

pt (pavti)

369/16062

Monday, August 29, 2022

6:57 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18089

दिनांक: 29/08/2022

गावाचे नाव: चांदिवली

दस्तऐवजाचा अनुक्रमांक: करल1-16062-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विराफ बोमी हन्सोटीया . .

**DELIVERED**

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

दंड कलम 25

रु. 45000.00

पृष्ठांची संख्या: 90

एकूण:

रु. 76800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:13 PM ह्या वेळेस मिळेल.

*M. Jagtap*  
दु. निबंधक कक्षा

(प्र) सह. दुग्धन निबंधक  
कुर्ला-१ (वर्ग-२)

बाजार मुल्य: रु. 21996800.288 /-

मोबदला रु. 28906000/-

भरलेले मुद्रांक शुल्क: रु. 1445300/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2808202200541 दिनांक: 29/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 45000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006873364202223M दिनांक: 29/08/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015782608202122M दिनांक: 29/08/2022

बँकेचे नाव व पत्ता:

*R. Sansota*



**CHALLAN**  
MTR Form Number-6

Form ID 25.2

MH015782608202122M

BARCODE



Date 30/03/2022-13:26:40

Form ID

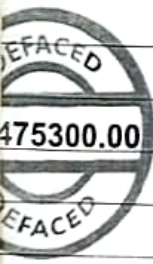
25.2

Department	Inspector General Of Registration	Payer Details	
Stamp Duty	Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAAPH2209J
Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	BOMI HANSOTIA
Location	MUMBAI	Flat/Block No.	FLAT NO 1202 12TH FLOOR TOWER T2
	2021-2022 One Time	Premises/Building	GODREJ URBAN PARK

Account Head Details	Amount In Rs.	Road/Street
045501 Stamp Duty	1445300.00	CHANDIVALI FARM ROAD CHANDIVALI
063301 Registration Fee	30000.00	MUMBAI
		Town/City/District
		PIN

4 0 0 0 7 2

Remarks (If Any)  
PAN2=AAACG3995M--SecondPartyName=GODREJ PROPERTIES LIMITED-



करल - 9  
१४०९२ २ ९०

Amount In Words  
Fourteen Lakh Sevenly Five Thousand Three Hundred Rupees Only

Bank Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
DD No.		69103332022035049199	79900173
Bank		Bank Date	RBI Date
Branch		30/03/2022 17:59:19	30/03/2022
		Bank-Branch	IDBI BANK
		Scroll No. , Date	100 30/03/2022



Signature Not Verified

Digital signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.08.29  
18:58:42 IST  
Reason: GRAIS Secure Document  
Location: India

This document to be registered in Sub Registrar office only. Not valid for unregistered document.

*GPA Annotia*

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-369-16062	0003511850202223	29/08/2022-18:57:18	IGR197	30000.00

*BH Hansoti*

14,75,30



CHALLAN  
MTR Form Number-6



3.26 MH006873364202223M BARCODE [Barcode] Date 25/08/2022-13:51:42 Form ID

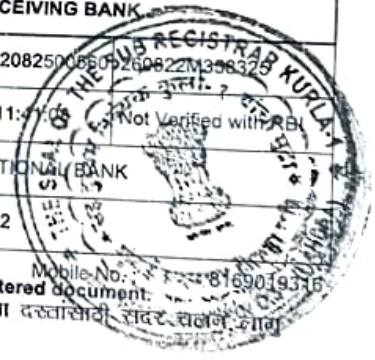
4534 Department Inspector General Of Registration  
75.30 of Payment Fine For Delay Under Section 25  
Fine For Delay Under Section 25 and 34 of RA  
Name KRL1\_JT SUB REGISTRAR KURLA NO 1  
Location MUMBAI  
2022-2023 One Time  
Payer Details  
TAX ID / TAN (If Any)  
PAN No.(If Applicable) AAAPH2209J  
Full Name BOMI HANSOTIA  
Flat/Block No. FLAT NO. 1202, 12TH FLOOR, TOWER NO 2.  
Premises/Building GODREJ URBAN PARK

Account Head Details  
55101 Fine Amount In Rs. 45000.00  
Road/Street CHANDIVALI FARM ROAD  
Area/Locality CHANDIVALI, MUMBAI  
Town/City/District  
PIN 4 0 0 0 7 2



Remarks (If Any)  
करल - १  
२०२२  
४०००७२  
Amount In Words Forty Five Thousand Rupees Only  
45,000.00

Bank Details PUNJAB NATIONAL BANK FOR USE IN RECEIVING BANK  
Cheque-DD Details  
Bank CIN Ref. No. 030061720220825005509260822M356328  
Bank Date RBI Date 26/08/2022-11:57:05  
Bank-Branch PUNJAB NATIONAL BANK  
Scroll No. , Date 1, 29/08/2022



Document ID :  
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलल फेवड दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करावयाच्या दस्तावेजाची नोंद घेऊन लागू नाही.

*BH Hansotia*

Defaced Details

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-369-16062	0003511852202223	29/08/2022-18:57:23	IGR197	45000.00

*BH Hansotia*

*BH Hansotia*



CHALLAN  
MTR Form Number-6



MH015782608202122M	BARCODE	Date 30/03/2022-13:26:40	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Mode of Payment Registration Fee	PAN No.(If Applicable)	AAAPH2209J	
Applicant Name KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	BOMI HANSOTIA	
Location MUMBAI	Flat/Block No.	FLAT NO 1202 12TH FLOOR TOWER T2	
2021-2022 One Time	Premises/Building	GODREJ URBAN PARK	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
045501 Stamp Duty	1445300.00	CHANDIVALI FARM ROAD CHANDIVALI			
063301 Registration Fee	30000.00	MUMBAI			
		4 0 0 0 7 2			

Remarks (If Any)	
PAN2-AAACG3995M-SecondPartyName=GODREJ LIMITED- <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>करल - 9</p> <p>गुडरज एफो</p> </div>	
Amount In Words	Fourteen Lakh Seventy Five Thousand Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332022033015199709390173
Cheque/DD No.		Bank Date	RBI Date 30/03/2022-17:59:19
Name of Bank		Bank-Branch	IDBI BANK
Address of Branch		Scroll No. , Date	Not Verified with Scroll



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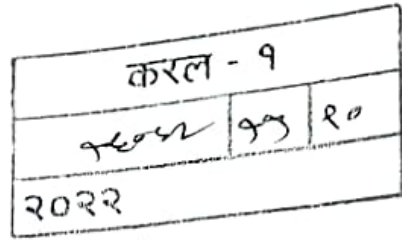
**CHALLAN**  
**MTR Form Number-6**

MH006873364202223M	<b>BARCODE</b>	Date 25/08/2022-13:51:42	Form ID
Department Inspector General Of Registration	<b>Payer Details</b>		
Fine For Delay Under Section 25	TAX ID / TAN (If Any)		
Mode of Payment Fine For Delay Under Section 25 and 34 of RA	PAN No.(If Applicable)	AAAPH2209J	
Name KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	BOMI HANSOTIA	
Location MUMBAI	Flat/Block No.	FLAT NO. 1202, 12TH FLOOR, TOWER NO 2,	
2022-2023 One Time	Premises/Building	GODREJ URBAN PARK	
<b>Account Head Details</b>	Amount In Rs.		
065101 Fine	45000.00	Road/Street	CHANDIVALI FARM ROAD
		Area/Locality	CHANDIVALI, MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 2
		Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल - १</p> <p>५५०००</p> <p>२०२२</p> </div>
		Amount In Words	Forty Five Thousand Rupees Only
	45,000.00		
Payment Details	PUNJAB NATIONAL BANK	<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>	Bank CIN	Ref. No.	03006172022082300560 260822M358325
Cheque/DD No.	Bank Date	RBI Date	26/08/2022-11:41:08 Not Verified with RBI
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	



Document ID :   
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8169019316  
 शतदल कॅवळ दुय्यम निवचक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी सदर चालन लागू

*B M Hansoti*      *B Hansoti*      *B M Hansoti*



### **AGREEMENT FOR SALE**

This Agreement for Sale ("**Agreement**") made at Mumbai this 31<sup>st</sup> day of March in the year Two Thousand and Twenty Two.

**Between**

**GODREJ PROPERTIES LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Godrej One, 5<sup>th</sup> floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "**Developer/Owner**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns), through its authorized representative **Mr. Norbert Mendes** authorized vide Board Resolution dated 4<sup>th</sup> Feb, 2021 of the **ONE PART**;

**And**

**Mr. Viraf Bomi Hansotia** (PAN **AAUPH9646R**), aged **45** years, an adult Indian Inhabitant, residing at **T-11, Cusrow Baug, Shahid Bhagat Singh Road, Colaba, Mumbai Maharashtra 400001 India**;

**Mr. Bomi Hormusji Hansotia** (PAN **AAAPH2209J**), aged **81** years, an adult Indian Inhabitant, residing at **T-11, Cusrow Baug, Shahid Bhagat Singh Road, Colaba, Mumbai Maharashtra 400001 India**;

**Mrs. Goolu Bomi Hansotia** (PAN **AABPH1488A**), aged **79** years, an adult Indian Inhabitant, residing at **T-11, Cusrow Baug, Shahid Bhagat Singh Road, Colaba, Mumbai Maharashtra 400001 India**;

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२०२२		

OR

MESSERS \_\_\_\_\_ (PAN NO. \_\_\_\_\_) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at \_\_\_\_\_, through its authorized representative Mr./Ms. \_\_\_\_\_ authorized vide Partner's Resolution dated \_\_\_\_\_;

OR

\_\_\_\_\_ (PAN NO. \_\_\_\_\_) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at \_\_\_\_\_ and its administrative/branch/regional representative Mr./Ms. \_\_\_\_\_ authorized vide Board Resolution dated \_\_\_\_\_.

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **THIRD PART**.

The Developer/Owner and the Purchaser/s are hereinafter collectively referred to as **"Party"**.



A. By virtue of Deed of Conveyance dated 18<sup>th</sup> June, 2020, duly registered with the office of Sub-Registrar of Assurances of Kurla-1 under Serial no. KRL-1/3967 of 2020 (hereinafter referred to as "**Deed of Conveyance**") made and entered between DIC India Limited (defined as the "**Vendor**" therein) and the Developer/Owner (defined as "**the Purchaser**" therein, the Developer / Owner is entitled to land admeasuring 12,830.9 square meters (as per Property Register Cards) bearing CTS numbers 24, 24/1, 24/2 and 24/3 situated at Village Chandivali, Chandivali Road, L Ward, Mumbai - 400 072 ("**Land**") on the terms and conditions as stated therein.

B. The Developer/Owner is thus seized and possessed of and otherwise well and sufficiently entitled to the Land which is more particularly described in the **First Schedule** hereunder written and shown delineated by red color on the plan thereof hereto annexed as **Annexure "A"**.

C. As per the applicable laws, the following portions of Land are to be mandatorily handed over to the Municipal Corporation of Greater Mumbai ("**MCGM**") towards the corresponding reservations/setback as detailed below:

*[Handwritten signature]*



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- (i) 21 square meters towards road setback;
- (ii) 544.63 square meters towards Accommodation Reservation plot; and
- (iii) 1281.26 square meters towards Amenity Open Space/reservation plot.

Further, the concerned competent authorities have approved the consumption of FSI accruing from above mentioned portions of Land for the development of a portion of Land admeasuring 10,984.01 square meters in aggregate and more particularly described in the Second Schedule hereunder written and shown delineated by red colour on the plan annexed hereto as **Annexure "A"** (hereinafter referred to as "**Project Land**").

D. The said Project Land is presently accessible from the 18.3 meters wide existing road.

E. Based on its right and entitlement in terms of the Deed of Conveyance, the Developer/Owner is going to develop the Project Land and carry out the development in a single phased manner in consonance with the Relevant Laws in the manner the Developer/Owner may deem fit. For the purpose of this Agreement, "**Relevant Laws**" means and includes any applicable Central, State or local law/statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial authority, etc. whether in effect on the date of this Agreement.



F. The Developer/Owner has presently commenced the development of the project, which is to be developed on the Project Land in the name and style of "**Godrej Urban Park**" for predominantly residential/mixed use (including commercial, retail, hospitality or any other commercial use or purpose as per permission/s obtained from the competent authorities) consisting of 9 no. of Building(s) / Wing(s)/Tower(s) comprising of (i) Tower no. 1 to no. 5 consisting of 03 shared basements, ground/stilt up to 15 upper floors; and (ii) Tower no. 6 to Tower no. 9 consisting of 03 shared basements, ground/stilt up to 16 upper floors ("**Project**"). Tower no. 1 to Tower no. 9 are collectively hereinafter referred to as "**Wings/Buildings/Towers**". Further, (i) ground floor of the Wing(s)/Building(s)/Tower(s) consists of common areas of the Project along with development of commercial/retail/shop use; and (ii) 1<sup>st</sup> floor of Building(s)/Wing(s)/Tower(s) consists of flat/s along with development of commercial/retail/shop use as decided by the Developer/Owner and approved by the competent authority from time to time ("**Retail Component**"). The Retail Component shall be accessible to the public at large.

G. The Developer/Owner has appointed M/s. Edifice Consultants Private Limited as their Design Architects and entered into a standard Agreement with them

*[Handwritten signature]* *[Handwritten signature]*



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Registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

- H. The Developer/Owner has appointed M/s. Baldrige & Associates Structural Engineering Pvt. Ltd.- India as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer/Owner accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- I. The Developer/Owner through its Architect submitted the building plans in respect of the said Project for sanction thereof and MCGM has sanctioned the same. MCGM has issued Intimation of Disapproval bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI - dated 11th Nov, 2020; (ii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/337/3/Amend dated 22nd March, 2021; and (iii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/6/Amend dated 17th September, 2021 for the Project. The Developer/Owner has also obtained Commencement Certificate bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI/CC/1/New dated 12th February, 2021 from MCGM permitting the construction/development of the Project which is annexed hereto and marked as **Annexure "B"**.



The Developer/Owner registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 ("**Act**") read with 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 ("**Rules**") with the Real Estate Regulatory Authority at <https://maharera.mahaonline.gov.in/> under no. P51800028364, authenticated copy is attached in **Annexure 'C'**;

The Developer/Owner has sole and exclusive right to sell the Flat in the said Building/s to be constructed by the Developer/Owner in the said Project and to enter into Agreement/s with the Purchaser/s of the Flat and receive the sale consideration in respect thereof;

- L. On demand from the Purchaser/s, the Developer/Owner has given inspection to the Purchaser/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;
- M. The authenticated copy of Certificate of Title issued by M/s. The Law Point, Advocates of the Developer/Owner, authenticated copies of Property register card showing the nature of the title of the Developer/Owner to the Project Land on which

*[Handwritten signature]*

Agreement is as per the  
& Associates Structural  
or the preparation of the  
Developer/Owner accepts  
Structural Engineer till the

the building plans in  
MGM has sanctioned the  
bearing Ref. No. P-  
11th Nov, 2020; (ii)  
/L. 24 And Other/L  
1; and (iii) Intimation  
24 And Other/L  
2021 for the Project.  
Certificate bearing Ref.  
/New dated 12th  
development of the

s of the Real Estate  
Extra Real Estate  
s, Registration of  
site) Rules, 2017  
Authority at  
4, authenticated

Flat in the said  
Project and to  
receive the sale  
inspection to  
Land and the  
itects and of  
Regulations

Law Point,  
register card  
d on which

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the Flat are to be constructed have been annexed hereto and marked as **Annexure 'D'** and **'E'**, respectively.

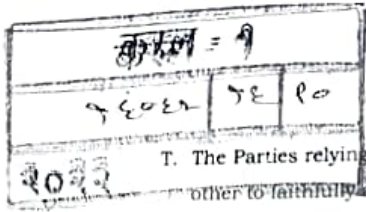
- N. The Developer/Owner has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Building/s and shall obtain the balance approvals from various authorities from time to time, including but not limited to Occupancy Certificate of the said Building/Tower/Wing/Floor (s).
- O. While sanctioning the said Project Land concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer/Owner while developing the Project Land and the said Building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s shall be granted by the concerned local authority.
- P. The Developer/Owner has accordingly commenced construction of said Building/s in accordance with the said plans.
- Q. The Purchaser/s has applied to the Developer/Owner for allotment of a Flat No. **1202** on **12th** floor in Tower. **"2"** ("Flat") being constructed in the said Project and **01 (One)** independent car parking space(s) / **NIL** dependent car parking space(s) ("Car park(s)") in the basement of the Building(s)/Wing(s);
- R. The Carpet Area of the said Flat is **87.22** square meters and Exclusive Areas of the said Flat is **5.62** square meters aggregating to Total Area of **92.84** square meters ("Total Area"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s and other areas appurtenant to the said Flat for exclusive use of the Purchaser/s.
- S. The authenticated copies of the plan of the Flat agreed to be purchased by the Purchaser/s, as currently sanctioned and approved by MCGM have been annexed and marked as **Annexure "F"**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure "G"**. The Common Areas and Facilities appurtenant to the said Flat is hereto annexed and marked as **Annexure "H"** and **Annexure "I"**;



*[Handwritten signature]*

*[Handwritten signature]*





T. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and the Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

U. Prior to the execution of these presents the Purchaser/s has paid to the Developer/Owner a sum of **Rs. 30,35,130/- (Rupees Thirty Lakh Thirty Five Thousand One Hundred Thirty only)** being part payment of the sale consideration of the Flat agreed to be sold by the Developer/Owner to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer/Owner both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developer/Owner the balance of the sale consideration in the manner hereinafter appearing.

V. Under section 13 of the said Act the Developer/Owner is required to execute a written Agreement for sale of said Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

W. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer/Owner hereby agrees to sell and the Purchaser/s hereby agrees to purchase the Flat and the garage/covered parking (if applicable).



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

**1. Construction**  
1.1 The Developer/Owner shall construct (i) Tower no. 1 to no. 5 consisting of 03 shared basements, ground/stilt and up to 15 upper floors; and (ii) Tower no. 6 to Tower no. 9 consisting of 03 shared basements, ground/stilt and up to 16 upper floors comprised in the said Project in accordance with the plans, designs and specifications as approved by MCGM from time to time. Further, (i) ground floor of these 09 building(s)/tower(s)/wings tower/s consists of common areas of the Project along with commercial/retail/shop component; and (ii) 1st floor of all tower(s) of the Project consists of flat/s along with commercial/retail/shop component as approved by the competent authority ("**Retail Component**"). Provided that the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the sanctioned plans/layout of the Project, the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

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1.2 The Developer/Owner has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Project Land is being developed by the Developer/Owner in a single-phased manner to be determined by the Developer/Owner in its absolute discretion from time to time. The Purchaser/s further acknowledge/s and confirms that the Developer/Owner may, at any time, vary/modify the sanctioned plans/layout in such manner as the Developer/Owner may deem fit, subject however to the sanction of the concerned authorities, if required by the concerned authorities. The Developer/Owner shall be entitled to carry out minor additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as required under Relevant Laws.

2. **Description of Flat, Car Park(s) and Common Areas and Facilities & Total Consideration**

2.1 At the request of the Purchaser/s, the Developer/Owner has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer/Owner :-

- (a) a residential Flat of the aforesaid Total Area bearing No. 1202, on the 12th floor of the Tower "2" ("Flat"), which is more particularly described in the **Third Schedule** hereunder written and shown in brown hash on the plan thereof thereto annexed as Annexure G;
- (b) 01 (One) independent / NIL dependent covered parking space(s) situated in the basement/podium/stilt ("**Car Park(s)**").



constructed or being constructed in the Project, along with the right to use the Common Areas more particularly described in the **Annexure H** and Facilities more particularly described in the **Annexure I**.

2.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Flat to be provided by the Developer/Owner in the said Building(s)/Wing(s)/Tower(s) and the Flat as are set out in **Annexure 'G'**, annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer/Owner and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

2.3 The **Carpet Area** of the Flat is 87.22 square meters and the **Exclusive Areas** of the Flat is 5.62 square meters aggregating to **Total Area** of 92.84 square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital R above.

↑

*[Handwritten Signature]*  
B. S. Kamath  
*[Handwritten Signature]*

2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer/Owner a total lump sum sale consideration of **Rs. 28906000/-** ("Total Consideration"), comprising of the following: -

Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat.	
(ii)	Towards the Exclusive Areas of the Flat.	28906000
(iii)	Towards Car Park(s).	-
(iv)	Towards proportionate consideration for Common Areas charges including club house development charges calculated on the Carpet Area of the Flat.	-
(v)	Towards Facilities as set out in Annexure I.	-

20% of the Total Consideration shall be the Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer/Owner, amounts as specified in Clause 7 of this Agreement.

**3. VARIATION IN AREA**

The Developer/Owner shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, Total Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer/Owner and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under clause 4.1. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.



**4. Payment Schedule & Manner of Payment**

4.1 The Purchaser/s hereby agrees and undertakes to pay to the Developer/Owner the Total Consideration of **Rs. 2,89,06,000/- (Rupees Two Crore Eighty Nine Lakh Six Thousand only)** in the following manner:-

Sr.No.	Milestone	Percentage	Rupees
(i)	Part Application Money		
(ii)	On or Before 30 <sup>th</sup> April 2022 (Balance to complete 10%)	5%	1445300
(iii)	Within 90 days from Booking date	5%	1445300
(iv)	On Completion of 150 Days or commencement of excavation whichever is later	10%	2890600
(v)	Initiation of Footing	10%	2890600

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2022




(vi)	On completion of Plinth	5%	1445300
(vii)	On completion of 3 <sup>rd</sup> Floor Slab	5%	1445300
(viii)	On completion of 6 <sup>th</sup> Floor Slab	5%	1445300
(ix)	On completion of 9 <sup>th</sup> Floor Slab	5%	1445300
(x)	On completion of 12 <sup>th</sup> Floor Slab	5%	1445300
(xi)	On completion of Terrace Slab	5%	1445300
(xii)	On completion of walls of said Apartment	5%	1445300
(xiii)	On Completion of Lift of the building or wing in which said Apartment is located	5%	1445300
(xiv)	On completion of floorings of said Apartment	5%	1445300
(xv)	On Completion of External painting of the building or wing in which said Apartment is located	5%	1445300
(xvi)	On Application of OC	5%	1445300
(xvii)	At the time of handing over of possession of Apartment/Flat or on receipt of Occupation Certificate or Completion Certificate	5%	1445300
	<b>Total:</b>	<b>100%</b>	<b>28906000</b>



The Developer/Owner has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.

4.2 The Purchaser/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of Developer/Owner sending notice of the completion of each milestone. Intimation forwarded by Developer/Owner to the Purchaser/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same. The Purchaser/s hereby understand/s and agree/s that, save and except for the intimation from the Developer/Owner as provided under this Clause, it shall not be obligatory on the part of the Developer/Owner to send reminders regarding the payments to be made by the Purchaser/s as per the payment schedule mentioned in this Clause, and the Purchaser/s shall make all payment/s to the Developer/Owner on or before the due dates, time being the essence of this Agreement.

/



करली - १		
१२०२	१३	००
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**FIRST SCHEDULE**  
(Description of Land)

All those pieces or parcels of land bearing (i) C.T.S No. 24; (ii) C.T.S. No. 24/1; (iii) C.T.S. no. 24/2 and (iv) C.T.S. no. 24/3, admeasuring in aggregate approximately 12,830.9 sq. meters or thereabouts situated at Chandivali Farm Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;  
 On or towards the South : CTS NO. 11A; 11A/400;  
 On or towards the East : Existing Road & 9.15 meters wide DP road; and  
 On or towards the West : 18.30 meters wide existing road (Chandivali road).



**SECOND SCHEDULE**  
(Description of Project Land)

All those pieces or parcels of land bearing (i) portion of C.T.S No. 24, (ii) C.T.S No. 24/1, (iii) C.T.S No. 24/2, and (iv) C.T.S No. 24/3, admeasuring in aggregate approximately 10,984.01 square meters or thereabouts situated at Chandivali Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;  
 On or towards the South : AOS/Reservation;  
 On or towards the East : Existing Road & 9.15 meters wide DP road; and  
 On or towards the West : 18.30 meters wide existing road

**THIRD SCHEDULE**  
(Description of Flat)

Flat No. 1202 admeasuring 87.22 square meters of Carpet Area and Exclusive Areas admeasuring 5.62 square meters of the Flat aggregating to 92.84 square meters on the 12th floor in Tower "2" of project known as "Godrej Urban Park" along with 01 (One) independent / NIL dependent covered parking space(s) situated in the basement/podium/stilt.

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 २०११

IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement at Mumbai, in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED by the )  
 withinnamed **Developer/Owner,** )  
**GODREJ PROPERTIES LIMITED** )  
 through its Authorized Signatory )  
**Mr. Norbert Mendes** )



For Godrej Properties Limited

*Norbert Mendes*

Authorised Signatory



in the presence of .....

1. KIRAN NARK - *KN*
2. Avinash Mali - *AM*

SIGNED AND DELIVERED by the )  
 withinnamed **Purchaser/s** )

**Mr. Viraf Bomi Hansotia**

**Mr. Bomi Hermusji Hansotia**

**Mrs. Golu Bomi Hansotia**



*VB Hansotia*

*BH Hansotia*



*GB Hansotia*



in the presence of .....

1. KIRAN NARK - *KN*
2. Avinash Mali - *AM*

SIGNED AND DELIVERED by the )  
 withinnamed **Purchaser/s** )  
 \_\_\_\_\_, through its Authorized )  
 Signatory/ representative vide Board/ )  
 Partner's Resolution dated \_\_\_\_\_ )

- In the presence of :
1. \_\_\_\_\_
  2. \_\_\_\_\_



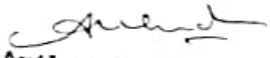
करल - १		
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**RECEIPT**

Received from within named Purchaser/s, a sum of **Rs. 30,35,130/- (Rupees Thirty Lakh Thirty Five Thousand One Hundred Thirty only)** being part payment of the Total Consideration payable in terms of this Agreement plus taxes vide RTGS/Telegraphic Transfer directly into the bank account of the Developer being Account No. 920020065457350 With Axis Bank, Fort - Mumbai Branch.

We say received.

For **Godrej Properties Limited**



Authorized Signatory





# Annexure "B" Commencement Certificate

करल - ९		
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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/4/Amend

COMMENCEMENT CERTIFICATE



To,  
Godrej Properties Ltd  
5th floor, Godrej One, Pirojshanagar, Off. Eastern  
Express Highway, Vikhroli (E), Mumbai- 400 079.

Sir,

With reference to your application No. P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/4/Amend Dated. 02 Jul 2020 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 02 Jul 2020 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 24, 24/1, 24/2, 24/3 C.T.S. No. . 24, 24/1; 24/2, 24/3 Division / Village / Town Planning Scheme No. CHANDIVALI situated at Chandivall Road Road, / Street in L Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. AE (BP) L&N Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Archit

Shrikh

This CC is valid upto 11/2/2022

23/2		42	790
Issue On: 12 Feb 2021		Valid Upto: 11 Feb 2022	
Application Number:		P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/CC/1/New	

Remark :

CC upto Top of Plinth as per MOD plans dt. 11.11.2020.



Approved By

Executive Engineer BP ES-1

Executive Engineer

Issue On: 23 Mar 2022

Valid Upto: 22 Mar 2023

Application Number: P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/1/New

Remark :

"Further C.C. up to top of 8th upper floor i.e., total ht. of 27.35 Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T-4' & 'T-5' and C.C. endorsed up to top of plinth for wing 'T-6' to 'T-9' as per approved plans dated 29.12.2021."

Approved By

AE (BP) L&N Ward

Assistant Engineer (BP)

Issue On: 11 Jul 2022

Valid Upto: 10 Jul 2023

Application Number: P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/2/Amend

Remark :

"Full C.C. up to top of 15th upper floor i.e., total ht. of 48.35 Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T-4', 'T-5' & 'T-6' and Further C.C. up to top of 14th (Pl.) Floor i.e. total ht. of 45.35Mt. AGL for Wing 'T-7' as per last approved plans dated 29.12.2021."

Approved By

P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/4/Amend

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*Handwritten signature/initials*

करल - १		
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AE (BP) L&N Ward		

Assistant Engineer (BP)

Issue On : 30 Sep 2022

Valid Upto : 29 Sep 2023

Application Number :

P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/3/Amend

Remark :

"Further C.C. up to 9th upper floor only for wing T-8 and Full C.C. up to top of 15th upper floor i.e. total ht. of 54.05Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T-4', T-5 & T-6 and Re-endorsement of CC up to top of 14th (P) floor for Wing 'T-7 as per last approved plans dated 19.09.2022"



Approved

AE (BP) L&N Ward

Assistant Engineer (BP)

Issue On : 29 Dec 2022

Valid Upto : 11 Feb 2023

Application Number :

P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/4/Amend

Remark :

"Further C.C. up to 2nd upper floors i.e. total ht of 10.20Mt. AGL only for wing T-9 as per approved amended plans dated 19.09.2022."

*Handwritten signature/initials*

*Handwritten signature/initials*





BRIHANMUMBAI MUNICIPAL CORPORATION  
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2024 AND PART  
OCCUPATION UNDER REG. 11(7) / 11(8) OF DCPR 2024  
[P-5303/2020/(. 24 AND OTHER)/L WARD/CHANDIVALI/OCC/1/NEW of 27 March 2023]

To,  
M/s. Godrej Properties Ltd  
5th floor, Godrej One, Pirojshanagar,  
Off. Eastern Express Highway, Vikhroli (E),  
Mumbai- 400 079.

Dear Applicant,

The Part 1 development work of Resi+comm building comprising of Part Occupation Certificate for Proposed Retail /shops area in Wings T-1 to T-9 i.e. Ground (pt.) (except Shop No 1 to 4) + 1st (pt.) Floor; Proposed Residential Building for Wings T-1 & T-2 having Ground (pt.) (excluding Fitness center)+ 1st (pt.) floor + 2nd to 14th Upper floors and for Wing T-3 having Ground (pt.)+ 1st (pt.) floor + 2nd floor to 14th floor + 15th (Pt) Upper floors (except flat nos. 1 & 2) and all 3 level Basements (Pt) (as shown wash red) on plot bearing CTS No. . 24, 24/1, 24/2, 24/3 of village CHANDIVALI at Village Chandivali, Chandivali Road, 'L' Ward, Mumbai. Is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, U.C. No. J/167/LS, Shri. Divyesh A. Mistry, Structural Engineer, U.C. No. STR/ H /840000502 and Shri. Rajendra V. Joshi, Site supervisor, U.C.No. J/131/55-1 and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. P- 5303/2020/(24 And Other)/L Ward / CHANDIVALI-CFO/1/New. dated 26 February 2023. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That the balance conditions as per this office IOO, amended plans under even no and J to R/C conditions shall be complied with before requesting Full OC.
2. That the building for which Part OC is granted, as marked on accompanying plan shall be protected against any mishap and no FSI violations within the said portion shall be permitted by the Owner/Developer.
3. That the prospective occupants of building shall be made aware of the balance works & BMC shall be kept indemnified for any litigations, mishap, etc.
4. That the prospective occupiers of building shall be made aware of the ongoing construction activities/partially incomplete works & protective /safety measures to be adopted at their end & no FSI violation within the said portion shall be permitted by the Developer.
5. That the parking as per the approved plans for the portion for which Part OCC is issued shall be maintained.
6. That all temporary provisions in regards to building services shall be maintained till Full OCC.
7. That all the balance tenable finishing civil work shall be duly completed in all respects before giving possession to the prospective buyers of the building.
8. That internal works of raw/unfinished units shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work and prospective buyers shall be informed accordingly.
9. That an attendant for valet parking for residential and commercial premises shall be provided till Full OC is issued by this office.
10. That the M&E completion certificate for shops/retail area shall be obtained and submitted before operation of the shops under reference.
10. That the setback area shall be handed over to BMC & handing over certificate shall be submitted before further approval.

Note :- This permission is issued without prejudice to actions under sections 305.353-A of Mumbai Municipal Corporation Act, 1888.

Copy To :

P-5303/2020/(. 24 AND OTHER)/L  
WARD/CHANDIVALI/OCC/1/NEW

Page 1 of 2 On 27-Mar-2023

# Annexure "B" Commencement Certificate

करल - १

1. Asstt. Commissioner, L Ward
  2. A.A. & C., L Ward
  3. EE (V), Eastern Suburb
  4. M.I., L Ward
  5. A.E.W.W., L Ward
  6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Digitally signed by Saket Lahu PM  
Date: 27 Mar 2023 11:37:36  
Organization: Brihanmumbai Municipal Corporation  
Country: India

✓  
Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
L Ward



**Annexure "B"**  
**Commencement Certificate**

करल - १		
१५/०७/२०	५५	२०
२०२२		

C-3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/CC/1/New

**COMMENCEMENT CERTIFICATE**

Godrej Properties Ltd  
10th floor, Godrej One, Pirojshanagar, Off. Eastern  
Express Highway, Vikhroli (E), Mumbai- 400 079.

Sir,  
With reference to your application No. **P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/CC/1/New** dated **02 Jul 2020** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **02 Jul 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **24, 24/1, 24/2, 24/3** C.T.S. No. **. 24, 24/1, 24/2, 24/3** Division / Village / Town Planning Scheme No. **CHANDIVALI** situated at **Chandivali Road Road / Street** in **L Ward** Ward.

The Commencement Certificate / Building Permit is granted on the following conditions

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri. **Executive Engineer BP ES-I** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

*BKAP*

*[Signature]*

*[Signature]*

*[Signature]*



This CC is valid upto 11/2/2022

Issue On : 12 Feb 2021

Valid Upto : 11 Feb 2022

Application Number :

P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/CC/1/New

Remark :

CC Upto Top of Plinth as per IOD plans dt. 11.11.2020.	
9	12/2/20
RORR	



Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

✓  
 Name : Bajirao  
 Designation : Executive Engineer  
 Organization : Municipal Corporation of Greater Mumbai  
 Date : 12-Feb-2021

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai

Executive Engineer . Building

Eastern Suburb L Ward

*(Handwritten signatures and initials)*

# Annexure "C" RERA Certificate



करम - १		
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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800028364**

Project: **GODREJ URBAN PARK** Plot Bearing / CTS / Survey / Final Plot No.: **24, 24/1, 24/2, 24/3** at **Kurla, Kurla, Mumbai Suburban, 400072**.

- Godrej Properties Limited** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400079**.
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **22/02/2021** and ending with **31/03/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 22-02-2021 11:10:15

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

Dated: 22/02/2021

Place: Mumbai

↑

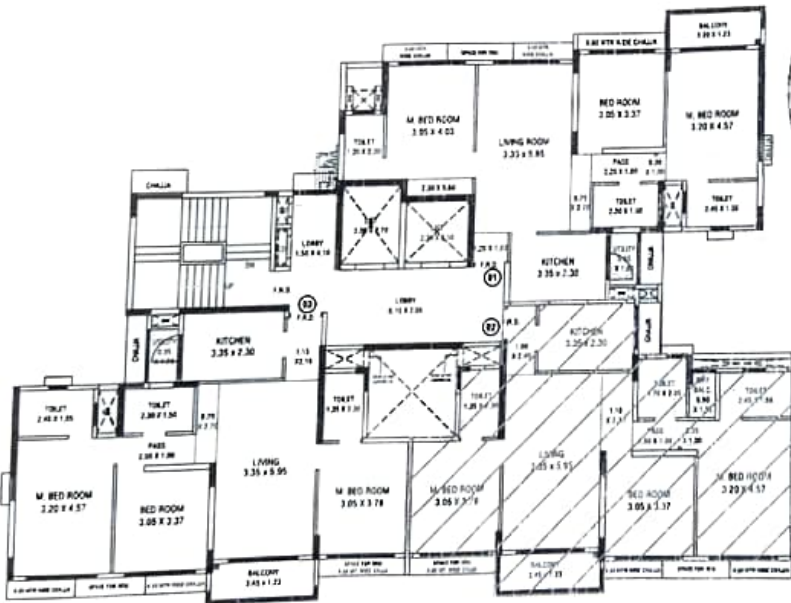
BHA

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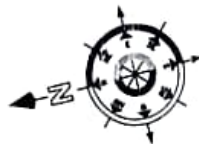
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 2022

**FLOOR PLAN**

FLAT NO. - 1202 FLOOR NO. - 12<sup>th</sup>



**TYPICAL FLOOR PLAN  
TOWER - 2**



This plan has been approved/sanctioned by MCGM vide Auto DCR File No.- P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/337/7/Amended dated 29.12.2021



Del	Date
223	29/08
D	29/08
223	29/08
223	29/08
223	29/08
30/08	29/08
1608	29/08

30/08/2022

सूची क्र.2

दस्तावेज क्रमांक : मह ३.सि. पुर्वा १

दस्तावेज क्रमांक : 16062/2022

मोडर्नी :

Regn 63m

गावाचे नाव : चांदिवली

(1)	विचाराचा प्रकार	करगनामा
(2)	मोडर्नी	28906000
(3)	राज्यभवन(भांडवळपत्राच्या कार्यालयपत्रावर आकारणी देणे वी पट्टेदार न मरू करणे)	21996800.288
(4)	कु-माण,पोटहिल्या व चक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : सर्व्हिस नं. फ्लॉट नं. 1202, माळा नं. 12 वा भूजमा, इमारतीचे नाव: गोदरेज अर्बन पार्क टोवर- 2, ब्लॉक नं. चांदिवली मुंबई-400072, रोड : चांदिवली फार्म रोड, इतर माहिती: क्षेत्र-87,22चौ. मीटर कार्गोट व इतर लवकर क्षेत्र-5.62 चौ. मीटर पार्सी लुका क्षेत्र-92.84 चौ. मीटर कार्गोट. मोडर्न एक कार्गोटिंग सेगमेंटेशन.(इतर माहिती दस्तावेज नमूद केल्याप्रमाणे) (( C.T.S. Number : 24,24/1,24/2 AND 24/3 : ))
(5)	क्षेत्रफल	1) 92.84 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)	दस्तावेज करन देणा-या/मिटरन देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हस्तनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड व अंधोरगडज सिप्रटरी नॉरवर्थ मॅडगा . पत्र-51, पत्ता:-प्लॉट नं. अफिय, माळा नं. पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: मिहोरजशांतकर विजोळी पूर्व मुंबई, रोड नं: इन्टर्नॅशनल एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8)	दस्तावेज करन देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बिराग बोमी हस्तोटीया . पत्र -45, पत्ता:-प्लॉट नं. फ्लॉट नं. श्री-11 , माळा नं: . इमारतीचे नाव: . ब्लॉक नं: कुमरो बाग, कुलाबा, मुंबई, रोड नं: अहीड भगत सिंग रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAUPH9646R 2): नाव:-बोमी हॉरमुन्डी हस्तोटीया . पत्र-81, पत्ता:-प्लॉट नं. फ्लॉट नं. टी-11 , माळा नं: . इमारतीचे नाव: . ब्लॉक नं: कुमरो बाग, कुलाबा, मुंबई, रोड नं: अहीड भगत सिंग रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAAPH2209J 3): नाव:-गुलु बोमी हस्तोटीया . पत्र-79, पत्ता:-प्लॉट नं. फ्लॉट नं. टी-11 , माळा नं: . इमारतीचे नाव: . ब्लॉक नं: कुमरो बाग, कुलाबा, मुंबई, रोड नं: अहीड भगत सिंग रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABPH1488A
(9)	दस्तावेज करन दिल्याचा दिनांक	31/03/2022
(10)	दस्तावेज नोंदणी केल्याचा दिनांक	29/08/2022
(11)	अनुक्रममांक,शुद्ध व पृष्ठ	16062/2022
(12)	राज्यभवन/गावाप्रमाणे मूद्रांक शुल्क	1445300
(13)	राज्यभवन/गावाप्रमाणे नोंदणी शुल्क	30000
(14)	अंश	

मुंबईकरनामाची विचारात घेतलेला नगरीय:-

मूद्रांक शुल्क आकारनामा निवडण्यात अनुषंगाने :- (i) within the limits of any Municipal Corporation or any Cantonment.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तावेज नोंदणीतून मिळवत पत्रिका/ कर नोंदवरी अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तावेज दाखल करण्यासाठी कार्यालयाने 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 30/08/2022 ) toMunicipal Corporation of Greater

Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



31-3-2022  
Namansr 9160388615

Godrej | PROPERTIES

V + B + G A

SB5/PBB/Special BR  
31/3/2023  
Naman Agrawal

BOMI HANSOTIA  
T2-1202

# GODREJ URBAN PARK

CHANDIVALI, MUMBAI

1/4

Asw

*(Signature)*

Amended  
Commencement