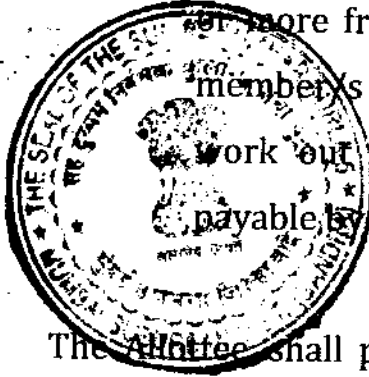
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करल - ५	
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inform each of the members about the exact breakup of the maintenance charges payable by him / her / them.

Therefore during such a period the said Body is likely draw up adhoc bills towards maintenance. The Allottees/Purchaser/s agree/s that he/she/they shall not raise any objection for payment of such adhoc bills and would give the said Body a time period of 12 to 18 months

more from the date of he/she/they is/are admitted as member/s of the said Body, to enable the said Body to work out the exact details of the maintenance charges payable by him/her/them.



35. The Allottee shall pay to the Promoter/Developers a sum of Rs. 5,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter/Developers in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
36. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter/Developers, the Allottees/purchaser's' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the said land, the Allottee shall pay to the Promoter/Developers, the Allottees/purchaser's' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or

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करल - ५		
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instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

- 37 In the event of the said Body being formed, and registered before the sale and disposal by the Developer of all the premises in the Proposed Buildings, the same shall not in any manner affect the rights of the Developer to sell/dispose off/transfer the unsold premises in the Proposed Buildings and the power and the authority of the said Body shall be subject to the original authority and control of the Developer, in respect of all the matters concerning the Proposed Buildings and in particular the Developer shall have sole, exclusive and absolute authority and regards the unsold premises/Apartments and the disposal thereof, **PROVIDED ALWAYS** that the Allottees/Purchaser/s hereby agree/s and confirm/s that in the event of the said Body being formed earlier than the Developer dealing with or disposing of all the premises/Apartments constructed in the Proposed Buildings, then and in such an event at the discretion of the Developer, the Developer itself or any allottee or transferee of the Developer in respect of any premises or nominee of the Developer shall be admitted to the said Body, without payment of any premium or any additional charges save and except Rs. 250/- (Rupees Two hundred and Fifty Only) for the share money and Rs. 1,000/- (Rupees One Thousand Only) entrance fee and such allottee/transferee shall not be discriminated or treated prejudicially by the said Body, as the case may be.

38. It is expressly agreed that the Allottees/Purchaser/s along with the other purchasers/occupants of premises in the said Proposed Buildings shall be proportionately entitled to use, occupy and enjoy the common areas and facilities in the said Proposed Buildings and the nature, extent and description of such common areas and facilities which the Allottees/Purchaser/s will proportionately enjoy

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करल - ५		
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in the common areas and facilities is set out in Limited Common Areas and Common Areas of the Third Schedule hereunder written.

39. The Allottees/Purchaser/s is/are, at his/her/their sole risk, liability and responsibility, free to raise a housing loan from any financial institution or bank, for acquiring the said Flat by offering the said Flat as security. However, such loan should be strictly personal to the Allottees/Purchaser/s and the right of the Developer to receive the balance consideration from the Allottees/Purchaser/s shall override the rights of the financial institution/bank/organization/ employer in respect of the loan so taken. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Allottees/Purchaser/s. Once the Allottees/Purchaser/s has/have paid the full consideration as payable under this Agreement and has/have taken possession of the said Flat, thereafter due to non-payment of the loan by the Allottees/Purchaser/s, the recourse available to the financial institution would be only against the said Flat and against the Allottees/Purchaser/s personally and not against the said Property, the said Proposed Buildings or any one of them or any of the other premises in the said Proposed Buildings, and not against any other assets/rights of the Developer.

40. The Promoter/Developers hereby represents and warrants to the Allottee as follows:

- i. The Promoter/Developers has clear and marketable title with respect to the said land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the said Land for the implementation of project.
- ii. The Promoter/Developers has lawful rights and requisite approvals from the competent Authorities to carry out

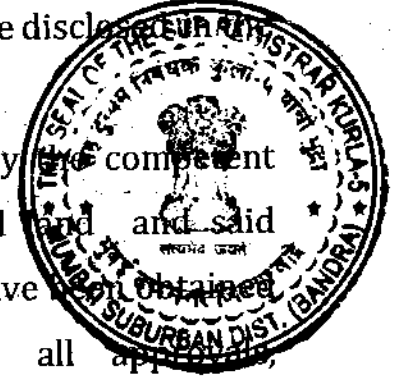
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करल - ५		
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development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the said land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the said land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said land and said building/wing shall be obtained by following due process of law and the Promoter/Developers has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said land, Building/wing and common areas;
- vi. The Promoter/Developers has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter/Developers has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, Including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter/Developers confirms that the Promoter/Developers Is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;



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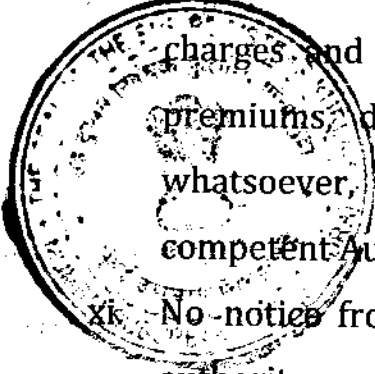
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time of execution of the conveyance deed of the structure to the association of allottees/purchaser's the Promoter/Developers shall handover lawful, vacant, peaceful, physical possession of the commOn areas of the Structure to the Association of the Allottees/purchaser's;

- x. The Promoter/Developers has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till obtaining the O.C.;



- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter/Developers in respect of the said Land and/or the Project except those disclosed in the title report.

41. The Allottees/Purchaser/s with an intention to bring all persons into whose hands the said Flat may come, doth/do hereby represent/s and assure/s to and undertake/s and covenant/s with the Developer as follows:

- (i) To maintain the said Flat at the Purchaser's/Purchasers' own cost in good tenantable repair and condition from the date the possession of the said Flat is offered and shall not do anything or suffer anything to be done in or to the said Building and to the balconies, elevation- projections, staircase or any passage, which may be against the rules, regulations or bye-laws of the BMC and other concerned local or any other authority nor to the said Flat itself or any part thereof.
- (ii) Not to enclose the open balcony, flower bed, ducts or any other open area pertaining to the said Flat, whereby any Floor

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करल - ५		
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Space Index whatsoever is deemed to be consumed and without prejudice thereto not to do any act, deed, matter or thing, whereby any rights of the Developer/the said Body are in any manner whatsoever prejudiced/ adversely affected.

- (iii) Not to carry out in or around the said Flat any alteration/changes of structural nature without written approval of the Developer and the Structural Engineer and the RCC Consultants of the said Proposed Buildings.
- (iv) To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which It was delivered by the Promoter/Developers to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (v) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature save and except domestic gas for cooking purposes or goods which are so heavy so as to damage the construction or structure of the said Proposed Buildings or storing of which goods is objected to by the BMC and other concerned local or other authority and shall not carry or cause to be carried any heavy packages, showcases, cupboards on the upper floors which may damage or is likely to damage the staircase, common passage or any other structure of the said Proposed Buildings or any other buildings to be constructed on the said Property. On account of negligence or default of the Allottees/Purchaser/s in this behalf,



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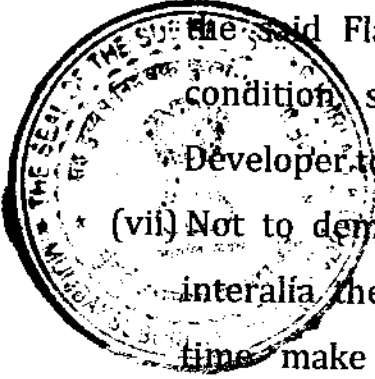
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The Allottees/Purchaser/s shall be personally liable for the consequence of the breach and shall be liable to bear and pay the damages as may be determined by the Developer and the same shall be final and binding upon the Allottees/Purchaser/s and the Allottees/Purchaser/s shall not be entitled to question the same.

(vi) To carry out at his/her/their own cost all the internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which it was delivered by the Developer to the Allottees/Purchaser/s.



(vii) Not to demolish the said Flat or any part thereof including interalia the walls, windows, doors, etc., thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the Proposed Buildings and shall keep the portion, sewers, drains, pipes, in the said Flat and appurtenance thereto in good, tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Proposed Buildings and shall not chisel or any other manner damage the columns, beams, walls, slabs or R.C.C. pardis or other structural members in the said Flat without the prior written permission of the Developer and/or the said Body, when formed. Not to do or permit to be done any act, deed, matter or thing, which may render void or void able any insurance of the said Property and the Proposed Buildings or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

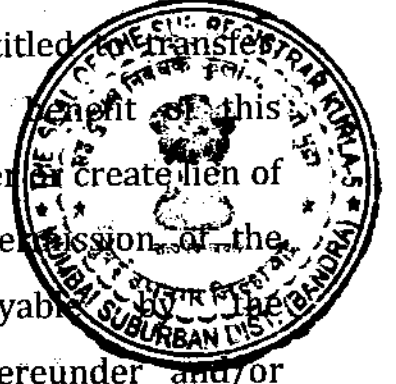
(viii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or on the terrace or on the other premises or any portion of the said Property and the Proposed Buildings.

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करल - ५		
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- (ix) To bear and pay any increase in local taxes, water charges, insurances and such other levy/ if any which are imposed by the BMC and other concerned local/public authority either on account of change of user or otherwise in respect of the said Flat by the Allottees/Purchaser/s.
- (x) The Allottees/Purchaser/s shall not be entitled to transfer, assign or part with the interest or any benefit of this Agreement or charge or mortgage or encumber or create lien of the said Flat, without the prior written permission of the Developer, until all the dues payable by the Allottees/Purchaser/s to the Developer hereunder and/or otherwise are fully paid up.
- (xi) The Allottees/Purchaser/s shall abide by, observe and perform all the rules, regulations and bye-laws of the said Body as also the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Proposed Buildings and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the BMC and other concerned local authority and the Government and other public bodies and not commit breach thereof and in the event of the Allottees/Purchaser/s committing breach thereof and/or any act in contravention of the above provision, the Allottees/Purchaser/s shall be personally responsible and liable for the consequences thereof to the said Body and/or the BMC and other concerned authority and/or other public authority.
- (xii) The Allottees/Purchaser/s shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the said Body regarding the occupation and use of the said Flat and shall bear and pay and contribute regularly and



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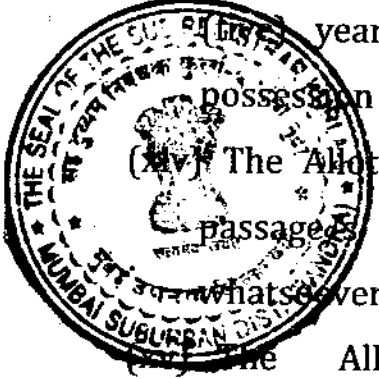
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करल - ५	
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punctually towards the taxes, expenses or other outgoings as may be required to be paid from time to time.

(xiii) The Allottees/Purchaser/s shall permit the Developer and its surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said Property/Proposed Buildings/said Flat and/or any part thereof to view and examine the state and condition thereof, and to carry out the repair or replacements therein for a period of 5 years from the Allottees/Purchaser/s being put in possession of the said Flat.



(xiv) The Allottees/Purchaser/s undertake/s not to enclose any passages, lobby or other common areas in any manner whatsoever.

The Allottees/Purchaser/s is aware of various concessions, approvals granted to the Developer at the time of construction of the said Proposed Buildings. The Allottees/Purchaser/s undertake/s not to raise any objection in respect of the open space deficiency if any and shall also not raise any objection in respect to the construction and/or development activities carried on in the said Property or in the adjoining plots.

(xvi) The Allottees/Purchaser/s is/are aware that the plans are approved with the use of Floor Space Index by paying premium towards the staircase; lift lobby passage, internal staircase, TDRs etc.

(xvii) The basement and service areas, if any, as located within the complex, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use

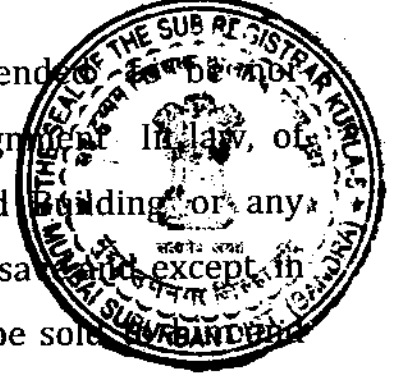
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करल - ५		
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the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees/purchaser's formed by the Allottees/purchaser's for rendering maintenance services.

42. Nothing contained in this Agreement is intended shall be construed as a grant, demise or assignment of the said Apartments or of the said Plot and part thereof. The Allottee shall have no claim in respect of the Apartment hereby agreed to be sold all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter/Developers until the said structure of the building is transferred to the Society/Limited Company or other body and until the said Land is transferred to the Apex Body /Federation as hereinbefore mentioned.
43. After the Promoter/Developers executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.
44. Forwarding this Agreement to the Allottee by the Promoter/Developers does not create a binding obligation on the part of the Promoter/Developers or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated In the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned



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करल - ५	
Sub-Registrar	as and when intimated by the
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२०२३	deliver to the Promoter/Developers this Agreement within 30

(thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter/Developers, then the Promoter/Developers shall serve a notice to the Allottee for notifying the default, which if not rectified within 7(Seven) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever and on deduction / forfeit of amount as mentioned under Clause no. 25.

45. This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.
46. It is expressly agreed by and between the Parties as follows: -
- (a) As aforesaid the Developer shall be constructing the Proposed Buildings in accordance with the Existing Building Approvals comprising of Basement + Ground / Stilt + Upper 18 Floors and with further / future proposed expansion of buildings or as may be permitted by the MHADA /BMC from time to time with addition of floors in the Proposed Buildings as well as further expansion in the Proposed Buildings and the Allottees/Purchaser/s is/are not entitled to and shall not object

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करल - ५		
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to such construction for any reasons whatsoever and howsoever arising, at any time hereafter.

- (b) It is further agreed that save and except the aforesaid terrace over the top floor in the said Proposed Buildings, the Developer is entitled to sell the terrace/s which abutting the respective premises for the exclusive use of the Allottees/Purchaser/s of such premises. Further, the Developer may at its sole and absolute discretion grant license for exclusive use or maintenance in respect of the terraces to the purchaser/occupant of the premises that is abutting the terrace. The terrace shall not be enclosed by such purchaser/occupant without the permission in writing obtained from BMC and other concerned authorities and the Developer. The Allottees/Purchaser/s hereby give his/her/their no-objection to such rights retained by the Developer for such terraces and the Allottees/Purchaser/s shall not object thereto and/or claim any such terraces and/or any part thereof as common areas and/or have/make any other claim in respect of such terraces against the Developer and/or its nominee/s/allottee/s /transferee/s/ licensee/s.

47. The Developer shall have full power and absolute authority, if so permitted by the BMC and other concerned authorities, to make additions to and/or construct additional building/s or structure/s or wing/s on the said Property and/or additional storey/s in same or other building/s out of the Proposed Buildings and such additional building/s/structure/s/wing/s/storey/s shall be the sole, exclusive and absolute property of the Developer. The Developer shall be entitled to dispose off such additional building/s/structure/s/wing/s/storey/s in such manner as the Developer may deem fit and proper in its sole and absolute discretion. The Developer shall be entitled to amend/alter/modify

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करल - ५		
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Building plan of the said Property as also construct additional building/s/structure/s/wing/s/storey/s on the said Property or any portion or portions thereof and the Developer shall be entitled to dispose off the premises in such additional building/s/structure/s/wing/s/storey/s as the Developer may deem fit proper in its sole and absolute discretion. The Allottees/Purchaser/s is/are not entitled to object thereto and shall not object thereto and this Clause shall always operate as the Allottees/Purchaser/s' irrevocable, absolute and unconditional no objection in that behalf. This Clause shall operate as and shall be deemed to be the consent of the Allottees/Purchaser/s in accordance with section 7A of MOFA.

48. The Allottees/Purchaser/s admits having taken full free and complete inspection of all the documents required to be given by the Promoter/Developers under the provisions of the Maharashtra Ownership Flats (Regulation on the Promotion of Construction, Sale, Management and Transfer) Act and the Rules, framed thereunder from time to time. And the Purchaser is well aware that the project has got all sanctions by M.C.G.M./MHADA & C.C. upto Seventeenth Floor. The Allottees/Purchaser/s do hereby grant and/or confer upon Promoter/Developers the irrevocable right and/or authority for the purposes set out herein below:

- (a) Without changing the area of the flat the Promoter/Developers shall be entitled to amend, modify and/or vary the building plans and/or the layout and/or sub-division plan and also the specifications in respect thereof.
- (b) The Promoter/Developers shall be entitled to consume such F.S.I. as may be available in respect of the said property or any part thereof or otherwise on the said property at present or in future and for the purpose of consuming such balance and/or additional F.S.I. to construct additional floors as the

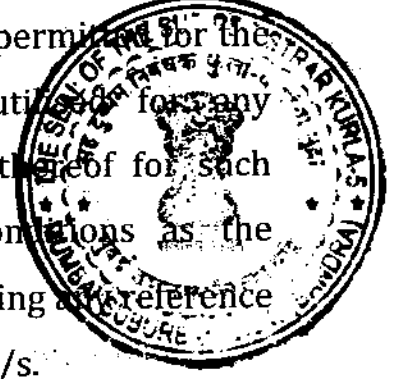
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Promoter/Developers may think fit and proper. The

Promoter/Developers shall have the sole and absolute right and authority, and shall be entitled to deal with sell, transfer or otherwise dispose off any part or portion of the said building including the stilt, cover garages, terraces, and to permit the same to be utilised for any purpose as may be permitted for the said building and to permit the same to be utilised for any purpose to any of the Allottees/Purchaser/s thereof for such consideration and upon such terms and conditions as the Promoter/Developers may deem fit without having any reference of whatsoever nature to the Allottees/Purchaser/s.



- (c) The Allottees/Purchaser/s shall not raise any objection on any ground as to the Promoter/Developers right, reserved hereunder.
- (d) The Promoter/Developers shall be entitled after consuming such balance and/or additional F.S.I. including the F.S.I. that might be obtained by the Promoter/Developers under the TDR by constructing tenements, to sell such tenements for such permissible user as the Promoter/Developers may think fit and proper to such person or persons for such consideration as the Promoter/Developers may in their absolute discretion deem fit and proper.
- (e) The Promoter/Developers shall also be entitled to consume additional and/or balance F.S.I. available under D. C. Rule or by any special concession being granted by the Brihanmumbai Mahanagar Palika or any other authorities including the F.S.I. available in lieu of the road widening setback reservation, pro-rata F.S.I. of layout etc.
- (f) The Allottees/Purchaser/s hereby agree and confirm that Allottees/Purchaser/s shall not have any right, title, claim or interest in respect of the open spaces, parking spaces, common passage, compound, terrace, lobby and porch area, open areas including the garden area and that the right of the

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Allottees/Purchaser/s is confined only to the said premises hereby agreed to be allotted, sold and transferred.

(g) Irrespective of the possession of the said flat / premises/ garage space being given to the Allottees/Purchaser/s and/or the management being given to the ad-hoc committee/society or the flat Allottees/Purchaser/s the rights under this clause and/or under this agreement reserved for the Promoter/Developers for Exploiting the potentialities of the property described in the schedules hereunder written shall be subsisting and shall continue to vest in the Promoter/Developers till the completion of the entire development work of the said property and till the time the Promoter/Developers obtain Occupation Certificate and completion Certificate in respect thereof and handing over the possession of the respective residential flats to the respective buyer thereof.

(h) The Allottees/Purchaser/s hereby agree/s that all necessary facilities, assistance and co-operation will be rendered by the Allottees/Purchaser/s to the Promoter/Developers to enable the Promoter/Developers to make any additions and alterations and/or to raise additional floor or floors or structures in accordance with the Plans sanctioned or which may be hereafter put up and sanctioned by the Brihanmumbai Mahanagar Palika and the Allottees/Purchaser/s hereby further agree/s that after the proposed Co-operative Society is registered the Allottees/Purchaser/s as a member or shareholder of such society shall accord his/her/their consent through such Society giving to the Promoter/Developers full facility, assistance and cooperation to enable the Promoter/Developers to change the users, to make the said additional floors which may be constructed by the Promoter/Developers and also for the aforesaid purpose to shift the water tanks on the upper floors or floor which so constructed. The Allottees/Purchaser/s shall not

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करल - ५		
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be entitled to object to any of the aforesaid things or ~~claim any~~ reduction in price of the said flat / garage agreed to be acquired by him/her/them or compensation or damage on the ground of loss of air, light or otherwise in respect of the said premises or any portion of the said property till Promoter/Developers confirm in writing that the said project is completed in all respect.

- i) The design of the said building is subject to amendments and changes as may be stipulated by the local planning authority Government, local authority and/or as per the requirement of the Developer. The Allottees/Purchaser/s hereby further agree/s and covenant/s with the Developer to render full cooperation to the Developer and sign and execute all papers and documents, in favour of the Developer or otherwise as may be necessary for the purpose of enabling the Developer to construct the Proposed Buildings, in accordance with the said approvals or such other plans, with such additions and alterations as the Developer may in its sole and absolute discretion deem fit and proper and/or for the purpose of applying for and/or obtaining the approval or sanction of the local planning authority or any other appropriate authorities in that behalf as well as for the approval or sanction relating thereto. The Allottees/Purchaser/s hereby further agree/s and give/s his/her/their specific irrevocable consent to the Developer to carry out such amendments, alterations, modifications or variations in constructing the said Flat, said Proposed Buildings on the said Property and/or to the layout plan and/or to the building plans (whether or not envisaged and/or proposed to be constructed at present), provided that the aggregate area/size of the said Flat agreed to be acquired by the Allottees/Purchaser/s is not in any manner reduced/alterd.

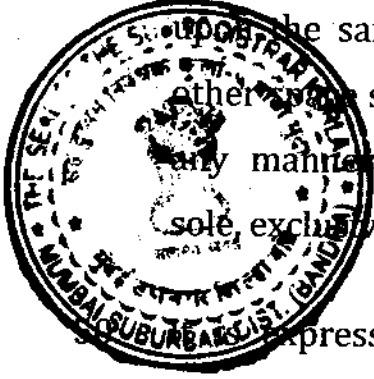


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It is clarified that the right of the Allottees/Purchaser/s is restricted to the said Flat/Apartment agreed to be sold to him/her/them by the Developer as per the typical floor plan annexed hereto as Annexure IV and use and enjoyment of common areas and utilities in common as aforesaid and the Allottees/Purchaser/s shall not be entitled to claim any right to any open space or passage, staircase, open parking space, stilt parking spaces or any other area in to the said Property and/or the said Proposed Buildings or any other area surrounding the Proposed Buildings or any of them in any manner whatsoever, as the same belongs to and are the sole, exclusive and absolute property of the Developer.



Expressly agreed, by and between the Developer and the Allottees/Purchaser/s that the said Flat is sold to the Allottees/Purchaser/s for residential purpose only and it shall be utilized for the purpose for which it is sold to the Allottees/Purchaser/s and for no other purpose or purposes whatsoever. The Purchaser/s agree/s not to 'change the user' of the said Flat, without prior written consent in writing of the Developer and the concerned authorities.

51. Before delivery of possession or grant of license to enter the said Flat to the Allottees/Purchaser/s, the Allottees/Purchaser/s shall inspect the said Flat and the internal amenities provided therein and thereafter the Allottees/Purchaser/s will have no claim whatsoever and howsoever arising against the Developer in respect of the construction work, if the same are in accordance with this Agreement.
52. The Allottees/Purchaser/s shall be entitled to the possession of the said Flat only after the full aggregate consideration of as mentioned in **Clauses 3 and 4** above and all other amounts/sums payable by him/her/them mentioned hereunder and/or otherwise

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करल - ५		
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in respect of the said Flat are paid by the Allottees/Purchaser/s to the Developer as specified herein.

53. The Developer shall not put the Allottees/Purchaser/s in possession of the said Flat unless and until:

- (i) The Allottees/Purchaser/s has/have paid aggregate consideration as provided by Clause 53 and 54 of the Agreement and all the other amounts payable by him/her/them hereunder and/or otherwise in respect of the said Flat to the Developer as specified herein.
- (ii) The Developer has received the Completion Certificate / Occupation Certificate (O.C.) as per prevailing rules and regulations from the BMC.
- (iii) Upon possession of the said Flat or license to enter the said Flat being given to the Allottees/Purchaser/s, he/she/they shall be entitled to the use and occupation of the said Flat for the user specified herein only and for no other purpose whatsoever. Upon the Allottees/Purchaser/s taking possession of the said Flat or license to enter the said Flat he/she/they shall have no claim against the Developer in respect of any item of work in the said Flat, which may be alleged not to have been carried out or completed.



54. The State and Central Government through their respective Finance Acts and various clarifications/notifications and regulations have made Value Added Tax, Service Tax And G.S.T. (hereinafter referred to as "the said Taxes") applicable to transactions for the sale of constructed premises. It is hereby agreed between the Parties and it is clarified that at the time of execution of this Agreement for Sale, that there is a liability for payment of the said Taxes on this Agreement for the sale of the said Flat by the Developer to the Allottees/Purchaser/s. The Allottees/Purchaser/s agree/s and undertake/s that the same is payable by the

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करल - ५	
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Allottees/Purchaser/s and that the Developer is not liable to bear and/or pay the same. In the event if any rebate or credit or set off is available to the Developer of any amounts paid by the Developer against the payment of the said Taxes, then and in such an event, the Developer shall be solely and exclusively be entitled to such credits or rebates. The Developer may in its sole and absolute discretion claim or not claim such set off or credit or rebate and the Developer shall not be liable to pass on the benefit thereof to the Allottees/Purchaser/s. Therefore, the Allottees/Purchaser/s hereby irrevocably agree/s and undertake/s to pay the amounts for the said Taxes to the Developer or the concerned authorities within a period of 7 (seven) days from the date of the Developer calling upon the Allottees/Purchaser/s to do so, without any delay or demur or without claiming to be entitled to any rebates or set offs or credits.

55. It is hereby further agreed that in addition to the said Taxes, in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges, sales tax, value-added tax, service tax, goods and services tax (if and when made applicable), or any other tax by whatever name called, at the time of execution of the this Agreement and/or any time thereafter to any authority or to the State Government or to the Central Government or in the event of any other payment of a similar nature, save and except the tax on income of Developer, arising out of or in connection with transaction contemplated hereby, the Allottees/Purchaser/s shall be solely liable to bear and pay the same and the Developer shall not be liable for the same.

56. It is also understood and agreed by and between the Parties hereto that the terrace space in front of or adjacent to the terrace flat in the said Proposed Buildings , if any, shall belong exclusively to the respective purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat acquirer.

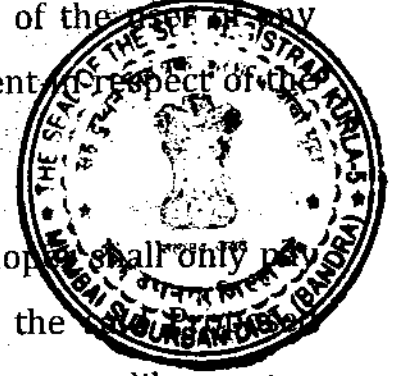
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The said terrace shall not be enclosed by the Allottees/Purchaser/s without obtaining permission in writing is obtained from the concerned local authority and the Developer.

57. The Allottees/Purchaser/s shall be responsible for additional Municipal Taxes that may be levied by reason of the permitted tenancy or leave and license agreement in respect of the Premises allotted to the Allottees/Purchaser/s.
58. It is also agreed and understood that the Developer shall only pay the Municipal tax for the unsold premises in the Buildings and will not pay any maintenance charges like water, light etc., of the common area and security charges and the Developer can sell the premises in the said Proposed Buildings to any prospective buyers and then such prospective buyers will become the member of the said Body without paying any transfer premium or any other charges to the said Body.
59. The Allottees/Purchaser/s agree/s and undertake/s to and shall observe perform and comply with all the terms and conditions and covenants to be observed performed and complied with by the Allottees/Purchaser/s as set out in this Agreement save and except the obligation of the Allottees/Purchaser/s to pay the balance consideration and other sums as aforesaid) if the Allottees/Purchaser/s neglect/s, omit/s, or fail/s to observe and/or perform the said terms and conditions and covenants for any reason whatsoever then in such an event, the Developer shall be entitled after giving one month's notice to remedy or rectify the default and in the event of the Allottees/Purchaser/s failing to remedy or rectify the same within the said notice period, this Agreement shall be void able at the option of the Developer and in the event of the Developer so treating this Agreement void, the Developer shall be entitled to forfeit any amount/s till then paid by



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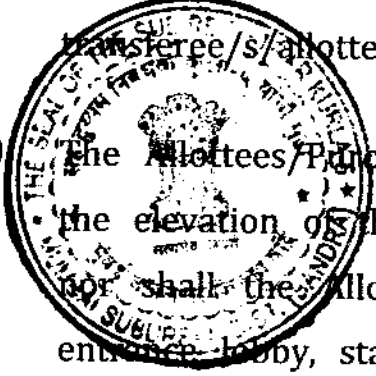
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करल - ५
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the Allottees/Purchaser/s to the Developer and thereupon the Developer shall be free and entitled in its own right to deal with the said Flat and their rights therein in any manner as the Developer in its sole and absolute discretion deems fit and proper without any reference and/or payment of any sums whatsoever to the Allottees/Purchaser/s. In such an event, the Allottees/Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not claim anything against the Developer/their transferee/s/allottee/s/nominees.

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The Allottees/Purchaser/s shall not alter, amend, modify etc., the elevation of the said Flat whether the side, front or rear shall the Allottees/Purchaser/s alter, amend, modify the entrance, lobby, staircase, lift, passage, terrace etc. of the said Proposed Buildings and shall keep the above in the same form as the Developer construct the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the said Building, including fixing or changing or altering Grills, Windows, air conditioners, Chajjas etc., The Allottees/Purchaser/s further irrevocably agree/s to fix their air-conditioners, whether window or split only after the written permission of the Developer. The Developer's decision in this regard would be final and binding on the Allottees/Purchaser/s.

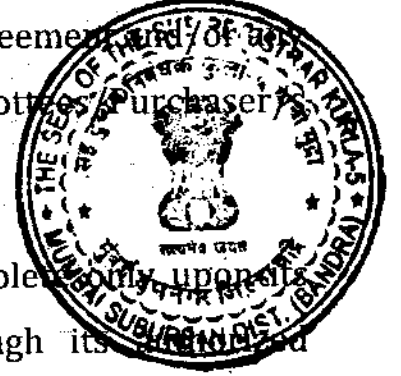
61. The Allottees/Purchaser/s is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developer has agreed to and is executing this Agreement and Allottees/Purchaser/s hereby agree/s to indemnify and keep indemnified the Developer absolutely and forever from and against all and any damage or loss that may be caused to the Developer including interalia against and in respect of all actions, demands,

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करल - ५		
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suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Developer, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Allottees/Purchaser/s being untrue and/or as a result of the Developer entering in to this Agreement and/or any other present/future writings with the Allottees/Purchaser/s and/or arising there from.



62. The execution of this Agreement shall be completed only upon its execution by the Promoter/Developers through its authorized signatory at the Promoter/Developers office or at some other place, which may be mutually agreed between the Promoter/Developers and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter/Developers or simultaneously with the execution the said Agreement shall be registered at the office of the sub-registrar. Hence this agreement shall be deemed to have been executed at Mumbai.
63. If the Allottees/Purchaser/s, before being put in possession of the said Flat, desire/s to sell or transfer his/her/their interest in the said Flat or wishes to transfer or give the benefit of this Agreement to person, the same shall be done only after the Allottees/Purchaser/s obtain/s the prior written permission of the Developer in that behalf. In the event of the Developer granting such consent, the Allottees/Purchaser/s shall be liable to and shall pay to the Developer such sums as the Developer may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same PROVIDED HOWEVER that such transferee/s/assignee/s of the Allottees/Purchaser/s shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Allottees/Purchaser/s to be observed, performed and complied

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With All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

64. The Allottees/Purchaser/s shall, from time to time, sign and execute all applications, papers and documents, and do all the acts, deeds, matters and things as the Developer may require, for safe guarding the interest of the Developer to the said Proposed Buildings and/or the premises therein.

That all notices to be served on the Allottee and the Promoter/Developers as contemplated by this Agreement shall be deemed to have been duly served if sent to the allottee or the Promoter/Developers by registered post A.D. or notified Email Id / Under certificate of posting at their respective address specified below :

**MR. NIMISH NARAYAN NIKUMBH &
MRS. VASUDHA NIMISH NIKUMBH** Allotee Name
2/21, Saradar Nagar, 4, Sion Koliwada,
Sion E, Mumbai - 400 037Allotee Address
Notified Email ID : nimish.nikumabh74@gmail.com

M/s. Hiranimanthan Builders & DevelopersPromoter/Developers Name
B-110, Sweta Park, Daulat Nagar, Road No.2,
Borivali (East), Mumbai - 400 066 ...Promoter/Developers Address
Notified Email ID : hiranimanthan2000@gmail.com

It shall be the duty of the Allottee and the Promoter/Developers to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posed at the above address shall be deemed to have been received by the Promoter/Developers or the allottee as the case may be.

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66. All obligations of the Allottees/Purchaser/s and covenants made by the Allottees/Purchaser/s herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Flat may come.
67. Notwithstanding anything contained herein, the Developer shall in respect of any amount remaining unpaid by the Allottees/Purchaser/s under the terms of this Agreement, have a first lien and charge on the said Flat agreed to be purchased by the Allottees/Purchaser/s hereunder.
68. The Courts in Mumbai shall have exclusive jurisdiction to try and entertain all disputes between the Parties hereto arising out of this Agreement or otherwise pertaining to the said Premises.
69. The Allottees/Purchaser/s shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising in to upon the said Property and/or the said Proposed Buildings and/or otherwise howsoever against the Developer, save and except in respect of the said Flat. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law, of the said Property and/or the said Proposed Building and/or any part thereof.
70. Any delay or indulgence shown by the Developer in enforcing the terms of agreement or any forbearance or giving of time to the Allottees/Purchaser/s shall not be constructed as a waiver on the part of the Developer of any breach or noncompliance of any of the terms and conditions of this Agreement by the



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Allottees/Purchaser/s nor shall the same in any manner prejudice any rights of the Developer hereunder or in law.

71. This Agreement shall always be subject to the provisions contained in the MOFA and the rules framed there under viz. Maharashtra Ownership Flats Rules, 1964 and the stamp duty and registration charges in respect of this Agreement as well as other documents executed hereafter including interalia the said Conveyance in favour of the said Body shall be borne and paid by the Allottees/Purchaser/s only to the exclusion of the Developer and the Developer is not and shall not be liable to and/or be called upon to contribute anything in that behalf.

72. The Parties hereto acknowledge, declare and confirm that this Agreement represents the entire and only agreement between themselves regarding the subject matter hereof and no modifications hereto shall be valid and binding unless the same are reduced to writing and signed by both the Parties.

73. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

74. All or any disputes arising out or touching upon or in relation to the terms and conditions of this agreement, including the interpretation and validity of the terms thereof and the respective rights and

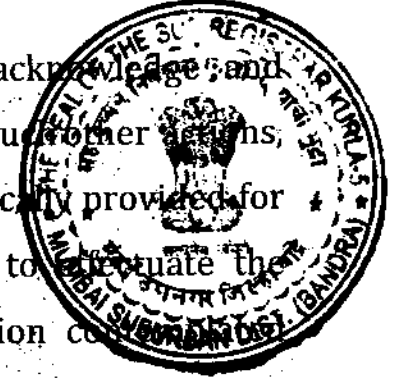
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करल - ५	
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obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under Real Estate (Regulation and Development) Act 2016, Rules and Regulations, thereunder.

75. Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
76. The Purchasers hereby give their unconditional consent under these presents to the Promoter/Developers for carrying out any such changes and/or alterations and/or modifications and/or relocation of the Right of Access as may be demanded by Brihanmumbai Mahanagarपालिका while carrying out changes in the layout plan from time to time.
77. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation on the Promotion of Construction, sale, Management and Transfer) Act, and the Maharashtra Apartment Ownership Act 1970 and the Rules framed thereunder from time to time or any amendment or enactment thereto for the time being in force or any other provisions of law applicable thereto.



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

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

On or towards the North by : Bldg No. 34
 On or towards the South by : Bldg No. 32
 On or towards the West by : Bldg No. 31
 On or towards the East by : 12.20 mtr. Wide road



SECOND SCHEDULE

Flat No. 2708 of 44.67 Sq. Mtr. (480.83Sq.Ft. RERA Carpet Area) on the **Seventeenth Floor**, in the Nehru Nagar Swanand Co- Operative Housing Society Limited, Proposed Redevelopment of Bldg. No. 33 Survey No. 229 & 267 and City Survey No. 11 (Part), Mauje Kurla at Nehru Nagar (Kurla), Mumbai - 400 024 and as marked in the floor plan hereto Annexed.

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IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seals on the day and year First herein above written.

SIGNED AND DELIVERED)

By the with named M/S. HIRANIMANTHAN)

BUILDERS AND DEVELOPERS)

Through hands of SHRI DINESH B. SAVANT)

OR SHRI HASMUKH R. HIRANI)

IN PRESENCE OF _____)

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- 2. my

For HIRANIMANTHAN BUILDERS & DEVELOPERS

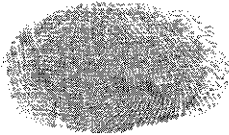
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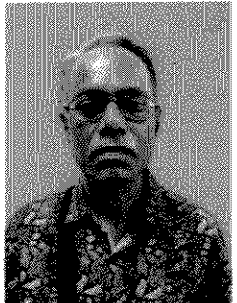
SIGNED AND DELIVERED)

By the within named PURCHASERS)

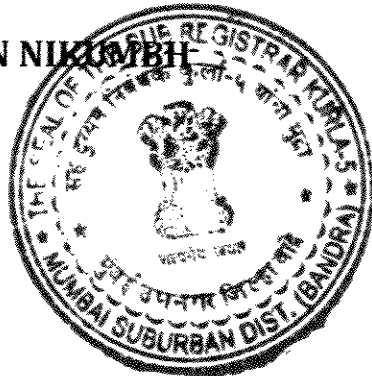
MR. NIMISH NARAYAN NIKUMBH)



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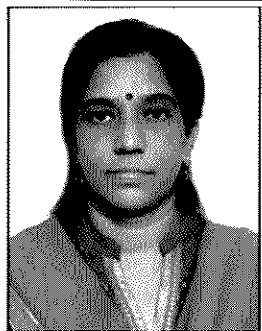
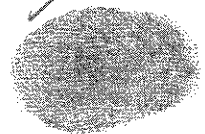


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MRS. VASUDHA NIMISH NIKUMBH)

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In presence of _____)

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RECEIPT

RECEIVED a sum of Rupees 44,60,000/- (Rupees Forty Four Lakh Sixty Thousand Only) from MR. NIMISH NARAYAN NIKUMBH & MRS. VASUDHA NIMISH NIKUMBH being advance and part payment against the sale price for purchase of the Flat No. 1708, Seventeenth Floor, of the building known as Nehru Nagar Swanand Co. Op. Hsg. Soc. Ltd., Building No. 33 Survey No. 229 & 267 and C. T. S. No. 11 (pt), Nehru Nagar, Kurla Mumbai - 400 024.

**We SAY RECEIVED**

Rupees 44,60,000/-

for M/s. Hiranimanthan Builders and Developers

(Signature)
Partners

Witnesses: -

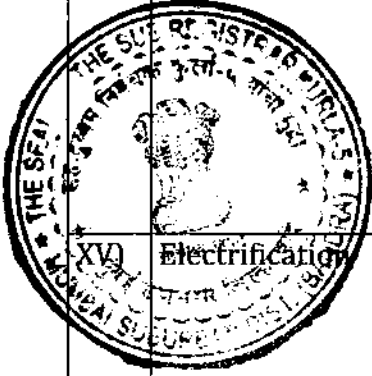
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INTERNAL AMENITIES LIST

I)	Type Of Structure	: R.C.C. Framed Structure With R.C.C. Pile Foundations, Columns, Beams, Slabs, Chhajjas, Staircases, Water Tanks Etc.
II)	External Walls	: 6"Th. Brick Walls
III)	Internal Walls	: 4 1/2" Th. Brick Walls
IV)	Internal Plaster	: Smooth Cement Plaster With Neeru Finish (2 cotes)
V)	External Plaster	: Sand Face Cement Plaster (2 Coats) (Water Proofing Compound)
VI)	Colour	: Oil Bond Distemper Colour On Inside Walls & Pop Molding In Hall & Bedrooms.
VII)	Doors: Main Door	: Salwood. Frame 5"X 3" With Flush Finish, Decorative Lamination With Heavy Duty S.S. Order, Handle Aluminum, tower bolt, tadi, godrej, latch lock and grill.
VIII)	Door For Bed Room	: 30mm Th. Flush With 6" Wide Marble Frame With Heavy Duty S.S Hinges & Aluminum Tadi And Tower Bolts.
IX)	Door For Bath	: Hardner Door Fixed To Marble And W.C. Patti With S.S. Hinges And Aluminium Lower Bolts
X)	Windows	: Aluminum 2 To 4 Track Anodized Sliding Windows With Plain Glass & Sliding Shutters Fixed To White Marble With Black Caddappa . Aluminum Bajri Glazed Louvered Windows Fixed To White Marble Patti Ti All 4 Side To All Baths And Wcs. French Window 6 ft. height.
XI)	Flooring	: 2'x 2' Vitrified/Porseleno Flooring In All Rooms, Bath Room With Antiskid Flooring, All Staircase With Riser In Kotha Stone. Flooring With 4" Skirting Of The Same To All Living Rooms, All Passages And All Bed Rooms. For Wall Tiles - Spania, Hinsun, Deep son, Mci, Fashion, Kalyan, Udyagold, Option
XII)	Dado	: 8" X 12" Decorative Concept Tiles to Full Height To All Baths, WCS, Wash Basin And Above Kitchen Platforms.
XIII)	Kitchen Platform	: Black Granite Top, Stainless Steel (Nirali 24" X 18") Sink, Granite Facia Patti Moldings Exhaust Fan Should Be Provided.

XIV) Plumbing करल - 4 ५३३ १०९९१ २०२३	: All Plumbing Inside The Flat, (Bath, W.C., Kitchen Sink, Wash Basin) Shall Be Concealed With G.I. Pipes & P.V.C. Pipes Outside The Building With Elbows, Bends, Coupling, Nahani Trap Etc. Shall Be Of Good Quality Pvc Pipes. All Internal Lines Of 1/2" External Lines In 4" & 3" PVC Pipes Upto Ground Floor Sewer Lines Upto Compound Wall In 6" Or As Per Municipal Panel Plumbers Recommendations All Tapes And Cock Of Seiko Company. Wall Mounted English Commode In The Bathroom /Indian. External Drainage Line Will Consist Of PVC Pipe And Cast Iron Chamber Delivery.
XV) Electrification	: All Electric Copper Wiring Will Be Concealed With Approximately 55 Points In Each Flat Includes, TV Cable, Domestic, Telephone Point Etc.



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DECLARATION

I/WE **MR. NIMISH NARAYAN NIKUMBH** Age 61 years (Pan No. ABCPN0857H) & **MRS. VASUDHA NIMISH NIKUMBH** Age 57 years (Pan No. ACPPN5489H) Indian Inhabitant his/her/their address at 2/21, Saradar Nagar, 4, Sion Koliwada, Sion E, Mumbai - 400 037 Hereinafter called "**THE PURCHASER/S / ALLOTTEES**" Flat No. 1708 of RERA carpet area (480.82 Sq.ft.) on the **Seventeenth Floor**, in the Nehru Nagar Co- Operative Housing Society Limited, Proposed Redevelopment of Bldg. No. 33 Survey No. 229 & 267 and City Survey No. 11 (Part), Mauje Kurla at Nehru Nagar (Kurla), Mumbai - 400 024. hereby understand and undersigned that the Stamp duty related to the execution and registration of this agreement of sale is borned by the **THE PROMOTER/DEVELOPERS** and not by **THE PURCHASER/S / ALLOTTEES**.



Yours Faithfully

Nimish

Vasudha

(MR. NIMISH N NIKUMBH & MRS. VASUDHA N NIKUMBH)

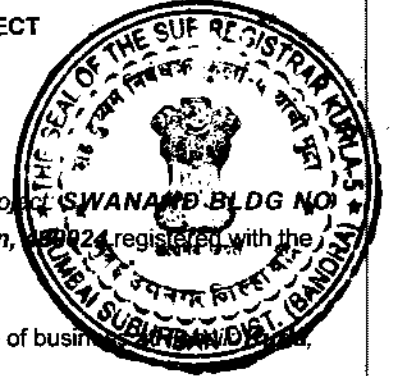
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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]



This extension of registration is granted under section 6/7 of the Act, to the following project: Project **SWANAN BLDG NO 33**, Plot Bearing / CTS / Survey / Final Plot No.: **11 pt** at **Kurla, Kurla, Mumbai Suburban**, registered with the regulatory authority vide project registration certificate bearing No **P51800004914** of

1. **Hiranimanthan Builders And Developers** having its registered office / principal place of business at **Mumbai Suburban, Pin: 400024**.

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

◦ 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 (2) 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 me/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 up to **01/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

◦ 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

◦ 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.

Dated: **22/06/2022**

Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 22-06-2022 16:36:54
Maharashtra Real Estate Regulatory Authority

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/B.P./GM/MHADA-22/444/2019/2022/FCC/4/Amend

Date : 05 January 2023

To

M/s. Hirani Manthan Builders &
Developers C.A. to Nehru Nagar
Swanand CHS Ltd.

B/207, Hinal Heritage, S.V.P
Road, Borivali (West), Mumbai



Sub : Proposed redevelopment of building no 33 Known as Nehru Nagar Swanand CHS LTD on plot bearing CTS No 11 (pt) of Village Kurla III at Nehru Nagar Kurla (East) Mumbai

Dear Applicant,

With reference to your application dated 12 December, 2020 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of building no 33 Known as Nehru Nagar Swanand CHS LTD on plot bearing CTS No 11 (pt) of Village Kurla III at Nehru Nagar Kurla (East) Mumbai.**

The Commencement Certificate/Building permission is granted on following conditions.

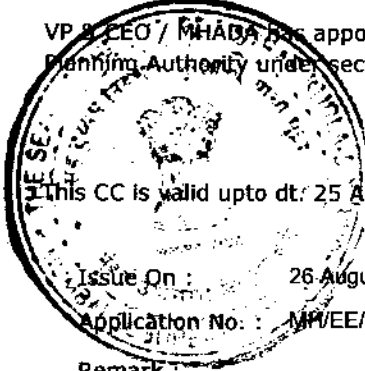
1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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

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45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.



This CC is valid upto dt: 25 August, 2022

Issue On : 26 August, 2016

Valid Upto : 25 August, 2017

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019CC/1/Old

Remark :

This C.C. is restricted upto still slab level only

Issue On : 27 September, 2017

Valid Upto : 25 August, 2018

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019FCC/1/Old

Remark :

Full C.C. As per approved I.O.D plan dated 14.09.2015

Issue On : 21 January, 2020

Valid Upto : 25 August, 2020

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019FCC/1/Old

Remark :

Further C.C. for building comprising of ground (pt) of residential, society office & Meter Room + Stilt (pt) for parking + 1st to 11th upper floor for residential use as per approved amended plans dated 04/01/2020.

Issue On : 17 December, 2020

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2020/FCC/1/Amend

Remark :

This C.C. is issued for building comprising of Ground (Pt.) for residential, Society office & Meter room + Stilt (pt.) for parking + 1st to 13th upper floor slab level for residential use as per the approved amended plans dated 04/01/2020.

Note: Corrected CC is issued as requested by Owner/Architect. (Old CC dated 20.03.2020 is replaced)

Issue On : 23 December, 2020

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2020/FCC/2/Amend

Remark :

This C.C. is issued for building comprising of Ground (Pt.) for residential, Society office & Meter room + Stilt (pt.)

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for parking + 1st to 15th upper floor slab level for residential use as per the approved amended plans dated 04/01/2020.

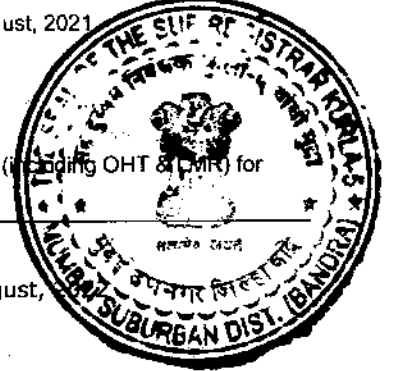
Issue On : 10 February, 2021

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2021/FCC/3/Amend

Remark :

This Full C.C. is issued for work of building comprising of Stilt (for parking) + 1st to 16th upper floor (including OHT & LMR) for residential use as per approved amended plans dated 04/01/2020.



Issue On : 05 January, 2022

Valid Upto : 25 August,

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2022/FCC/4/Amend

Remark :

Full C.C. for building comprising of Stilt (for parking & utilities services) + Part Residential + 1st to 18th + 19th Part for Residential use & Part Water Tank with height 59.60 mt. (including OHT & LMR) as per the approved amended plan dated 29/12/2021.

Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 05-Jan-2022 16:

**Executive Engineer /B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner L Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W L Ward MCGM.
6. A.A. & C L Ward MCGM
7. Architect / LS - Kishore Ramkrishna Lotlikar.
8. Secretary Nehru Nagar Swanand CHS LTD

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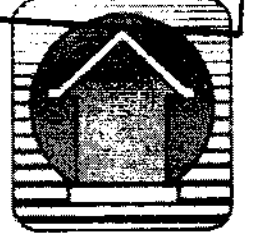
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



म्हाडा
MHADA



No.CO/MB/REE/NOC/F-853/2030

Date:- 08 DEC 2021

To,
The Executive Engineer (Eastern Suburb),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.



Sub : N. O. C. for proposed redevelopment of existing building known as Nehru Nagar **SWANAND** Co-op Hsg. bearing CTS No.11 (Pt) at village-Kurla, Nehru Nagar, Mumbai - 400 024 under DCPR 2034.

- Ref :**
1. Mumbai Board's NOC for IOD letter No. CO/MB/REE/NOC/F-853/2500/ 2013, Dated - 21.12.2013.
 2. Mumbai Board's Consent letter for Commencement Certificate No. CO/MB/REE/NOC/F-853/748/2016, Dtd.19.03.2016.
 3. Mumbai Board's NOC letter No. CO/MB/REE/NOC/F-853/165/2019, Dated - 05.02.2019.
 4. Mumbai Board's NOC letter No. CO/MB/REE/NOC/F-853/1191/2019, Dated - 13.12.2019.
 5. Mumbai Board's NOC letter No. CO/MB/REE/NOC/F-853/434/2020, Dated - 06.03.2020.
 6. Mumbai Board's NOC letter No. CO/MB/REE/NOC/F-853/1315/2020, Dated - 11.12.2020.
 7. Mumbai Board's Offer letter No.CO/MB/REE/NOC/F-853/2030/2021, dated 19.08. 2021.
 8. Society's proposal for NOC 06.09.2021.

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area for redevelopment of their building under subject. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved and allotted by this NOC is as under:

- i) The allotment is on sub-divided plot as per demarcation admeasuring about **1,308.93 m²** [i.e. 720.38 m² as per lease Area + 588.55 m² Additional land]. The total built up area was permitted up to **5,777.12 m²** (for residential use) [i.e. 1,341.60 m² existing built up area + **4435.52 m²** additional BUA (for Residential use)] for IOA & C.C. purpose vide previous NOC's u/r. no.1, to 4.
- ii) Allotment of additional buildable area of **654.47 m²** (i.e. for Residential). in the form of additional BUA is offered vide Offer Letter No. CO/MB/REE/NOC/F-853/2030/2021, dated 19.08. 2021.

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iii). Thus Total BUA = **6,431.59** m² (for residential use) is permitted for I.O.A. purpose only.

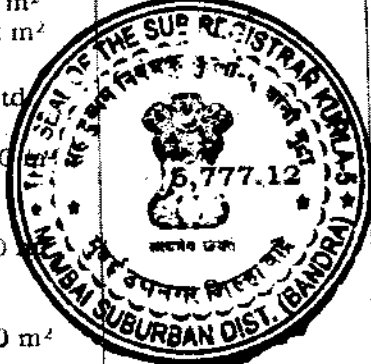
iv) Since the Society has paid full payment i.e. 100% amount of premium towards additional built up area of **654.47** m² (Residential use) as per Offer Letter dtd. 19.08.2021, hence Commencement certificate shall be issued for **6,431.59** m² (for residential use) permitted through this NOC. (2) 100% full payment paid by the Society as per Offer letter under reference No. 19 and 1,341.60 m² existing built up area + **4435.52** m² additional BUA (for Residential use) permitted vide previous NOC u/r No. i to


The NOC is granted as per policy laid down by the MHADA vide MHADA Res. Circular Nos. 6260 dt. 04/06/2007, A. R. No. 6397 dated 5/05/2009, A. R. No. 6749 dated 07/08/2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 13/07/2011 dt. 21/12/2011 subject to following conditions.

1. The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE, BP Cell, Greater Mumbai / MHADA.
2. Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.
3. The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.
5. **The built up area permitted as per statement below.**

Sr.No	Built up Area	In m ²
1.	Plot area as per demarcation	
	i. Area as per Lease Deed	720.38 m ²
	ii. Additional Land	588.55 m ²
2.	Built up Area permissible (1,308.93 m ² X 3.0 FSI)	3,926.79
3.	Permissible Pro rata (40 Ts X 54.90 m ² per T/s)	2,196.00
4.	From discretionary 10% quota of Hon. VP/A from balance built up area of layout.	308.80
5.	Total BUA permissible (Sr.No.2+3+4)	6,431.59
6.	Total built up area permitted for obtaining I.O.A. vide previous NOCs As per previous NOC u/r No. 1 to 4- 5,777.12 m ² (for Residential)	5,777.12
7.	Additional BUA permitted for obtaining IOA vide this NOC For 654.47 m ² (for residential use) (As per Offer Letter Dtd.19.08.2021.)	654.47
8.	Total additional BUA permitted for obtaining IOA vide this NOC (Sr.No.6+7)	6,431.59

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9.	<p>Total Built up Area permitted for obtaining Commencement Certificate vide previous NOCs</p> <p>i. Existing Built up area = 1,341.60 m²</p> <p>ii. Additional Built up Area = 1,930.72 m² (including MHADA's share 735.68 m² (for Residential use) allotted vide previous NOC dtd. 21.12.2013</p> <p>iii. Additional Built up Area = 549.00 m² (for Residential use) vide previous NOC dtd. 05.02.2019</p> <p>iv. Additional Built up Area = 308.80 m² (for Residential use) vide previous NOC dtd. 13.12.2019.</p> <p>v. Additional Built up Area = 549.00 m² (for Residential use) vide previous NOC dtd. 06.03.2020.</p> <p>vi. Additional Built up Area = 1,098.00 m² (for Residential use) vide previous NOC dtd. 11.12.2020.</p>	
10.	<p>Additional BUA permitted for obtaining Commencement Certificate vide this NOC</p> <p>• Additional BUA 654.47 m² (for residential use) (Proportionate to the full payment paid by the Society as per Offer letter dtd. 19.08.2021.)</p> <p>Society / Developer shall have to pay the entire stamp duty of prospective buyers for the 654.47 m² (for Residential use) area for which 50% reduction in premium is availed by society as per UDD's G.R. dtd. 14.01.2021 and same is allotted vide this NOC.</p> <p>The proposed plan submitted by Society/ Developer/ Architect showing earmarked BUA of 654.47 m² (for Residential use) is attached herewith.</p>	<p>654.47</p>
11.	<p>Total built up area permitted for obtaining Commencement Certificate. (Sr.No.09+10)</p> <p>• Residential Purpose = 6,431.59 m²</p>	<p>6,431.59</p>

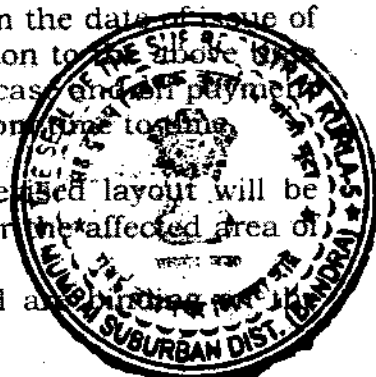
6. It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.
8. The society shall execute a Supplementary Lease Deed with the Mumbai Board for allotment of additional Tit Bit area of **588.55 m²** before asking for consent letter for Occupation Certificate. 

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9. Society shall handover 14 flats as per Tripartite Agreement executed on 07.04.2016 with MHADA.
10. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.
11. The use of this construction under this NOC should be restricted to RESIDENTIAL purpose only. Separate permission for other user will have to be obtained.
12. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Kurla Division, Mumbai Board.
13. The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter water connection.
14. The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.
15. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.
16. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
17. All the terms and conditions mentioned in earlier Offer letter, NOC letters will be applicable to the society.
18. The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
19. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
20. The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Kurla Divn. / M.B. under intimation to this office.
21. If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.

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22. The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above 30 months limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.
23. The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
24. All terms & conditions of lease deed and sale deed and society.
25. After issue of this NOC & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
26. The proposal of issue of NOC for obtaining Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.
 - a) Copy of approved plan along-with copy of IOA & C.C. from EE,BP Cell, Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
 - b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
 - c) Photographs of the newly constructed building taken from various angles.
27. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
28. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM. P

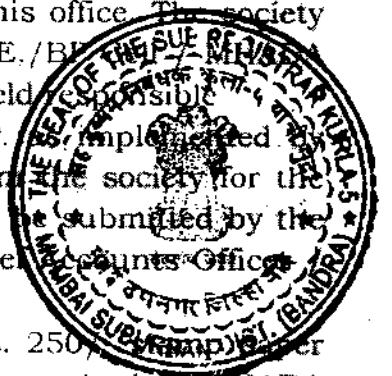


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29. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.
30. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI. This NOC will be adjusted against its allotted Pro-rata share as when layout as approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.
31. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per DCPR-2034.
32. The dues should be cleared by Society before issue of Occupation Certificate.
33. This NOC is issued for the purpose of IOD/ IOA and approval of plans for BUA of **6,431.59** m² (for residential) as shown in condition No. 5 of this letter. The Commencement Certificate shall be issued for BUA **6,431.59** m² [i.e. **654.47** m² (for residential use) permitted through this NOC. (Proportionate to the full payment paid by the Society as per Offer letter under reference no. 5) and 1,341.60 m² existing built up area + **4435.52** m² additional BUA (for Residential use) permitted vide previous NOC u / r No.1 to 4].
34. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.
35. The set of plans approved by E.E./BP Cell / MHADA duly certified by the Architect should be submitted to this office before commencement of work.
36. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by E.E./BP Cell / MHADA.
37. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from E.E./BP Cell / MHADA.
38. The society will have to obtain approval for amended plans as and when the Society amends the plans.
39. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Nehru Nagar, Kurla layout.

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40. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to E.E./BP Cell / MHADA Board at their own cost and M.H.A.D. Board shall not be held responsible.
41. The pro-rata charges towards construction of D. P. / Sewerage / Water supply MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from E.E./BP Cell / MHADA in favor of Chief Accounts Officer, MHAD Board.
42. The Society will have to submit Undertaking on Rs. 250/- per agreement agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
43. Before issuing the NOC for Occupation, Tanker Water or Extra Water charges payment clearance should be produced by the Society
44. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.
45. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
46. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI / T. D. R. etc. as may be required under provisions of Stamp Duty Act.
47. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
48. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
49. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.
50. Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.



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51. All the other terms and conditions mentioned in the previous NOC letter u/r no.1 to 4, & Offer Letter u/r No. 5 shall remain same and will be binding on society.
52. MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.



(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to : The Secretary, Building No. 33, Nehru Nagar **SWANAND** Co-op Hsg. Society, at village-Kurla, Nehru Nagar, Mumbai - 400 024 for information and necessary action.

Since, your Society / Society's Developer has availed the benefit of 50% reduction in premium charges for 654.47 m² BUA as per GOM resolution dtd.14.01.2021, it is binding on your society / society's developer to pay the stamp duty of the perspective buyers of this BUA to the collector of stamps.

Copy to Architect: M/s Innovations, 602, Mahalaxmi Tower, Ceazer Road, Amboli, Andheri (W), Mumbai-400 058 for information.

Copy to Developers : M/S. Hiranimanthan Builders and Developer, B-110, Sweta Park, Daulat Nagar, Road No.2, Borivali (East), Mumbai - 400 066.

Copy forwarded to information and necessary action in the matter to the: -

- 1) Dy. Chief Engineer (East) / Mumbai Board for information.
- 2) Architect, Layout Cell, Mumbai Board
- 3) Executive Engineer, Kurla Division/ Mumbai Board
 - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 4) Shri. Jadhav/ Assistant for MIS record.

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BMPP-16455-2013-14-5,000 Forms (4 Pages P/B)

EC-48

Form 346
88

in replying please quote No. and date of this letter. Value upto 113

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.



No. E.B./CE/ BS/A of 20
CE / 4452 / BPES / AL 14 SEP 2015

MEMORANDUM

M/s.Hirani Manthan Builders and Developers.
C.A. to Nehru Nagar Swanand C.H.S.Ltd.

Municipal Office,
Mumbai20

With reference to your Notice. letter No. 6252 dated 27.03.2014 and delivered on20 and the plans. Sections Specifications and Description and further particulars and details of your buildings at furnished Proposed re-development of building No.33 on plot bearing C.T.S.No. 11(part) of village Kurla-III at Nehru Nagar, Kurla(E) Mumbai to me under your letter, dated I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

(A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
5. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

(Signature)
Executive Engineer Building Proposal
(Eastern Suburbs)

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() That proper gutters and downpipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 13 SEP 2016, but not so as to contravene any of the provision of the said Act, or any rule, regulations or bye-law made under that Act at the time in force.



Attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, F-1 Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

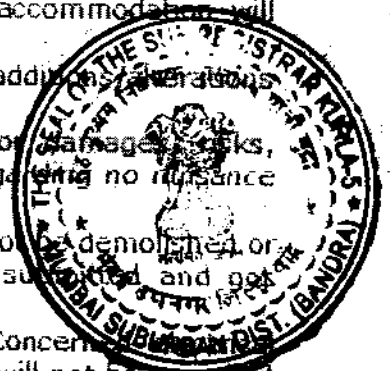
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

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BRIHANMUMBAI MAHANAGARPALIKA
No. CE / 4452 / BPES / AL 14 SEP 2015

6. That the registered agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
7. That the consent letter from existing tenants for proposed additions in their tenement will not be submitted before C.C.
8. That the Indemnity Bond indemnifying the Corporation for damages, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
9. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and get approved before C.C.
10. That the requirements of H.O.C. from CFO,EE(T&C) & Concerned supply Co. will not be obtained and the requisitions, if any, will not be completed with before occupation certificate/B.C.C.
11. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and license No. duly revalidated will not be submitted.
12. That the No dues pending certificate from Asstt. Engineer, Water Works, "L" Ward before C.C.
13. That the true copy of sanctioned layout sub-division/amalgamation approved under No. CE/34/BPES/GOVT/LOL dated 23/04/2002 along with the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted
16. That the notice under Sec. 347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
17. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed
18. That the clearance certificate from Assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.
19. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
20. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
21. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
22. That the development charges as per M.R.T.P.(Amendment) Act 1992 will not be paid.
23. That the carriage entrance shall not be provided before starting the work.



Executive Engineer Building Proposal
Eastern Suburbs

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BRIHANMUMBAI MAHANAGARPALIKA
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24. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
25. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
26. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work.
27. That the faithful compliance thereof.
28. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
29. That the proposal will not contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
29. That the remarks from Asstt. Engineer, Water Works regarding location, size and capacity of the suction tank, and overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
30. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
31. That the Registered undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
32. That the N.O.C. from Insecticide Officer shall not be submitted.
33. That the board mentioning the name of Architect/Owner shall not be displayed on site.
34. That the requirements as per Circular No.CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
35. That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
36. That the debris management plan shall not be submitted to S.W.M. Department and NOC shall be obtained and submitted to this office.
37. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
38. That an registered undertaking that the developer will pay the balance amount of premium towards open space deficiency in case of any increase as decided by TAC shall not be submitted.
39. That the registered U/t shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.



[Signature]
Executive Engineer Building Proposals
(Eastern Suburbs) - I

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40. That the relaxations/concessions required for consumption of full FSI permissible i.e. maximum potential permitted on the plot shall not be got approved from competent Authority.
41. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
42. That the Architect shall not submit the quarterly progress report of the work.
43. That the debris generated / building material is dumped within a perimeter of 50 mtr. From mangroves.
44. That the registered undertaking from the owner stating that a clause in the sale agreement with the prospective buyer will be incorporated that the building is constructed with deficiency in open space and they will not object for same shall not be submitted.
45. That the registered undertaking stating no nuisance is created to the public and anybody shall not be submitted.
46. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall not be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
47. That as per Circular No.ChE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall not compile and preserve the following documents:-
a)Ownership document, b)Copies of IDD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NOC and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O.



The above documents / plans shall not be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should not be handed over within a period of 90 days after granting Occupation Certificate.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

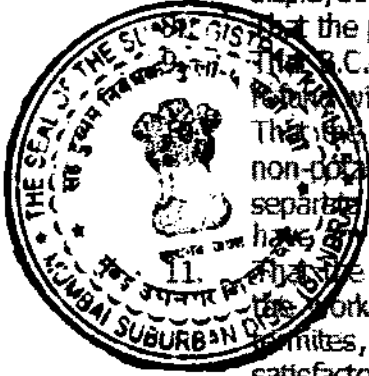
C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That the conditions of M.H.A.D.A. N.O.C. under No.CO/MB/REE/NOC/F-853/2500/2013 dated 21/12/2013 shall not to be complied with and certificate regarding compliance of conditions mentioned therein, will not be submitted before submission of B.C.C.
2. That some of the drains will not be laid internally with C.I. pipes of adequate size.

Executive Engineer Building Proposal
 (Eastern Suburban District, Mumbai)

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BRIHANMUMBAI MANAHAGARPALIKA
CE / 4450 / BPES / AL 14 SEP 2015



4. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
 5. That 3.05 mt. (10 ft.) wide paved pathway upto staircase will not be provided.
 6. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
 7. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
 8. That the parking spaces shall not be provided as per D.C.Regulation No.36.
 9. That the B.C.C. will not be obtained and I.O.D.and debris deposit etc.will not be claimed for within a period of 6 years from the date of its payment.
 10. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have chances of mixing with the normal water supply of the Corporation.
 11. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
 12. That the one set of plans mounted on canvas will not be submitted.
 13. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
 14. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
 15. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
 16. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
 17. That the final NOC from S.G. shall not be submitted.
 18. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
 19. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
 20. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
 21. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
 22. That the street connection from A.E.(Maint.)'L' Ward shall not be submitted.
- D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.**
1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

[Signature]
Executive Engineer
(Building Proposals)E.S.I

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No. EB/CE/ 4452 BPES

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NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained as stipulated in the rules. Temporary structures for storing constructional material shall be demolished before submission of Building Completion Certificate and a certificate signed by Architect submitted along with the Building Completion Certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



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(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without reposing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which the Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1962 (12 of the Town Planning Act), will be withdrawn.

(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-

(i) Specific plans in respect of evicting or rehousing the existing tenants on their stating their number and the area in occupation of each.

(ii) A specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.

(iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

(22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.

(24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 meter.

(25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(28) The water arrangement must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pressed with screw or dome shape pieces (like a garden marl rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(32) (a) Louvres should be provided as required by Bye-law No. 5 (b).

(b) Lintels or Arches should be provided over Door and Window opening.

(c) The drains should be laid as require under Section 234 (a).

(d) The inspection chamber should be plastered inside and outside.

(33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



COPY TO OWNER

M/S. Hirani Mandan Builders
& Developers C.A. to Nehru
Nagar Sunand CHS. Ltd.

[Signature]
Executive Engineer, Building Proposals
Zones E-S-I-2 Wards

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CHITNIS VAITHY & CO. (Regd.)
ADVOCATES & SOLICITORS

S. D. CHITNIS

B.A., LL.M., Solicitor

V. N. BODKE

B. Com., LL.B.

M. U. HIRASKAR

B. Com., LL.B.

RESHMA CHITNIS POTDAR

B.L.S., LL.M., Solicitor

410/11, GUNDECHA CHAMBERS,

NAGINDAS MASTER ROAD, FORT,

MUMBAI - 400 0023.

Telephone : 2267 0814/25 4090 2700

Fax

E-mail

DATE

OUR REF. :

TO WHOMSOEVER IT MAY CONCERN



As per the instructions of our clients M/s Hiranimanthan and Developers have investigated the title of Nehru Nagar Swanand Co.op. Hsg. Soc. Ltd., situate, lying and being at Mouje, Kurla, Nehru Nagar, Kurla (East), Mumbai-400024 including the land bearing Survey No. 229 & 267 and C.T.S. No. 11 (pt) known as Building No. 33, admeasuring 1310.38 sq. ft., comprising of 40 tenements on ground plus four upper floors, Mumbai.

We have perused the allotment letters/agreements executed by and between the MHADA and the Society as also various other relevant records pertaining to the right, title and interest of the Society. We have perused the Property Card as well as relevant revenue records in respect of the said property. We had issued Public Notices inviting claims and objections in respect of the said property. After going through the relevant documents and after completing all the

करल - ५		
५३३३	८५	९९९
२०२३		

necessary requirements for verifying the title of Nehru Nagar Swanand Co-op. Hsg. Society Ltd. we have to state as under :



1. The MHADA a statutory corporation under the Maharashtra Housing and Area Development Act, 1976 having its office at Gruha Arman Bhavan, Bandra (East), Mumbai, had a scheme of construction with respect to allotment and sale of tenements generally known as Low Income Group Housing Scheme of the Maharashtra Housing Board pursuant to the said scheme; the Board had built and constructed various buildings in the layout particularly known as Nehru Nagar, Kurla (East) Mumbai-400024.

2. On the said layout there were a building constructed on Survey No. 229 & 267 and C.T.S. No. 11 (Pt) comprising of one building known as Building No. 33 comprising of 40 tenements of ground plus four upper floors.
3. The allottees had formed themselves into a co-operative Housing Society as contemplated and under the Maharashtra Co-op. Societies Ac. 1960 in the name of "Nehru Nagar Swanand Co-op. Hsg. Society Ltd." .

करल - ५		
५५३२	८८	११५
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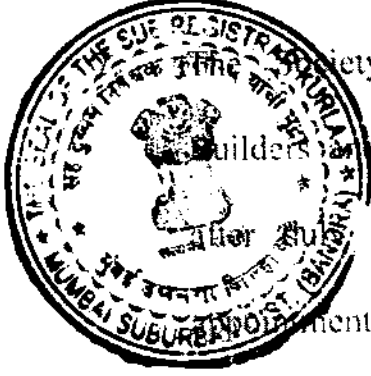
CHITNIS VAITHY & CO.
ADVOCATES & SOLICITORS

4. The Society had obtained a duly Registered Lease Deed in respect of the land beneath their building alongwith area in their favour on 23rd November, 2011 from MHADA as also had obtained conveyances in respect of the structure of the building from the MHADA. Deed/Deed of Conveyances executed on 21st November, 2011 and registered on 23rd November, 2011, and accordingly acquired ownership of building admeasuring 720.38 sq. mtrs. of built up area on the land admeasuring 720.38 sq. mtrs. on a lease of 99 years by fixing the lease rent as per the standard norms.
5. As such the society concerned herein namely Nehru Nagar Swanand Co-operative Housing Society Ltd., became lessees in respect of the land beneath the building and tit bit area and became the owners of the building standing thereon.
6. The premises in the aforesaid society were being occupied by respective occupants totally numbering 40 which were in continuous use, occupation and possession of their respective premises. Over the years, the buildings originally constructed



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by MHADA had become dilapidated and such were in need of redevelopment.



Society accordingly appointed M/s Hiranimanthan Builders & Developers as Developers for the society and complying with all necessary procedures for appointment of Developer as per the Redevelopment Govt.

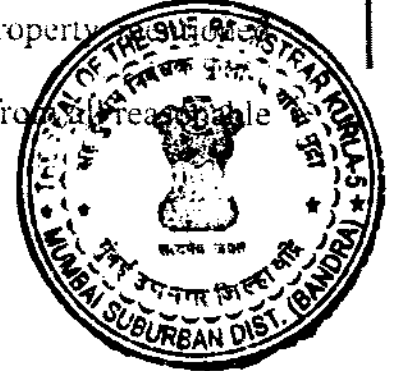
Notification of 3rd January, 2009. M/s Hiranimanthan Builders & Developers were duly appointed as the Builders and Developers for the society and accordingly a Development Agreement dated 3rd April, 2013 was entered into for redevelopment of the property of the Society. It was resolved that M/s Hiranimanthan Builders & Developers will redevelop the property of the society.

8. We have investigated the title of the society i.e. Nehru Nagar Swanand Co-operative Housing Society Ltd. and based on the documents perused by us as also after going through the relevant records from the office of the MHADA as also the various registered agreements including the Lease Deed and the Sale Deed executed in favour of the society, we are of the view that the title of Nehru Nagar Swanand Co-operative

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५५३२	२०	१९७७
२०२३		

CHITNIS VAITHY & CO.
ADVOCATES & SOLICITORS

Housing Society Ltd., in respect of the property
hereinabove is clear and marketable is free from all reasonable
doubts.



Accordingly, we have to opine as above.

DATED THIS 25th DAY OF JANUARY, 2017

For M/s. CHITNIS VAITHY & CO.,

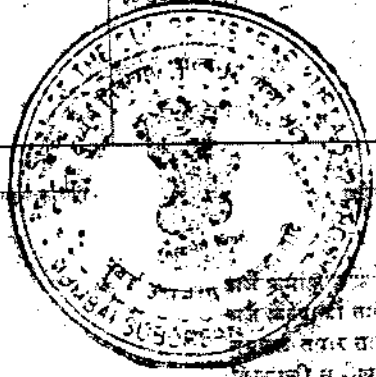

V. N. BODKE
Partner

Title certificate-4-1-17-Nehru Nagar Swarnajyoti-II tower

करल - ५	
११३३	०२९९५

विभाग/मंडळ - २०२३ भाग - २
 तालुका - न.भू.अ. कुर्ला
 जिल्हा - मुंबई उपनगर जिल्हा

दिनांक	परचारा	खंड क्रमांक	नविल घटक (पा) पट्टेदार (प) बिल्डिंग तार (पा)	साक्षरकेंद्र
२८/०३/२००६	भाडेपट्ट्याने पैकी क्षेत्र ७८२.२२ चौ.मी. ३० भूखंडे कायद्याने	रजि. द.क्र. बंदर/८०५६/०८ दि. २७/१०/०८ एक दुकानती ख.क्र. बंदर-३ ३४१७०० दि. ६/६/०९	(पा) नेरमनगर कॅम्पुसरी को. ऑ. मॉसलवडी लिमिटेड	नेरमनगर कॅम्पुसरी को. ऑ. मॉसलवडी लिमिटेड २८/३/०९ न.भू.अ.कुर्ला



न.भू.अ. कुर्ला
 मुंबई उपनगर जिल्हा

अर्जदाराचे नांव
 पत्ता
 तयार करिताचे शुल्क
 तयार करिताचे अधिनाश शुल्क
 तयार करिताचे तपासणी शुल्क
 तयार करिताचे कामगार शुल्क
 संपूर्ण शुल्क
 दिनांक १५/०३/०६

नगर भूवापने साधकांची कुर्ला.
 सिव्हीट्याचे शुल्क
 एकूण शुल्क १२६१

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५५३२	९३	११५
२०२३		

घोषणा पत्र

मी समीक्षा बाणपत गावडे याद्वारे घोषित करतो की,
दुय्यम निबंधक कुली-१, ३, (५) यांचे कार्यालयात व्यवसाया
वा शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. डी. विठ्ठीमर्चन
विट्ठल आणि उद्धयपसुचे पार्टनर
दिनेश बाबा सावंत व इ. यांनी दि. २०/०३/२०२३
रोजी मला दिलेल्या कुलमुठ्त्यार पत्राच्या आधारे मी सदर नोंदणीस
सादर केला आहे / निष्पादीत कस्त कबुलीजबाब दिला आहे. सदर कुलमुठ्त्यार
पत्र लिहून देणार यांनी कुलमुठ्त्यारपत्र रद्द केलेले नाही किंवा कुलमुठ्त्यारपत्र
लिहून देणार व्यक्तीपैकी कोणीही मयत घातलेले नाही किंवा अन्य कोणीही
कारणामुळे कुलमुठ्त्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुठ्त्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः तक्षम आहे. सदरचे कथन
चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेत
मी पात्र राहीन याची मला जाणीव आहे.



X

(Signature)

POA Holder

कुलमुठ्त्यारपत्र धारकाचे नाव
व सही

दिनांक : 16/03/2023.

करल - ५		
५३२	००७७१	
२०२३		

Receipt (pavn)

390/15433

पावती

Original/Duplicate

Monday August 29, 2022

नोंदणी क्र. 39म

3:28 PM

Regn. 39M

पावती क्र.: 16458 दिनांक: 29/08/2022

ग्राहकाचे नाव: कुर्ला

दस्तावेजाचा अनुक्रमांक: करल3-15433-2022

दस्तावेजाचा प्रकार: पावती ऑफ अॅटर्नी

भादव्य करग्राह्याचे नाव: शे. हिरानीमोहन बिल्डर्स अँड डेव्हलपर्स चे पार्टनर दिनेश बाबा सावंत-जय 45 वर्षे

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 300.00

पत्रांची संख्या: 15

DELIVERED

एकूण: ₹. 400.00

आपणास मूळ दस्त, अॅच्युअल प्रिंट, सुची-२ अंदाजे

3:44 PM ह्या वेळेस मिळेल.

सह दु. निबंधक कुर्ला - 3

वाक्यार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरवेले सुट्टीक शुल्क: ₹. 500/-

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला-३

1) दयाचाचा प्रकार: DHC रकम: ₹. 300/-

नोंदणी/प्रतिदेश/अॅटर्नी क्रमांक: 2908202205082 दिनांक: 29/08/2022

व्यंज्य नाव व पत्ता:

2) दयाचाचा प्रकार: cChallan रकम: ₹. 100/-

नोंदणी/प्रतिदेश/अॅटर्नी क्रमांक: MH007025510202223E दिनांक: 29/08/2022

व्यंज्य नाव व पत्ता:

Sawant
मूळ दस्त, निजाला

DELIVERED



करल - ५
५४३३ २५ ९९५

CHALLAN
MTR Form Number-6



GRN: 111002022010202223E	BARCODE	Date: 29/08/2022-13:01:35	Form ID: 48ff1									
Department: Inspector General Of Registration		Payer Details										
Stamp: २०२३	Type of Payment: Registration Fee	TAX ID / TAN (If Any)	PAN No.(If Applicable): AAFFHQ7A1A									
Office Name: KRL1_UT SUB REGISTRAR KURLA NO 1	Full Name: BERANIMANTHAN BUILDERS AND DEVELOPERS											
Location: 20220801	Fist/Block No.: E WING 1ST FLR SKYVIEW											
Account Head Details	Amount In Rs.	Premises/Building										
Stamp Duty: 500.00		Road/Street: MOTHER GAURY RD NEHRU NAGAR KURLA E										
Registration Fee: 100.00		Area/Locality: MUMBAI										
		Town/City/District										
		PIN: 4 0 0 0 2 4										
Remarks (If Any)												
PAN2-A17RG5259X-Second Party Name: ANIL SH GAWATHE												
<table border="1"> <tr> <td>करल - ५</td> <td></td> <td></td> </tr> <tr> <td>५४३३</td> <td>९</td> <td>९५</td> </tr> <tr> <td colspan="3">२०२२</td> </tr> </table>				करल - ५			५४३३	९	९५	२०२२		
करल - ५												
५४३३	९	९५										
२०२२												
Total: 600.00	Amount In Words: Six Hundred Rupees Only											
Payment Details: INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK										
Cheque/DD Details		Bank CIN: 02700452022082950144	202208290956777									
Cheque/DD No.		Bank Date: 29/08/2022-13:04:59	Not Verified with RBI									
Name of Bank		Bank-Branch: INDIAN OVERSEAS BANK										
Name of Branch		Scroll No. / Date	Not Verified with Scroll									

Department ID: Mobile No. 9881840214
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- इस चालान केवल दस्तावेज पंजीयन के लिए ही वैध है। अनपंजीयन दस्तावेजों के लिए यह चालान मान्य नहीं है।

(Signature) *(Signature)*

करल - ५		
५७३२	६६	१११
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करल - ३		
५७३३	२	३५
२०२२		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2908202205002	Date 29-08-2022
Received from MS HIRANIMANTHAN BUILDERS AND DEVELOPERS CHE PARTNER DINESH DABA SAWANT , Mobile number 9004675937, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S R Kurla 3 of the District Mumbai Sub-urban District	
Payment Details	
Bank Name SBI	Date 29-08-2022
Bank CIN 10504153022082904707	REF No. 224154179769
This is computer generated receipt, hence no signature is required.	

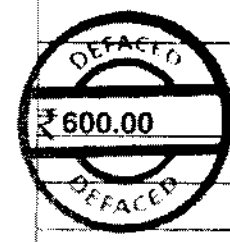
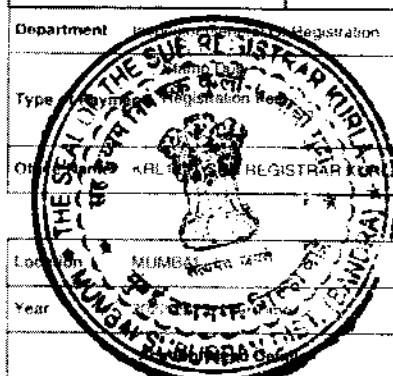


करल - ५		
५५३३	८०	९९५
२०२३		

CHALLAN
MTR Form Number-6



GRN	MH007025510202223L	BARCODE	Date		29/08/2022 13:01:25	Form ID	
Department	Registration		Payer Details				
Type	Registration		TAX ID / TAN (If Any)				
Office	KARL THE REGISTRAR KURLA NO 1		PAN No (If Applicable)	AAEFH2784A			
Location	MUMBAI		Full Name	HIRANIMANTHAN MURLESUS DEVELOPER			
Year			Flat/Block No.	L WILDA 1ST FLR NR 7/1E W			
	Amount In Rs.	Premises/Building					
0030045501	Stamp Duty	500.00	Road/Street	MOTHER DAIRY RD NEHRU NAGAR KURLA E			
0030063301	Registration Fee	100.00	Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4 0 0 0 2 4			
Remarks (If Any)							
PAN: AAZYG5258R - Second Party Name: MITESH G GAWATHE							
Total		600.00	Words	Six Hundred Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK			
INDIAN OVERSEAS BANK							
Cheque/DD Details				Bank CIN	Ret. No	02700452077087950144 202208290906777	
Cheque/DD No.				Bank Date	RBI Date	29/08/2022 13:04:59 Not Verified with RBI	
Name of Bank				Bank-Branch: INDIAN OVERSEAS BANK			
Name of Branch				Scroll No.	Date	Not Verified with Scroll	



करल - ३		
५५३३	८०	९९५
२०२३		

Deputy Commr. I
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
M. Bank No. 06R1840009

Table Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-390 15433	0003499475292223	29/08/2022 15:28:44	IGR199	100.00

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 ५७३२ ६७७५
 २०२३

GHN : MH007025510018707H Amount : 600.00 Bank : INDIAN OVERSEAS BANK Date : 29/08/2022 13:01:35

01	HS-390-15433	0003190476202223	29/08/2022-15.28.41	GR199	500.00
Total Debitment Amount					600.00

करल - ३
 १५०२३ ७ १५
 २०२२



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५५३२	२२	१११
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करल - ३		
१५४३३	५	१५
२०२२		



POWER OF ATTORNEY

TO ALL to whom this presents shall come. We, (1) MR. GASMUKH R. HIRANI and (2) MR. DINESH B. SAVANT are Partners of M/S. HIRANIMANTHAN BUILDERS & DEVELOPERS, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932 and having their office at Skyview CHSL, Building No 146,147,149, CTS 6(p), Nehru Nagar, Kurla East, Mumbai 400024.

SEND GREETINGS:

WHEREAS:

(Signature)

(Signature)

करल - ५		
५५३१	१००	११५
२०२३		

करल - ३	
५५३३	१
२०२२	

For registration of Development Agreements, Conveyances, Agreement for Sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave and License Agreement, Undertaking, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said firm, on behalf of us and in our individual capacity (hereinafter referred to as the "said documents").



The said documents required to be lodged for registration in the office of the Registrar/Sub-Registrar, which are executed by us. We are unable to appear before the sub Registrar of Assurances in respect of the said documents of the aforesaid firm as well as personal capacity.

We therefore, desirous of appointing **MR. MITESH G. GAWATHE** having address at B/207, Hinal Heritage, S.V.P. Road, Borivali (West), Mumbai - 400 092, as our attorney to attend the any office of the Registrar / Sub Registrar Mumbai, Mumbai suburban and other Districts in Maharashtra for registering the documents on our behalf and for which the said attorney has agreed to do. The said Power would be valid only for a period of One Year from date of this execution.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS:

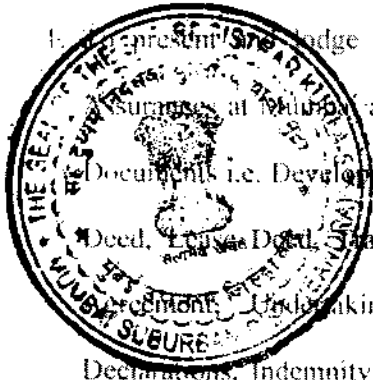
That we are unable to appear before the Sub-Registrar for registration in respect of the Attorney of said firm as well as in our personal capacity so we hereby nominate,



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५५३३	१०९	१९९७
२०२३		

करल - ३		
५५३३	६	१५
२०२२		

constitute and appoint MR. MITESH G. GAWATHE to be our true and lawful attorney for the purpose expressed that is to say:



1. I, the undersigned, do hereby authorize and empower my said attorney to attend and lodge in the any office of the Registrar Sub Registrar of the District of Mumbai and other District in Maharashtra, and to register the said documents i.e. Development Agreements, Conveyances, Agreement for Sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave and License Deed, Undertaking, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said firm., on behalf of us as well as partner of the aforesaid firm and to do all acts and things necessary for effectively registering the said documents, which will be executed by us.

2. AND THAT the said Power will be valid for a period of One Year from the date of execution.

3. AND WE DO HEREBY agree to rectify and confirm all and whatever my said attorney shall or purpose to do or cause to be done by virtue of these presents.

(Handwritten mark)

(Handwritten signature)



करल - ५
 ५१३१ ११२ १११
 २०२३

करल - ५
 ५१३३ C १५
 २०२२

IN WITNESS we have put our hand on this 29th day of AUGUST 2022.

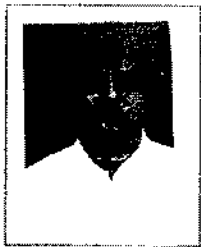
SIGNED, SEALED AND DELIVERED)

By the within named "EXECUTANT")

M/s. Hiranimanthan Builders & Developers)

Through hands Of SHRI DINESH B. SAVANI)

OR SHRI HASMUKH R. HIRANI)



Handwritten signature of D. Savani

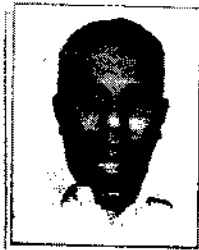
Signature and Thumb Impression

In the presence of

1. *[Signature]*
2. *[Signature]*

SPECIMEN SIGNATURE OF DULY)

CONSTITUTED ATTORNEY i.e.)



Handwritten signature of M. G. Gawathe



Signature and Thumb Impression

MR. MITESH G. GAWATHE)

In the presence of

1. *[Signature]*
2. *[Signature]*



करत - ५		
५५३३	१०५	११५
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

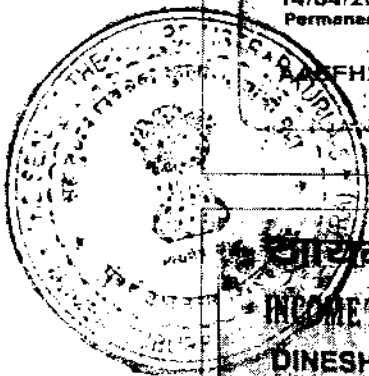
HIRANI MANTHAN BUILDERS AND DEVELOPERS

14/04/2005
Permanent Account Number

AH2784A

करत - ३

५५५३	११	११
२०२२		



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DINESH BABA SAVANT

BABA JAGANNATH :

03/11/1976
Permanent Account Number

BAQPS9554N

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या / Permanent Account Number
AIZPG52581K

नाम / Name
MITESH GANPAT GAWATHE

पिता का नाम / Father's Name
GANPAT VITHOBA GAWATHE

जन्म की तारीख / Date of Birth
29/03/1980

हस्ताक्षर / Signature

Signature

करल - ५		
५५३२	१०६	१११
२०२३		

W-1

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA
 ANIL SADASHIV RAME
 SADASHIV RAMCHANDR RAME
 22/05/1983
 Permanent Account Number
AWBPR6470J
 Signature



करल - ३		
५५३३	१२	१५
२०२३		

W-2



भारत सरकार
GOVERNMENT OF INDIA
 4128 0699 3124


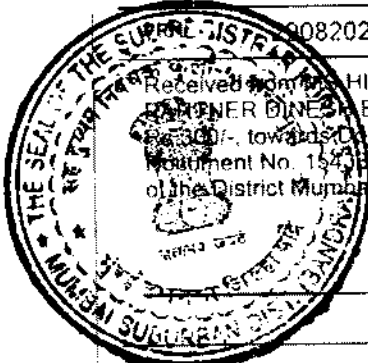
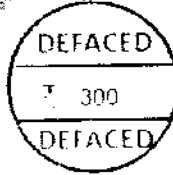


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आयकर - आम आदमी का अधिकार

करल - ५		
५५३३	१००	११५
२०२३		

करल - ३		
१५४३३	१३	१५
२०२२		

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
2908202205082	Receipt Date 29/08/2022
Received from HIRANIMANTHAN BUILDERS AND DEVELOPERS CHE PARTNER DINESH BABA SAWANT , Mobile number 9004675937, an amount of ₹ 300/- , towards Document Handling Charges for the Document to be registered on Document No. 15433 dated 29/08/2022 at the Sub Registrar office, Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Payment Date 29/08/2022
Bank CIN 10004152022082904707	REF No. 224154179763
Deface No 2908202205082D	Deface Date 29/08/2022
 	
This is computer generated receipt, hence no signature is required.	



करल - ५		
५५३३	१०८	११११
२०२३		

दरत गोपचारा भाग-१

करल ३
दस्ता क्रमांक: 15433/2022

करल - ३		
५५०३३	१०८	११११
२०२२		

390/15433
गोपचारा 29 अक्टूबर 2022 3:29 म.ने.

दस्ता क्रमांक: करल 3/15433/2022

गोपचारा मूल्य रु. 0/-

मोहरत रु. 00/-

दस्ता क्रमांक शुल्क: २,५००/-

दु. रि. म. ३. रि. म. १३. १४.१५. १६.१७. १८.१९. २०.२१. २२. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.

पार्सली: 16458

पार्सली दिनांक: 29/05/22

गोपचाराधारक नाव: म. हिरानीमधन बिन्दम अंड हेल्डन
दिनेश बाबा सावंत-वय 45 वर्ष

मोहरणी पा.
दस्ता हाना/जनी पा.
गुदाची मद्यत: 15



मूल्य: 400.00

(Signature)

दस्ता हाना/जनी पा.

(Signature)

स. दुष्यंत निबंधक
कुर्ला-३ (वर्ग-२)



दस्ता हाना/जनी पा.

मोहरणी पा. ३. रि. म. १३. १४.१५. १६.१७. १८.१९. २०.२१. २२. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.

मोहरणी पा. ३. रि. म. १३. १४.१५. १६.१७. १८.१९. २०.२१. २२. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.

मोहरणी पा. ३. रि. म. १३. १४.१५. १६.१७. १८.१९. २०.२१. २२. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.

स. दुष्यंत निबंधक
कुर्ला-३ (वर्ग-२)

परिष्कारपत्र

१) ...
२) ...
३) ...

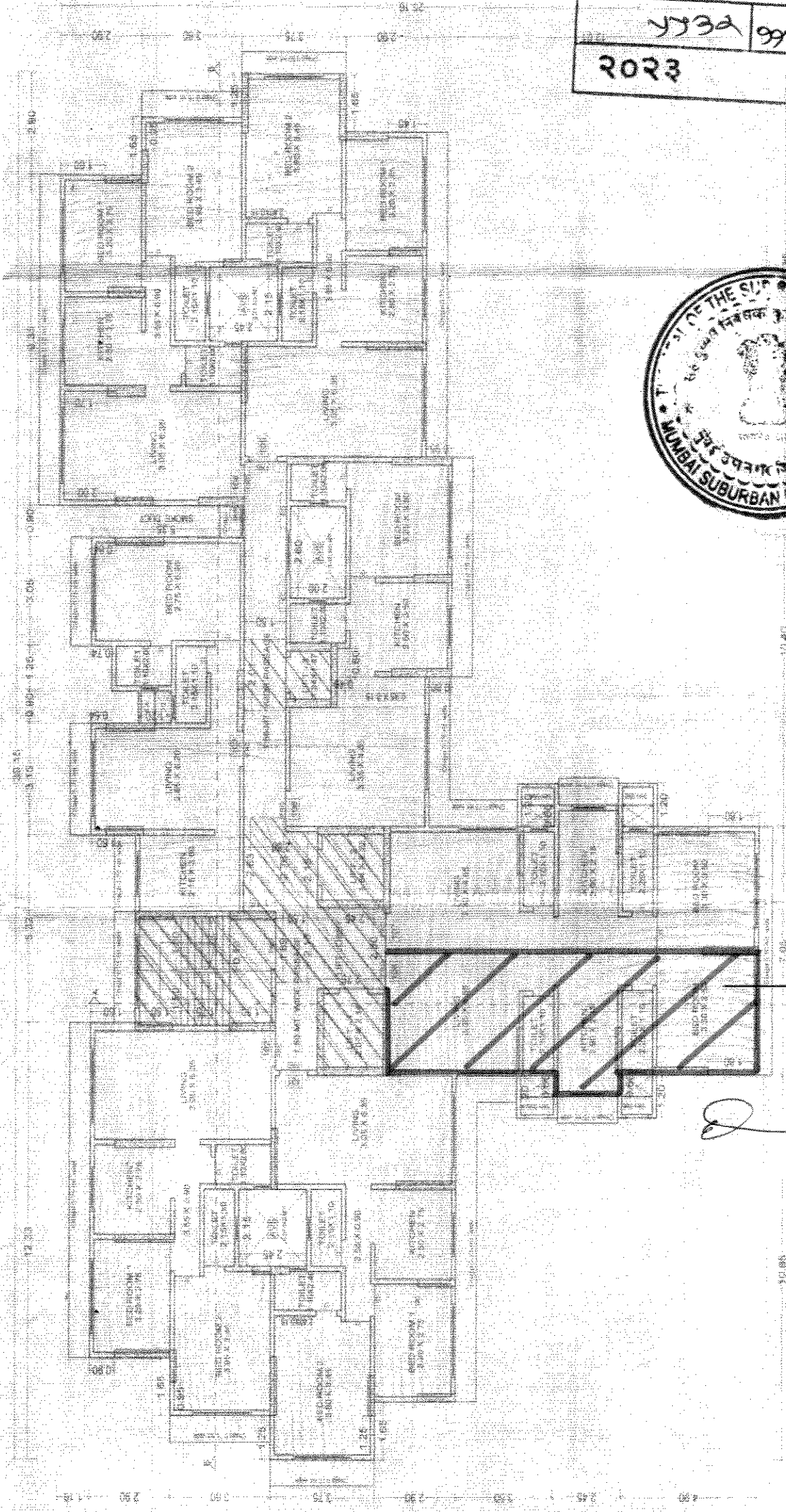
(Signature)

(Signature)

२)
३)

२)
३)

करल - ५
 ५५३२ ९९० ३९५
 २०२३



11TH TO 14TH & 16TH TO 18TH FLOOR PLAN

FLAT NO 1708

[Handwritten signature]
 K.M.
 Amin


FORM II (PROFORMA B)

CONTENTS OF SHEETS

करला - ५
 ५५३५१ (१९९९/२००१)
 २०२३

GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, 1ST TO 7TH & 9TH TO 10TH FLOOR PLAN WITH CALCULATION, NET PLOT AREA DIAGRAM WITH CALCULATION, PARKING STATEMENT

This cancels Approval to the previous Plans Sanctioned under no. MH009-22/444/2019 dated 04/01/2020

Approved subject to conditions mentioned in this office Letter No. Mhada - 22/444/2019
 Date 29 DEC 2021

 Ex. Eng. Bldg. Permissior Col/Greater Mumbai (E.S.) Maharashtra Housing & Area Development Authority



NOTE
 1. ALL DIMENSIONS ARE IN METRES.
 2. SCALE USE
 a) FLOOR PLAN 1:100
 b) BLOCK PLAN 1:500
 c) LOCATION PLAN 1:4000
 3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVALING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME
 4) GUIDELINES ISSUED IN FCOR FOLLOWED
 5) THE ARITHMETIC CALCULATIONS CHECKED BY ME, AND ARE FOUND CORRECT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1308.93 SQ. MT. (ONE THOUSAND THREE HUNDRED EIGHT POINT NINETY THREE ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/MHADA RECORDS.


 K. R. LOTLIKAR
 ARCHITECT, CA/85/9026

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. NO. 33 ON PLOT BEARING C.T.S. NO 11 (pt), S. NO. 228 & 267 (PT) OF VILLAGE KURLA-III, AT NEHRU NAGAR MHADA COLONY, KURLA (EAST) MUMBAI.

SIGN. & NAME OF OWNER


M/S HIRANIMANTHAN BUILDERS & DEVELOPERS & A. TO
 SWANAND CO. OP. HSG. SOC. LTD



JOB NO	DRG NO	SCALE	CHK BY	DRN BY	REV	DESCRIPTION	DATE	SIGN
		AS SHOWN		ATUL				

SIGNATURE

NAME AND ADDRESS OF ARCHITECT


 209, VEENA INDUSTRIAL ESTATE,
 L.B.S. ROAD, VIKHROLI (W), MUMBAI - 41

INNOVATIONS
 ARCHITECTS & ENGINEERS
 K. R. LOTLIKAR
 ARCHITECT
 CA/85/9026

करल - ५	
2	992
991	

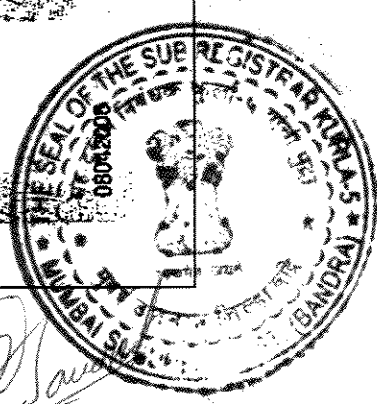
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HIRANI MANTHAN BUILDERS AND DEVELOPERS

14/04/2005
 Permanent Account Number

AAEFH2784A




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ACPPN5489H

NIMISHA NIMISH NIKUMBH
 पिता / Father's Name
BADHAORAO JYOTIRAM MESHRAM
 23/02/1961
 Signature



Nishu

Mishu


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIMISH NARAYAN NIKUMBH
NARAYAN PUNJU NIKUMBH
 03/05/1961
 Permanent Account Number
ABCPN0857H
 Signature




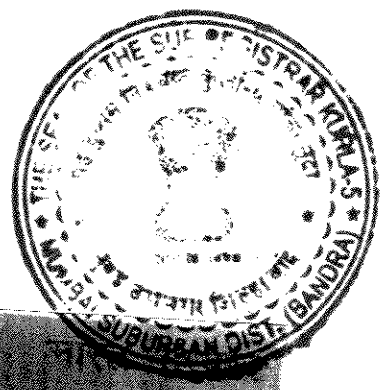
Nishu

THE GOVERNMENT OF INDIA		करल - ५	
MR. MUKESH JAIN	17-03-2011 (NT)	५५३२	९९३ ९९९
18-03-2021	FORM 7	RULE 16 (2)	
CLASS OF VEHICLE TO DRIVE FOLLOWING CLASS	MCWG	२०२३	


Name: MUKESH JAIN
 SIDW of BHERULAL JAIN
 Add: 3108, RAMJI SHIVNARAYAN BHAWAN,
 VIJAY MANSION, NEW MILL ROAD, KURLA WEST
 GREATER MUMBAI, MUMBAI SUBURBAN
 PIN: 400070
 Signature & ID of Issuing Authority: MH03

DOB: 28-06-1971 BG.


 Signature/Thumb Impression of Holder



आयकर विभाग
 INCOME TAX DEPARTMENT
 ANIL SADASHIV RANE
 SADASHIV RAMCHANDR RANE
 22/05/2021
 Member of Account Number
 AWBPR6470J

GOVT. OF INDIA




16/03/2023 11:39:20 AM

दस्त गोपवाग भाग-2

करल 5

दस्त क्रमांक: 5532/2023

दस्त क्रमांक: करल 5/5532/2023

दस्ताचा प्रकार: अंशमिटे टू मेल

अनु.क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	ध्याचित्र	अंगठ्याचा ठसा
1	नाव: निमिश तारायण निकुंभ पत्ता: प्लॉट नं. 2/21, माळा नं. , इमारतीचे नाव: मग्दार नगर 4, मायन वय :- 61 कोळीवाडा, ब्लॉक नं. मायन-ईस्ट, रोड नं. मुंबई, महागाष्ट, मुम्बई. पिन नंबर: ABCPN0857H	लिहून घेणार स्वाक्षरी:		
2	नाव: वसुधा निमिश निकुंभ पत्ता: प्लॉट नं. 2/21, माळा नं. , इमारतीचे नाव: मग्दार नगर 4, मायन वय :- 57 कोळीवाडा, ब्लॉक नं. मायन-ईस्ट, रोड नं. मुंबई, महागाष्ट, मुम्बई. पिन नंबर: ACPPN5489H	लिहून घेणार स्वाक्षरी:		
3	नाव: मे. हिरानीमथन विल्डर्म अँड डेव्हलपर्स चे पार्टनर दिनेश बाबा मातंत नॉ. कु. म्. मिनेश गणपत गावटे-वय 42 वर्षे पत्ता: प्लॉट नं. वी-110, माळा नं. , इमारतीचे नाव: भवेता पार्क, दौलत नगर, रोड नं. 2, ब्लॉक नं. बोरिवली - पूर्व, रोड नं. मुंबई, महागाष्ट, MUMBAI. पिन नंबर: AAEFH2784A	लिहून घेणार वय :- स्वाक्षरी:		

वरील दस्तावेज करन देणार नशाकथीत अंशमिटे टू मेल चा दस्त एवज करन दिल्याचे कवुल करतात.
शिकका क्र.3 ची वेळ: 16/03/2023 11:33:44 AM

ओळख:-

खातील दस्त असे निवदीन करताना की ते दस्तावेज करन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र.	पक्षकागचे नाव व पत्ता	ध्याचित्र	अंगठ्याचा ठसा
1	नाव: अश्विन गम गणे वय: 58 पत्ता: 25/668, नेहरूनगर, कुर्ला - पूर्व, मुंबई पिन कोड: 400024		
2	नाव: मुकेश जैन वय: 52 पत्ता: प्लॉट नं. 502, माळा नं. ए व्दिग, इमारतीचे नाव: व्दि.नं. 2, समता सीएचएम लिमिटेड, ब्लॉक नं. कर्म मंकेत, कुर्ला - पूर्व, रोड नं. मुंबई पिन कोड: 400066		

शिकका क्र.4 ची वेळ: 16/03/2023 11:34:11 AM

शिकका क्र. 5 ची वेळ: 16/03/2023 11:34:25 AM नांदणी पुस्तक 1 मध्ये

करल - 4

५५३२ ९९१ ९९१

२०२३

सह. दुय्यम निबंधक
Mumbai Suburban Dist. Bandra

कुर्ला-५ (वर्ग-२)
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HIRANIMANTHAN BUILDERS AND DEVELOPERS	eChallan	02700452023031450154	MH016739770202223E	432600.00	SD	0008369557202223	16/03/2023
2		DHC		1503202307893	300	RF	1503202307893D	16/03/2023
3		DHC		1503202308077	2000	RF	1503202308077D	16/03/2023
4	HIRANIMANTHAN BUILDERS AND DEVELOPERS	eChallan		MH016739770202223E	30000	RF	0008369557202223	16/03/2023



प्रमाणित करण्यात येते कि या दस्तावेज
एकूण (.....९९१.....) पाने आहेत.
करल-५/ ५५३२ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नांदला
दिनांक १६ १०३ /२०२३

सह. दुय्यम निबंधक, कुर्ला-५
मुंबई उपनगर जिल्हा 16-03-2023

गावाचे नाव : कुर्ला

(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल
(2)मोबदला	7209600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6768692.92
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: प्लॉट नं.1708, माळा नं: 17 वा, इमारतीचे नाव: बि.नं.33,नेहरू नगर स्वानंद सीएचएस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड : मुंबई-400024-मौजे-कुर्ला-3, इतर माहिती: मौजे-कुर्ला-3, 480.83 चौ.फूट अंस पर रेरा कार्पेट एरिया PUI: LX021183000000 ((C.T.S. Number : 11(Part) ; Survey Number : 229&267 ;))
(5) क्षेत्रफळ	1) 49.16 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. हिरानीमंथन बिल्डर्स अँड डेव्हलपर्स चे पार्टनर दिनेश बाबा सावंत तर्फे कु. मु. मितेश गणपत गावठे -वय 42 वर्षे वय:-; पत्ता:-प्लॉट नं: बी-110, माळा नं: .. इमारतीचे नाव: स्वेटा पार्क ,दौलत नगर,रोड न. 2, ब्लॉक नं: बोरिवली - पूर्व , रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AAEFH2784A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निमिश नारायण निकुंभ वय:-61; पत्ता:-प्लॉट नं: 2/21, माळा नं: .. इमारतीचे नाव: सरदार नगर.4,सायन कोळीवाडा, ब्लॉक नं: सायन-ईस्ट, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-ABCPN0857H 2): नाव:-वसुधा निमिश निकुंभ वय:-57; पत्ता:-प्लॉट नं: 2/21, माळा नं: .. इमारतीचे नाव: सरदार नगर.4,सायन कोळीवाडा , ब्लॉक नं: सायन-ईस्ट, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-ACPPN5489H
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5532/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	432600
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 16/03/2023) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.