

50/5358

Friday, March 25, 2022

7:36 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5713

दिनांक: 25/03/2022

दावाचे नाव: परेल-शिवडी

स्तऐवजाचा अनुक्रमांक: बबई3 -5358-2022

स्तऐवजाचा प्रकार : करारनामा

दादर करणाऱ्याचे नाव: अश्विन रमेश पतंगे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

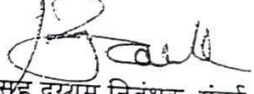
पृष्ठांची संख्या: 110

DELIVERED

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:55 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, मुंबई-3

बाजार मूल्य: रु.9531339.84 /-

मोबदला रु.12113714/-

भरलेले मुद्रांक शुल्क : रु. 605700/-

1) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2503202214059 दिनांक: 25/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2503202213994 दिनांक: 25/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015397719202122E दिनांक: 25/03/2022

बँकेचे नाव व पत्ता:

DELIVERED

AGREEMENT FOR SALE

BETWEEN

M/S. RENUKA REALTORS

AND

(1) MR. ASHWIN RAMESH PATANGE AND (2) MRS. NIKITA ASHWIN PATANGE

FLAT NO. 3106 ON 31ST FLOOR OF RUPAREL MILLENNIA



05/04/2022

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 5358/2022

नोदणी :

Regn:63m

गावाचे नाव : परेल-शिवडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12113714
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	9531339.84
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 3106, माळा नं: 31 वा मजला, इमारतीचे नाव: रुपारेल मिलेनिया, ब्लॉक नं: जेरबाई वाडिया रोड,मुंबई - 400012, रोड नं: टर्नर सॉनिटोरियम हिल रोड,जी. डी. आंबेडकर मार्ग, इतर माहिती: रेरा कार्पेट एरिया 410 चौ फूट,तर माहिती दस्तात नमूद केल्या प्रमाणे. ((C.T.S. Number : 714 ;))
(5) क्षेत्रफळ	1) 41.91 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:-रेणुका रिअल्टर्स चे भागीदार व अधिकृत हस्ताक्षरकर्ता श्री अमित महेंद्र रुपारेल यांच्या वतीने कुलमुखत्यार श्री समीर अशोक खाडे वय:-40; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 14 वा मजला , इमारतीचे नाव: आयरिस बिल्डिंग , ब्लॉक नं: माडुंगा रोड पश्चिम, मुंबई, रोड नं: प्लॉट नं 273, सेनापती बापट मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AAJFR1111L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विन रमेश पतंगे वय:-35; पत्ता:-प्लॉट नं: 131, माळा नं: -, इमारतीचे नाव: शांती निकेतन बिल्डिंग, ब्लॉक नं: परेल पूर्व, मुंबईई, रोड नं: ब्लॉक बी 2, चमार बाग क्रॉस रोड, नरे पार्क मैदानाच्या समोर, महाराष्ट्र, मुम्बई. पिन कोड:-400012 पॅन नं:-ATEPP5947L 2): नाव:-निकिता अश्विन पतंगे वय:-34; पत्ता:-प्लॉट नं: 131, माळा नं: -, इमारतीचे नाव: शांती निकेतन बिल्डिंग, ब्लॉक नं: परेल पूर्व, मुंबई, रोड नं: ब्लॉक बी 2, चमार बाग क्रॉस रोड, नरे पार्क मैदानाच्या समोर, महाराष्ट्र, मुम्बई. पिन कोड:-400012 पॅन नं:-ALIPD4845R
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	31/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	5358/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	605700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण दस्तप्रकारानुसार आवश्यक नाही

(i) within the limits of any Municipal Corporation or any other environment area annexed to it.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

सुलभा व्यवहारासाठी नागरिकांचे सक्षमीकरण दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई 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 04/04/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत
सह दुय्यम निबंधक मुंबई
शहर क्र. 3

खरी प्रत
सह दुय्यम निबंधक मुंबई
शहर क्र. 3



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 25th day of March, 2022.

BETWEEN

Nikita
AMR
Ashwin Patange

M/s. RENUKA REALTORS a Partnership firm, having its administrative office address at 14th Floor, Iris Bldg., Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai 400016; hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time and from time to time constituting the firm and the survivor or survivors of them and their heirs, executors and administrators of the last survivor of them and his/her/their assigns) of the ONE PART;

AND

(1) MR. ASHWIN RAMESH PATANGE AND (2) MRS. NIKITA ASHWIN PATANGE, having his/her/their address at 131, Shanti Niketan Building, Block B-2, Chamar Baug Cross Road, Opp Nare park Maidan, Parol (East), Mumbai - 400012, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the OTHER PART.

AMR *AP* *Nikita*

individually as "the Party", as the context may require.

WHEREAS:

A. The Trustees for the Improvement of the City of Bombay are the owner of all that piece and parcel of land C.S. No. 714 (part), 715, 716, 717 (part), 718 (part), 719 (part), 720 (part) of Parel Sewree Division and C.S. No. 131 (part) 155 (part), 167 (part), 168, 169 (part), 170 (part), 171 (part) of Dadar Naigoan Division admeasuring 5498.23 square meters or thereabout lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambekar Marg, Jerbai Wadia Road, Mumbai 400012 within the Registration District of Mumbai, more particularly described in the **Part A** of the **FIRST SCHEDULE** hereunder written (hereinafter referred to as "**the said Land**").

B. The said Land was occupied by various Slum Dwellers/ Occupants who have formed a society named "**SHREE BALAJI SRA CO-OPERATIVE HOUSING SOCIETY LTD.**" duly registered under the Maharashtra Societies Act, 1960 under serial no MUM/5 RA/HSG/(TC)/11914/2011 on 17/04/2011 having its registered address at Turner Sanitarium Hill Road, G. D. Ambekar Marg, Jerbai Wadia Road, Parel, Bhoiwada, Mumbai 400012 (hereinafter referred to as "**the Slum Society**").



C. The said Land was fully occupied by Slum Dwellers / Tenements / Encroachers / Hutments / Structures ("**the Slum Tenements**") occupied by various tenants / occupants / encroachers.

D. By a Special General Body Resolution dated 27th February 2005, the said Slum Society vide its Resolution interalia resolved to grant development rights in respect of the said Land to **M/S. RENUKA REALTORS** (hereinafter referred to as said "**Developer**"), under Regulation no. 33 (10) of the Development Control Regulation for Greater Mumbai, 1991.

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E. The Slum dwellers / tenants / occupants / encroachers have given their irrevocable consent to the Developer for developing the said Land and have executed necessary agreements with the Developer.

F. By a Development Agreement dated 25th May, 2005, made and entered into between the Developer (therein also referred to as "the Developer") of the First Part and the Slum Society through its authorized committee members/office bearers (therein referred to as "the Managing Committee") of the Other Part, the Slum Society interalia granted development rights in respect of the said Land to the Developer, for the consideration and on the terms and conditions more particularly set out therein.

G. Thereafter by an Irrevocable Power of Attorney dated 12th October, 2005 has been executed by the said Slum Society in favour of the Developers interalia to obtain various statutory permissions, carry on construction / development works on the said Land, to sell the premises to be constructed from the FSI / benefit available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said Land.

H. The Asstt. Commissioner, F/South Ward of Brihanmumbai Mahanagar Palika has on 20th May 2006 bearing its reference no AC/F/S/4349/Slum issued Annexure II and the list of Hutmen/slum dwellers of the Slum Society, declaring the eligible and non-eligible slum dwellers of the Slum Society.

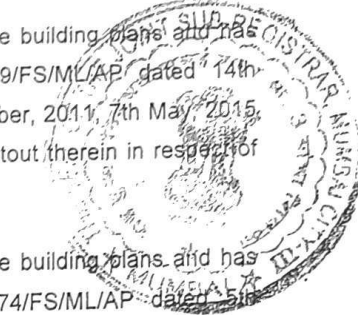
I. The Finance Controller of Slum Rehabilitation Authority has on 26th April 2011, bearing no. SRA / ACCT / ANNEX III / CERT / 1582 / 20011 / 845, issued the Annexure III and the same has

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bear revised from time to time and the final revised Annexure III is setting out details of the SRA Scheme.

- J. The Slum Rehabilitation Authority has on 24th April 2007 issued the Letter of Intent ("LOI") bearing No. SRA/ENG/1210/FS/ML/LOI, in respect of the said Land and thereafter the competent authority has issued the Revised LOI's dated 8th September 2008, 8th August 2011 and 4th February, 2017 on the terms and conditions more particularly setout therein.
- K. The Slum Rehabilitation Authority (SRA) has sanctioned/ approved the building plans and has issued the Intimation of Approval ("IOA") vide No. SRA/ENG/2049/FS/ML/AP dated 14th November 2008 and has also issued the Amended IOA on 5th December, 2011, 7th May, 2015, and 19th April, 2017 on the terms and conditions more particularly setout therein in respect of the Rehab Building Nos.1 to be constructed on the said Land.
- L. The Slum Rehabilitation Authority (SRA) has sanctioned/ approved the building plans and has issued the Intimation of Approval ("IOA") vide No. SRA/ENG/2674/FS/ML/AP dated 5th December, 2011 and has also issued the Amended IOA on 26th July, 2017 and 28th November, 2019 on the terms and conditions more particularly setout therein in respect of the Sale Building Nos. 2 to be constructed on the said Land.
- M. Thereafter, the Developer has obtained the Commencement Certificate ("C.C.") dated 7th July 2012 bearing No. SRA/ENG/2049/FS/ML/AP in respect of the Rehab Building No. 1 last re-endorsed on 4th August, 2017 and Commencement Certificate dated 5th December 2012 bearing No. SRA/ENG/2674/FS/ML/AP in respect of the Sale Building No. 2 last re-endorsed on 4th December, 2019.
- N. The Slum Rehabilitation Authority (SRA) has also granted Part Occupation Certificate in respect of the Rehab Building Nos.1 on 2nd July, 2018.
- O. In and around August, 2018, some 36 slum dwellers / hutmens/occupants/encroachers (herein after referred to as said "36 Tenements") who were part of the said Slum Society and are occupying land area admeasuring 856.13 square meters or thereabouts bearing C.S. No. 714 (part) of Parel Sewree Division and C.S. No. 167 (part) of Dadar Naigoan Division lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambekar Marg, Jerbai Wadia Road, Mumbai 400012 within the Registration District of Mumbai and Mumbai Suburban-District; more particularly described in the Part B of the FIRST SCHEDULE hereunder written (hereinafter referred to as "the said Slum Plot") had approached the Developer i.e. M/s RENUKA REALTORS to join them as part of the existing Slum Rehabilitation Scheme undertaken on said Land under the aegis of Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 / 2034 and allot them residential accommodation and / or non- residential accommodation as per the rules prescribed under the Development Control Regulations for Greater Murnbai, 1991 / 2034. The said 36 Tenements have also given their individual consents and have executed agreement with the Developer for development of the said Slum Plot.
- P. The Municipal Corporation of Greater Mumbai is absolute owner of and well and sufficiently entitled to all that piece and parcel of land situated and lying underneath and appurtenant to Plot No 76 (new) and Scheme 57 of Sewri Wadala Estate, lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambekar Marg, Jerbai Wadia Road, Mumbai 400012, within the Registration District of Mumbai together with structure of Ground Plus 4 upper floors standing thereon; more particularly described in the Part C of the FIRST SCHEDULE hereunder written (hereinafter referred to as "the said Ramya Ghar Plot").



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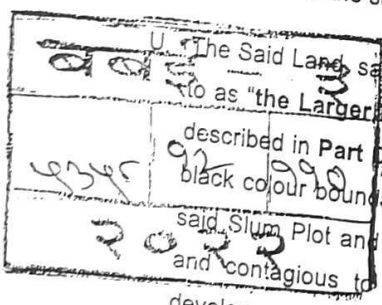
Nitin

"RAMYAGHAR CO-OPERATIVE HOUSING SOCIETY LIMITED" consisting of ground plus four upper floors ("the said Building"). Each tenements/ flats in the said Building each admeasuring approximately 36 sq. mtrs each equivalent to 375 sq. ft. carpet area or thereabouts.

R. There are tenements / members of the said Building who have formed themselves into a co-operative housing society known as the "RAMYAGHAR CO-OPERATIVE HOUSING SOCIETY LIMITED", duly registered under the Maharashtra Co-Operative Societies Act, 1960 under No. BOM/HSG/5140 dated 12th May, 1977 and having its office at Plot No. 76 (new), Jermal Wadia Marg, Parel, Bhoiwada, Mumbai 400012 (hereinafter referred to as "the said Ramya Ghar Society").

S. The said Building is in a dilapidated condition and is capable of being developed as per Regulation 33(7) of the Development Control Regulations for Greater Mumbai, 2034. By a Development Agreement dated 15th January, 2021 executed between the Developer i.e. M/S. RENUKA REALTORS, the Ramya Ghar Society and members / tenements of Ramya Ghar Society, the Ramya Ghar Society has interalia granted development rights in respect of the said Ramya Ghar Plot to the Developer, for the consideration and on the terms and conditions more particularly set out therein.

The said Ramya Ghar Society has also executed an Irrevocable Power of Attorney dated 15th January, 2021 in favour of the Developer i.e. M/S. RENUKA REALTORS interalia to obtain various statutory permissions, carry on construction / developer works on the said Ramya Ghar Plot, to sell the premises to be constructed from the FSI / benefit available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said Ramya Ghar Plot.



The Said Land, said Slum Plot and the said Ramya Ghar Plot are hereinafter collectively referred to as "the Larger Land" admeasuring 6690.36 square meters or thereabout and are collectively described in Part D of the FIRST SCHEDULE hereunder written and shown delineated in a thick black colour boundary line on the plan annexed and marked as Annexure "A". The Said Land, said Slum Plot and the said Ramya Ghar Plot all forming part of the Larger Land are adjoining each other and / or in the same vicinity and capable of / suitable for development by amalgamation and / or clubbing under single Slum Rehabilitation Scheme under the aegis of Regulation 33(10) and Regulation 33(7) of the Development Control Regulations for Greater Mumbai, 2034. Accordingly, the Developer has submitted proposal with the Slum Rehabilitation Authority to develop the said Larger Land by obtaining revised LOI for implementation of single Slum Rehabilitation Scheme on the said Larger Land by amalgamation of the adjoining Slum Plot under Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 2034 and redevelopment of Ramya Ghar Plot under Regulation 33(7) of the Development Control Regulations for Greater Mumbai, 2034 in the existing Slum Rehabilitation Scheme being under taken by the Developer on the said Land.

V. The Slum Rehabilitation Authority ("SRA") after perusing all the relevant documents approved implementation of single Slum Rehabilitation Scheme on the said Larger Land under the aegis of Regulation 33(10) and Regulation 33(7) of the Development Control Regulations for Greater Mumbai, 2034 and issued Revised Letter of Intent on 21st October, 2021 bearing No. SRA/ENG/1210/FS/ML/LOI in respect of Larger Land admeasuring 6690.36 square meters or thereabout. The Copy of the Revised LOI is annexed hereto as Annexure "B".

W. The Slum Rehabilitation Authority ("SRA") has sanctioned/ approved the building plans and has issued the Intimation of Approval ("IOA") vide No. F-S/MCGM/0044/20051031/AP/C3 dated 22nd

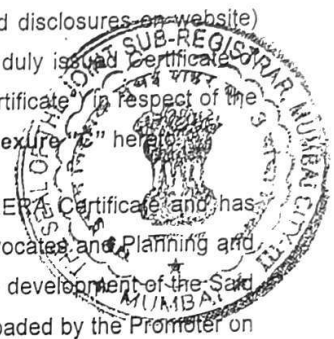
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October, 2021 in respect of the Composite Building Nos. 3 (said "Composite Building Nos. 3") to be constructed on the on the portion of the said Larger Land admeasuring 600 square meters or thereabouts (hereinafter referred to as "said Plot") shown delineated in a red color boundary line on the plan annexed and marked as Annexure "A" and have also issued a Commencement Certificate ("CC") vide No. F-S/MCGM/0044/20051031/AP/C3 dated 22nd October, 2021 in respect of Composite Building Nos. 3 to be constructed on the said Plot.

- X. The development of the said Composite Building Nos. 3 known as "RUPAREL MILLENNIA" on the Said Plot forming part of the Larger Land and proposed as a "Real Estate Project" by the Promoter and has been registered as a 'Real Estate Project' ("the Real Estate Project / Building") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the 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 ("RERA Rules") and the Regulations. The Authority has duly issued Certificate of Registration No. **P51900031698** dated 8th November, 2021 ("RERA Certificate") in respect of the Real Estate Project and a copy of which is annexed and marked as Annexure "B" here.
- Y. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocate and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Said Plot. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.



Z. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, is briefly stated below:

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- (i) The name of the Real Estate Project shall at all times be "RUPAREL MILLENNIA" and may be changed as the Promoter may deem fit.
- (ii) The Promoter proposes to construct a single composite building as a Real Estate Project on the said Plot forming part of the Larger Land, which inter alia comprises of, ground level consisting of offices and commercial premises and 45 upper floors or thereabout. The construction and development of the Real Estate Project is presently sanctioned in the manner stated *inter-alia* in the IOA and CC (both defined below), which shall be amended, modified, revised, varied, changed from time to time.
- (iii) The Promoter shall provide certain identified internal amenities in the said Premises a list whereof is more particularly set out in the **Second Schedule** hereunder written along with the specifications thereof ("**Internal Amenities**").
- (iv) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the **Third Schedule** hereunder written ("**Real Estate Project Amenities**") and shall be provided on any of the floors of the Real Estate Project / Building, subject to approval from competent authorities. The amenities as listed in **Third Schedule** hereunder written are nomenclated as such by the Promoter for identification purposes only and no other meaning/interpretation/construction shall be construed thereof and/or applied thereto. Such nomenclatures are suggested by the design architects of the Promoter to enable the Allottee/s to imagine the nature of such amenities which the Promoter intends to offer in the Real Estate Project. The words and nomenclature used for any of the Real Estate Project shall not be read / construed / interpreted in any manner whatsoever or howsoever as any representation/s or assurance/s accorded by the Promoter to the Allottee/s. The images / brochures as provided by the Promoter and/or its representatives to the Allottee/s of such Real Estate Project Amenities

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Sale Price ("Forfeiture Amount") as and by way of agreed genuine pre estimate of liquidated damages and not by way of penalty. Upon registration of the deed of cancellation as stated in Clause 5.1.10 herein below in respect of the said Premises and upon resale of the said Premises i.e. upon the Promoter subsequently selling and transferring the said Premises to another allottee and receipt of the sale price thereon, the Promoter shall after adjusting the Forfeiture Amount, refund to the Allottee/s, the balance amount, if any of the paid up Sale Price and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes including GST, stamp duty and registration charges that may be levied on this transaction, this Agreement, the said Premises, the adjustment of Forfeiture Amount, the refund to be made by the Promoter in accordance with this Clause in 12 (twelve) equal monthly instalments. Further, if the sale price of such subsequent re-sale and transfer of the said Premises to another allottee/a is less than the Sale Price herein, then, the difference between the sale price of such subsequent re-sale and transfer of the said Premises and the Sale Price herein shall also be deducted from the paid-up Sale Price, if any, and only the resultant balance shall be refunded without interest by the Promoter to the Allottee/s. It is explicitly agreed between the Parties that the Allottee shall without any protest accept the above said refund amount without any interest and further waives all his/ her/their/its rights to demand/claim interest on the paid-up sale price.

5.1.9. Notwithstanding anything to the contrary contained herein, it is agreed that the Promoter shall have the irrevocable and unconditional right and entitlement to apply and/or appropriate and/or adjust any and all the amounts paid by the Allottee/s to the Promoter either under or pursuant to this Agreement or otherwise, in such manner and in such order and against such amounts payable by the Allottee to the Promoter under this Agreement including any amount that may be outstanding on account of non-payment of TDS or non-submission of TDS certificate, as the Promoter may in its sole discretion deem fit.

TDS Certificate		
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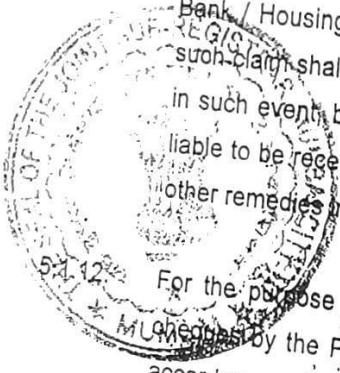
5.1.10. Upon the events contemplated in Clause 5.1.8 occurring and the Promoter terminating the Agreement herein, and refunding to the Allottee the amount liable to be refunded in terms of the said Clause 5.1.8, the Promoters shall be entitled in the name of the Allottee to make and execute a Deed of Cancellation recording the cancellation of the rights agreed to be sold by the Promoter to the Allottee. The Allottee/s hereby by this Agreement irrevocably constitutes the Promoter as his/her/their Attorney with right power and authority to thereupon execute, register and / or to do all such acts, matters and things as may be ancillary and incidental thereto for effecting such Deed of Cancellation on behalf of the Allottee/s; the Allottee/s covenants with the Promoter that any exercise of such power shall be binding on him and on all persons claiming by under or through him/her/them, and he/she shall not in any manner interfere with or obstruct the exercise by the Promoter (through their nominees) of such power, nor shall he/she do any act by which the exercise of such powers are in any manner impeded, hindered or interfered with; if the Allottee/s is aggrieved by any alleged wrongful exercise of powers by the Promoters (through their nominees) under the powers conferred by the Allottee, the Allottee shall be entitled to pursue his/her/their remedy against the Promoter in damages but any such exercise of power by the Promoter (through their nominees) of such power shall be binding on the Allottee/s and shall not be liable to be impounded, challenged or questioned; this forms one of the basis for the agreement herein between the Promoter / and the Allottee/s. It is explicitly agreed between the Promoter and the Allottee/s that Upon the events contemplated in Clause 5.1.8 occurring and the Promoter terminating the Agreement herein, and refunding to the Allottee the amount liable to be refunded in terms of the said Clause 5.1.8, the Allottee/s shall handover original copy of this Agreement to the Promoter within 7(Seven) days from the date of being called upon to do so, failing which the Promoter shall be free to take any legal action against the Allottee/s in the

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5.1.11. Further if the Allottee/s has availed of a loan from the Bank / Housing Finance Institution in respect of the said Premises, the Promoter in effecting the cancellation pursuant to the right and authority vested in them hereunder, shall negotiate, settle and thereafter remit to the Bank / Housing Finance Institution to the account and credit of the Allottee/s the amount paid by the Bank / Housing Finance Institution to the Promoter towards and on account of the said Premises against the Bank / Housing Finance Institution issuing a release and discharge of their claims against the said Premises, the security created in respect thereof and handing over the original Agreement for sale to the Promoter. The Promoter shall thereupon stand discharged of their obligations to such Bank / Housing Finance Institution. In such event, if the Bank / Housing Finance Institution have any claim over and above such amounts received from the Promoter, the Bank / Housing Finance Institution shall claim and recover the same from the Allottee, and no such claim shall attach to the said Premises or against the Promoter. Further the Promoter shall, in such event, be entitled to claim from the Allottee any unrealised amounts out of the amounts liable to be received by them in terms hereof, consequent upon cancellation, by recourse to their other remedies in law.



5.1.12. For the purpose of Clause 5.1.8 to 5.1.11. referred herein above, the dispatch of post-dated cheques by the Promoter of such amount as liable to be refunded in 12 monthly installment in accordance to Clause 5.1.8 herein above, drawn in favor of the Allottee to the address of the Allottee as recorded in Fourth Schedule hereof shall be sufficient compliance of all obligations owed by the Promoter in that behalf. The Allottee confirms that on the Promoter dispatching such post-dated cheques and / or executing a Deed of Cancellation by recourse to the powers conferred upon the Promoter by the Allottee under this agreement (as hereinabove referred), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and the Allottee/s shall not have any right, title, interest or claim of any nature whatsoever on or with respect to the said Premises and the Promoter shall be entitled to deal with and/or dispose off the said Premises in the manner it deems fit and proper.

5.1.13	The details of the respective Permanent Account Numbers of the Promoter and the Allottee/s are as more particularly mentioned in the Seventh Schedule hereunder written.
5.2	Loan & Mortgage:

5.2.1 The Allottee/s shall be entitled to avail loan from a bank / financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee/s for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee/s has/have defaulted in making payment of the Sale Price and/or other amounts payable by the Allottee/s under this Agreement.

5.2.2 All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee/s. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

5.2.3 The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right

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and entitlement of the Promoter to receive the balance Sale Price and balance other amounts payable by the Allottee under this Agreement, and shall also observe and be compliant with the terms of Clause 5.1.3 of this Agreement.

5.2.4 It is explicitly agreed between the Promoter and the Allottee that the Allottee shall raise / avail loan from the Bank/Housing Finance Institution on their own without any assistance of the Promoter and shall not any time hold the Promoter liable and / or responsible, in case the Bank/Housing Finance Institution reject / refuses to grant loan to the Allottee on account of any reason. It is also agreed between the Promoter and the Allottee that, the Allottee shall not delay and / or default in payment of installment of Sale Price on account of delay / refusal of disbursement of loan amount by the Bank/ Housing Finance Institution. In case of delay and / or default in payment of installment of Sale Price, the provisions of clause 5.1.8 above shall be applicable.

6. Car Parking Space/s:

6.1 The Promoter agrees to grant and allot to the Allottee/s, without charging or levying any price or compensation or consideration or fee of any nature, permission to park the Allottee/s' own vehicle and for no other purpose whatsoever, in the car parking space/s as a common area and more particularly mentioned in the **Fourth Schedule** hereunder written. The said car parking space/s shall be located in the car parking tower to be constructed on the Said Plot.

6.2 The Promoter has allocated / shall be allocating other car parking spaces to other allottee/s of premises in the Real Estate Project and the Allottee/s shall not raise any objection in that regard.

7. ALLOTTEE'S RIGHTS AND ENTITLEMENTS

7.1 POSSESSION OF THE PREMISES:

7.1.1 The Promoter shall endeavour to complete the construction of the said Premises and obtain the Occupation Certificate from the MCGM/SRA for the said Premises by the date as more particularly mentioned in the **Fourth Schedule** hereunder written ("**Completion Date**") with the grace period of 12 (Twelve) months over and above the Completion Date, during which the Promoter shall not be liable to pay interest on account of delay possession. Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the said Premises on the Completion Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors:-

- (a) Any force majeure events;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (c) Any stay order / injunction order issued by any Court of law, competent authority, SRA, MCGM, statutory authority;
- (d) Any other circumstances that may be deemed reasonable by the Authority

7.1.2 If the Promoter fails to abide by the time schedule for completing the Real Estate Project and for handing over the said Premises to the Allottee/s on the Completion Date (save and except for the reasons as stated in Clause 7.1.1 above), then the Allottee/s shall be entitled to either of the following only in the event the Allottee have never defaulted / delayed payment of any installment / dues payable under this Agreement:-

- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Interest Notice**"), to pay interest at the prevailing rate of

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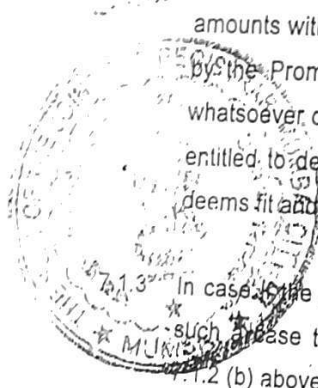
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for every month of delay from the Completion Date, on the Sale Price paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee/s;

OR

(b) the Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee/s Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 6 (Six) months from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or the car park in the manner it deems fit and proper.



In case the Allottee/s elects his/her/their/its remedy under sub-clause 7.1.2 (a) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause 7.1.2 (b) above.

7.1.4 The Internal Amenities provided in the said Premises that shall be provided by the Promoter are listed in the **Second Schedule** hereunder written. The Real Estate Project Amenities that may be usable by the Allottee/s are listed in the **Third Schedule** hereunder written.

7.1.5 Within 7 (seven) days of the obtainment of the Occupation Certificate from the MCGM/SRA, the Promoter may give notice offering possession of the said Premises on a date specified therein to the Allottee/s in writing ("**Possession Notice**"). The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. It is clarified that the Promoter shall be liable to hand-over possession to the Allottee/s only on receipt of the requisite instalments of the Sale Price and all other amounts due and payable in terms of this Agreement. It is clarified that the Promoter shall endeavour to ensure that the Real Estate Project Amenities listed in **Third Schedule** hereunder written are available for use by the Allottee within 24 (Twenty Four) months from the date of the obtainment of the Full Occupation Certificate from the MCGM/SRA, subject to what is stated in this Agreement.

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7.1.6 The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the date mentioned in the Possession Notice.

7.1.7 Post receipt of the Possession Notice, the Allottee/s may undertake any fit out activities in the said Premises at his / her / its / their sole cost, expense and risk, after obtaining all the requisite approvals and permissions from the competent authorities and in accordance with the Fit-Out Guidelines (which shall be prepared by the Promoter which will be provided to the Allottee/s at the time of handing over possession of the said Premises) and after depositing such amount as may be specified by the Promoter as an interest-free deposit to secure compliance with the Fit Out Guidelines and, which will be refunded without interest upon completion of the fit outs in accordance with the Fit-Out Guidelines. The Allottee/s is/are aware that the said refund shall be subject to deduction of amounts towards damages, if any, to the Real Estate Project and its common areas etc., and/or any neighbouring flats/premises in the Real Estate Project and/or the

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equipment's installed therein and subject to the debris being completely removed from the Real Estate Project and/or the Said Plot.

7.1.8 Upon receiving the Possession Notice from the Promoter as per Clause 7.1.6 above, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee/s. Irrespective of whether the Allottee/s takes or fails to take possession of the Premises within the time provided in Clause 7.1.6 above, such Allottee/s shall continue to be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Promoter.

7.1.9 After expiry of 15 (Fifteen) days from the date of receipt of the Occupation Certificate from the MCGM/SRA and the Possession Notice, the Allottee/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and/ or the said Plot including *inter-alia*, property tax, development charges, electricity, gas connection, water meter charges, legal charges, society formation charges, share application charges, corpus fund, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MCGM or SRA or other 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 Real Estate Project and/ or the said Plot. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee/s's share is so determined by the Promoter at its sole discretion, the Allottee/s shall pay to the Promoter provisional monthly contribution as mentioned in the **Seventh Schedule** hereunder written. It is further clarified and agreed that the Allottee/s shall be liable to bear and pay such monthly contribution/maintenance charges from the date(s) specified in this Agreement irrespective of whether or not the Allottee/s has/have taken possession of the said Premises. For the purposes of this clause, the expression "Promoter" includes its nominee/s.

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7.1.10 The Allottee/s shall, before delivery of possession of the said Premises in accordance with this Clause 7, deposit such amounts as mentioned in the **Sixth Schedule and Seventh Schedule** hereunder written with the Promoter. The amounts as more particularly mentioned in the **Sixth Schedule** hereunder written are not refundable and can be appropriated by the Promoter and no accounts or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts deposited by the Allottee/s with the Promoter. The Allottee/s shall make payments of such amounts as more particularly mentioned in the **Sixth Schedule and Seventh Schedule** hereunder to the bank account of the Promoter, as detailed in the **Fourth Schedule** hereunder written or any other account as may be given by the Promoter. The unspent balance, if any, of the amounts mentioned in the **Seventh Schedule** hereunder written, shall be delivered by the Promoter to the Society, without interest. For the purposes of this clause, the expression "Promoter" includes its nominee/s. In addition to deposit/ charges payable as mentioned in the **Sixth Schedule and Seventh Schedule**, the Allottee/s shall also be liable to pay an ad-hoc amount equivalent to 15% of the provisional monthly contribution towards outgoings of the Society, municipal property taxes, non-agricultural assessment charges, taxes, rates, outgoings, etc. towards co-ordination fees ("**Co-ordination Fees**") payable by the Allottee/s in advance for every quarter. The amounts payable towards Co-ordination Fees are not refundable and can be appropriated by the Promoter and no accounts or statement will be required to be given by the

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23. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, in Mumbai City, after the Agreement is duly executed by the Allottee/s and the Promoter 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, Maharashtra, India. The Allottee/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

24. **JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

25. **DISPUTE RESOLUTION**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

26. **GOVERNING LAW**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

27. **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

28. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE ALLOTTEE/S / SUBSEQUENT**

ALLOTTEE/S
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Real Estate Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises in case of transfer of the said Premises, as the said obligations go along with the said Premises for all intents and purposes.

IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seal to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE REFERRED HEREINABOVE

[Part A: Description of the said Land]

All that piece and parcel of land area or ground admeasuring 5498.23 square meters or thereabouts together with the structure standing thereon bearing C.S. No. 714 (part), 715, 716, 717 (part), 718 (part), 719 (part), 720 (part) of Parel Sewree Division and C.S. No. 131 (part) 155 (part), 167 (part), 168, 169 (part), 170 (part), 171 (part) of Dadar Naigoan Division lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambekar Marg, Jerbai Wadia Road, Mumbai 400012 within the Registration District of

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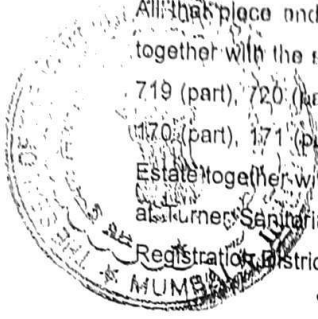
All that piece and parcel of land area admeasuring 856.13 square meters or thereabouts occupied by 36 (Thirty Six) slum dwellers bearing C.S. No. 714 (part) of Parel Sewree Division and C.S. No. 167 (part) of Dadar Naigoan Division lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambekar Marg, Jerbal Wadia Road, Mumbai 400012 within the Registration District of Mumbai.

[Part C: Description of the said Ramya Ghar Plot]

All that piece and parcel of land area admeasuring 336 square meters or thereabouts situated and lying underneath and appurtenant to Plot No 76 (new) and Scheme 57 of Sewri Wadala Estate, lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambekar Marg, Jerbal Wadia Road, Mumbai 400012, within the Registration District of Mumbai, together with structure of Ground Plus 4 upper floors standing thereon.

[Part D: Description of the said Larger Land]

All that piece and parcel of land area or ground admeasuring 6690.36 square meters or thereabouts together with the structure standing thereon bearing C.S. No. 714 (part), 715, 716, 717 (part), 718 (part), 719 (part), 720 (part) of Parel Sewree Division, C.S. No. 131 (part) 155 (part), 167 (part), 168, 169 (part), 170 (part), 171 (part) of Dadar Naigoan Division and Plot No 76 (now) and Scheme 57 of Sewri Wadala Estate together with structure of Ground Plus 4 upper floors standing thereon all lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambekar Marg, Jerbal Wadia Road, Mumbai 400012 within the Registration District of Mumbai.



THE SECOND SCHEDULE ABOVE REFERRED TO

[Description of the Internal Amenities in the said Promises]

Sr. No.	Item	Location	Specifications
1	Flooring	Living Room / Dining & Passage	Vitrified Tile
		Bedroom	Vitrified Tile
		All Toilets	Vitrified Tile
		Kitchen	Vitrified Tile
		Main Door	Wooden Door frame with Pre-laminated Door Shutter
2	Wood Work	Other Door	Wooden Door frame with Pre-laminated Door Shutter
		All Windows	UPVC/Aluminum windows
3	Windows	All Windows	UPVC/Aluminum windows
4	CP / Sanitary	All Toilets	Premium quality CP Sanitary
5	Internal Paint	walls & ceiling	Internal wall & ceiling with plastic paint
6	Switches	Internal Switches	Modular switches
7	Kitchen Platform	Kitchen	Granite Platform with standard single sink

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THE THIRD SCHEDULE ABOVE REFERRED TO

[Description of the Real Estate Project Amenities that may be usable by the Allottee/s on a non-exclusive basis along with allottee/s / occupants in the Real Estate Project]

Sr. No.	Real Estate Project Amenities
1.	Swimming Pool with Deck
2.	Indoor Games Area
3.	Fitness Centre

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4.	Yoga / Aerobics area
5.	Party Hall
6.	Jogging Area
7.	Senior Citizens sitting area with Lawn & Pergola on Terrace
8.	Childrens Play Area on Terrace
9.	Concierge desk
10.	Grand Entrance Lobby

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Meaning of certain terms and expressions]

Sr. No.	Terms and Expressions	Meaning
1.	Said Premises	Flat No. 3106 on the 31 st Floor of the Real Estate Project.
2.	Carpet area of the said Premises as per RERA	410 Sq. Ft.
3.	Sale Price	Rs. 1,21,13,714/- (Rupees One Crore Twenty One Lakhs Thirteen Thousand Seven Hundred Fourteen Only)
4.	Part Payment towards the Sale Price paid prior hereto	Rs. 5,99,629/- (Rupees Five Lakhs Ninety Nine Thousand Six Hundred Twenty Nine Only)
5.	Bank Account of the Promoter	Bank Name: Kotak Mahindra Bank Bank Account Number: 9820181818 Bank Address: Thane-Hiranandani Branch Bank IFCS Code: KKBK0000656
6.	Car parking space/s	Exclusive Right to 0 (Zero) car parking space/s in mechanical arrangement in the car parking tower.
7.	Completion Date	31 st December, 2025
8.	Contact Details	Promoter's phone number: 022 24391100 Promoter's Address: 14th Floor, Iris Bldg., Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai 400016. Allottee/s email address: ashwin.patange@live.com Allottee/s phone number: 8879335925/9930223987 Allottee/s Address: 131, Shanti Niketan Building, Block B-2, Chamar Baug Cross Road, Opp Nare park Maidan, Parel (East), Mumbai - 400012.
9.	PAN	Promoter's PAN: AAJFR1111L Allottee/s PAN: (1) MR. ASHWIN RAMESH PATANGE - ATEPP5947L (2) MRS. NIKITA ASHWIN PATANGE - ALIPD4845R

THE FIFTH SCHEDULE ABOVE REFERRED TO

[Schedule of Payment of the Sale Consideration as payable by the Allottee/s]

Sr. No.	Milestone	Percentage (%)	Cumulative Percentage (%)	Amount (In Rs.)
1	Within 15 (Fifteen) days from the date of Booking less Token amount.	5.00	5.00	Rs. 6,05,686/- (Rupees Six Lakhs Five Thousand Six Hundred Eighty Six Only)
2	On commencement of work.	15.00	20.00	Rs. 18,17,058/- (Rupees Eighteen Lakhs Seventeen Thousand Fifty Eight Only)

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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1210/FS/ML/LOI

Date: 21 OCT 2021

1. Architect

Shri. Rahul Kamathi of M/s. Rahul Kamathi Architects & Interior Designers
Ruparel Iris, 1st floor, Plot No. 273, Near Masjid Mall, Senapati Bapat Marg, Matunga (West), Mumbai 16

2. Developer

M/s. Renuka Realtors,
Ruparel Iris, 1st floor, Plot No. 273, Near Masjid Mall, Senapati Bapat Marg, Matunga (West), Mumbai 16.

3. Society

"Shree Balaji SRA CHS Ltd."



Sub:

Revised of LOI - Proposed Slum Rehabilitation Scheme on land bearing C.S. Nos. 714 (pt.), 715, 716, 717 (pt.), 718 (pt.), 719 (pt.), 720 (pt.) of Parel Sewree Division and C.S. Nos. 131 (pt.), 155 (pt.), 167 (pt.), 168, 169 (pt.), 170 (pt.), 171 (pt.) of Dadar Naigoan Division along with amalgamation of adjoining slum plot on land bearing C.S no 167 (pt.) of Dadar Naigoan Division and on land bearing C.S no. 714(pt.) of Parel Sewri division, u/reg. 33(10) read with Regulation 9(a) (b) DCPR 2034 and redevelopment of Ramya Ghar CHS old building on land bearing plot No. 76(new), Scheme 57 of Sewri Wadala Estate under regulation 33(7) of DCPR 2034 at G. D. Ambedkar Marg, Jerbai Wadia road, Mumbai-400 012 for "Shree Balaji SRA CHS Ltd."

Ref: SRA/ENG/1210/FS/ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this Revised Letter of Intent (LOI) subject to the following conditions.

Shree Balaji SRA		
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1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.

Annexure - 'C'



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 :
P51900031698

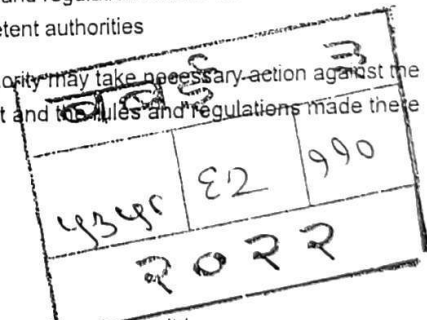
Project: **Ruparel Millennia**, Plot Bearing / CTS / Survey / Final Plot No.:
714,715,716,717,718,719,720,131,155,167,168,169,170,171,76,57 at **Mumbai City, Mumbai City, 400012;**

1. **Renuka Realtors** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400016.**
2. This registration is granted subject to the following conditions, namely:-
 - ◊ The promoter shall enter into an agreement for sale with the allottees;
 - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - ◊ The Registration shall be valid for a period commencing from **08/11/2021** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 08-11-2021 16:07:54

Dated: **08/11/2021**
Place: **Mumbai**

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



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai-400051

Intimation of Approval under Sub regulation of Regulation 33(10) Development Control and Promotion Regulations - 2034 For Grater Mumbai

No.F-S/MCGM/C044/20051031/AP/C3

22 OCT 2021

COMPOSITE BUILDING No.3

To,
M/s. Renuka Realtors,
Ruparel Iris, 1st floor, Plot No. 273,
Near Magnet Mall, Senapati Bapat Marg,
Matunga (West), Mumbai 16..

With reference to your Notice, letter u/no. 2642 dated 14/10/2021 and delivered on 14/10/2021 and the Plans Sections Specifications and Description and further particulars and details of your Building C.S. Nos. 714 (pt.), 715, 716, 717 (pt.), 718 (pt.), 719 (pt.), 720 (pt.) of Parel Sewree Division and C.S. Nos. 131 (pt.), 155 (pt.), 167 (pt.), 168, 169 (pt.), 170 (pt.), 171 (pt.) of Dadar Naigoan Division along with amalgamation of adjoining slum plot on land bearing C.S no 167 (pt.) of Dadar Naigoan Division and on land bearing C.S no. 714(pt.) of Parel Sewri division, u/reg. 33(10) read with Regulation 9(6) DCPR 2034 and redevelopment of Ramya Ghar CHS old building on land bearing plot No. 76(new), Scheme 57 of Sewri Wadala Estate under regulation 33(7) of DCPR 2034 at G. D. Ambedkar Marg, Jerbai Wadia road, Mumbai-400 012 for " Shree Balaji SRA CHS Ltd.". furnished to me under your letter, dated 14/10/2021 I have to inform you that the proposal of construction of the building of work proposed to be erected or executed is hereby approved under Section 42 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date subject to the following conditions :

2021		
1345	23	990
2022		

- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL
- A.1) That the Commencement Certificate under section 44/69 (1) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the



SLUM REHABILITATION AUTHORITY

No. F-S/MCGM/0044/20051031/AP/C3

Date: 20 DEC 2021



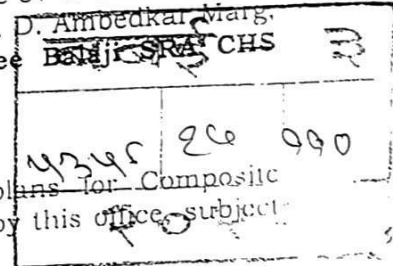
To,
✓ Developer,
M/s. Renuka Realtors,
Ruparel Iris, 1st floor, Plot No. 273,
Near Magnet Mall,
Senapati Bapat Marg,
Matunga (West), Mumbai 16.

Sub: Proposed Composite Bldg No.3 in Slum Rehabilitation Scheme on land bearing C.S. Nos. 714 (pt.), 715, 716, 717 (pt.), 718 (pt.), 719 (pt.), 720 (pt.) of Parel Sewree Division and C.S. Nos. 131 (pt.), 155 (pt.), 167 (pt.), 168, 169 (pt.), 170 (pt.), 171 (pt.) of Dadar Naigoan Division along with amalgamated adjoining sium plot on land bearing C.S no. 167 (pt.) of Dadar Naigoan Division and on land bearing C.S no. 714(pt.) of Parel Sewri division, u/reg. 33(10) read with Regulation 9(6) (b) DCPR 2034 and redevelopment of **Ramya Ghar CHS** old building on land bearing plot No. 76(new), Scheme 57 of Sewri Wadala Estate under regulation 33(7) of DCPR 2034 at G. D. Ambedkar Marg, Jerbai Wadia road, Mumbai-400 012 for "Shree **Banjara CHS** Ltd."

Gentleman,

With reference to the above, the amended plans for Composite Building No.3 submitted by you are hereby approved by this office, subject to following conditions:

1. That all the conditions mentioned in LOI u/no. SRA/ENG/1210/FS/ML/ LOI dtd. 21/12/2016, Revised LOI issued on dated 04/02/2017, 22/11/2019 & 21/10/2021 shall be complied with.
2. That all the conditions of IOA u/no. F-S/MCGM/0044/20051031/AP/C3 dtd. 22/10/2021 shall be complied with.
3. That the Revised drainage approval shall be submitted for proposed amended plans.
4. That the Revised NOC from Ex. Eng. (T &C) shall be submitted for proposed amended plans.
5. The structural designs and the quality of material and workmanship shall be strictly as per conditions laid down in DCPR 2034, amended up to date & as per IS specifications.
6. That the Revised CFO NOC shall be submitted as per last amended plans.



Annexure - 'E'

DEVELOPER COPY

Sr. No. 287



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO F-S/MCGM/0044/20051031/AP/C3
COMMENCEMENT CERTIFICATE

To,
M/s. Renuka Realtors,
Ruparel Iris, 1st floor, Plot No. 273,
Near, Mangbet Mall, Senapati Bapat Marg,

Composite Building No. 33

12.2 OCT 2021

Sir, Matunga (W), Mumbai - 400016.
With reference to your application No. 2642 dated 14/10/2021 for Development
Permission and grant of Commencement Certificate under section 44 & 69 of the 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 erect a building on plot No. C.S. No. 714(Pt), 715, 716,
717(Pt), 718(Pt), 719(Pt), 720(Pt) of Parel Sewree Division and
C.S. Nos. 131(Pt), 155(Pt), 167(Pt), 168, 169(Pt), 170(Pt) of Dadar
Division with amalgamation of adjoining slum plot on C.S. No. 167(Pt)
* Village of Dadar & C.S. No. 714(Pt) Ramya Ghar CHS old Building
ward F-S ~~Plot No. 766(Pt) Reg. 33(7) of DCPR 2034.~~

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/RNo. SRA/ENG/1210/ES/ML/LOI dt. 21/10/2020
IDA/U/RNo. F-S/MCGM/0044/20051031/AP/C3 dt. 22/10/2021
and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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.

Stamp: 22/10/2021

The C.E.O. (SRA) has appointed Shri. S. R. Tank
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

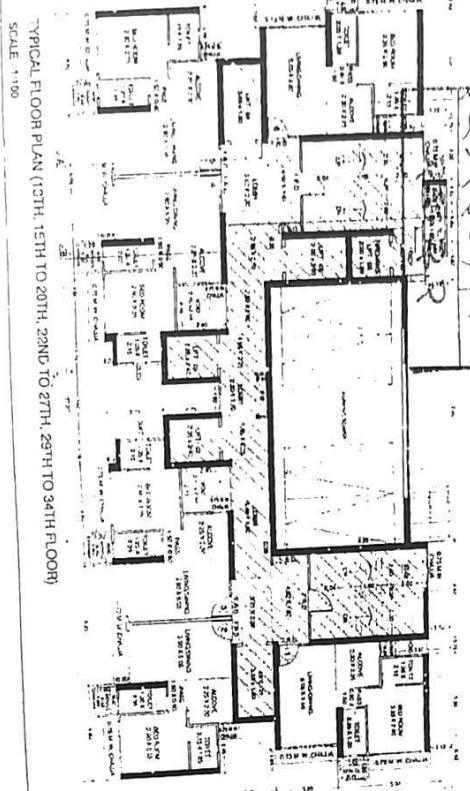
This C.C is granted for work up to Plinth level for portion marked A to K.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

- REBA CARPET AREA DIAGRAM (FLAT NO. 5) SCALE: 1:100
- REBA CARPET AREA DIAGRAM (FLAT NO. 5) SCALE: 1:100
- REBA CARPET AREA DIAGRAM (FLAT NO. 4) SCALE: 1:100
- REBA CARPET AREA DIAGRAM (FLAT NO. 3) SCALE: 1:100
- REBA CARPET AREA DIAGRAM (FLAT NO. 2) SCALE: 1:100
- REBA CARPET AREA DIAGRAM (FLAT NO. 1) SCALE: 1:100



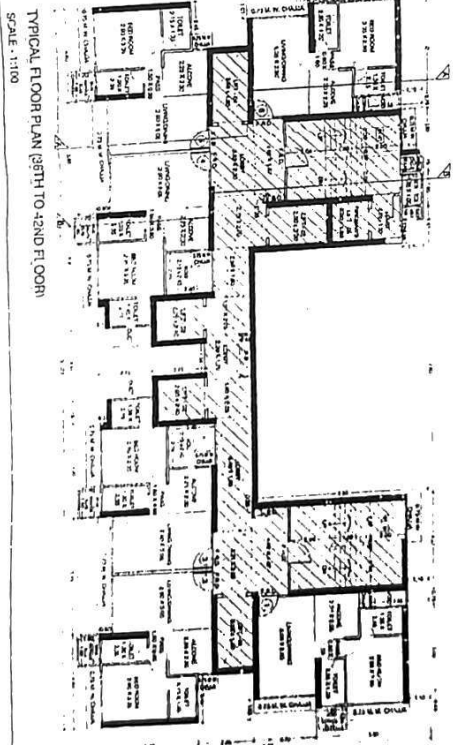
AREA LINE DIAGRAM (13TH, 15TH TO 20TH, 22ND TO 27TH, 29TH TO 34TH, 36TH TO 42ND FLOOR) SCALE: 1:100



TYPICAL FLOOR PLAN (13TH, 15TH TO 20TH, 22ND TO 27TH, 29TH TO 34TH FLOOR) SCALE: 1:100

TABLE OF AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)	TOTAL AREA (SQ. M)
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TYPICAL FLOOR PLAN (36TH TO 42ND FLOOR) SCALE: 1:100

TABLE OF AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)	TOTAL AREA (SQ. M)
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CONTENTS OF SHEET

REBA CARPET AREA DIAGRAM (FLAT NO. 5) SCALE: 1:100

REBA CARPET AREA DIAGRAM (FLAT NO. 5) SCALE: 1:100

REBA CARPET AREA DIAGRAM (FLAT NO. 4) SCALE: 1:100

REBA CARPET AREA DIAGRAM (FLAT NO. 3) SCALE: 1:100

REBA CARPET AREA DIAGRAM (FLAT NO. 2) SCALE: 1:100

REBA CARPET AREA DIAGRAM (FLAT NO. 1) SCALE: 1:100

AREA LINE DIAGRAM (13TH, 15TH TO 20TH, 22ND TO 27TH, 29TH TO 34TH, 36TH TO 42ND FLOOR) SCALE: 1:100

TYPICAL FLOOR PLAN (13TH, 15TH TO 20TH, 22ND TO 27TH, 29TH TO 34TH FLOOR) SCALE: 1:100

TYPICAL FLOOR PLAN (36TH TO 42ND FLOOR) SCALE: 1:100

TABLE OF AREA CALCULATION

TABLE OF AREA CALCULATION

DATE: 15/02/2009

BY: 990

MS. RENUKA REALTORS

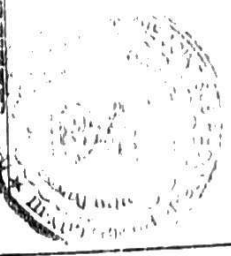
NAME OF OWNER: _____

NAME, ADDRESS & SIGNATURE OF ARCHITECT: _____

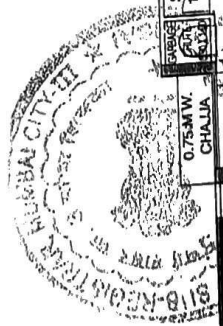
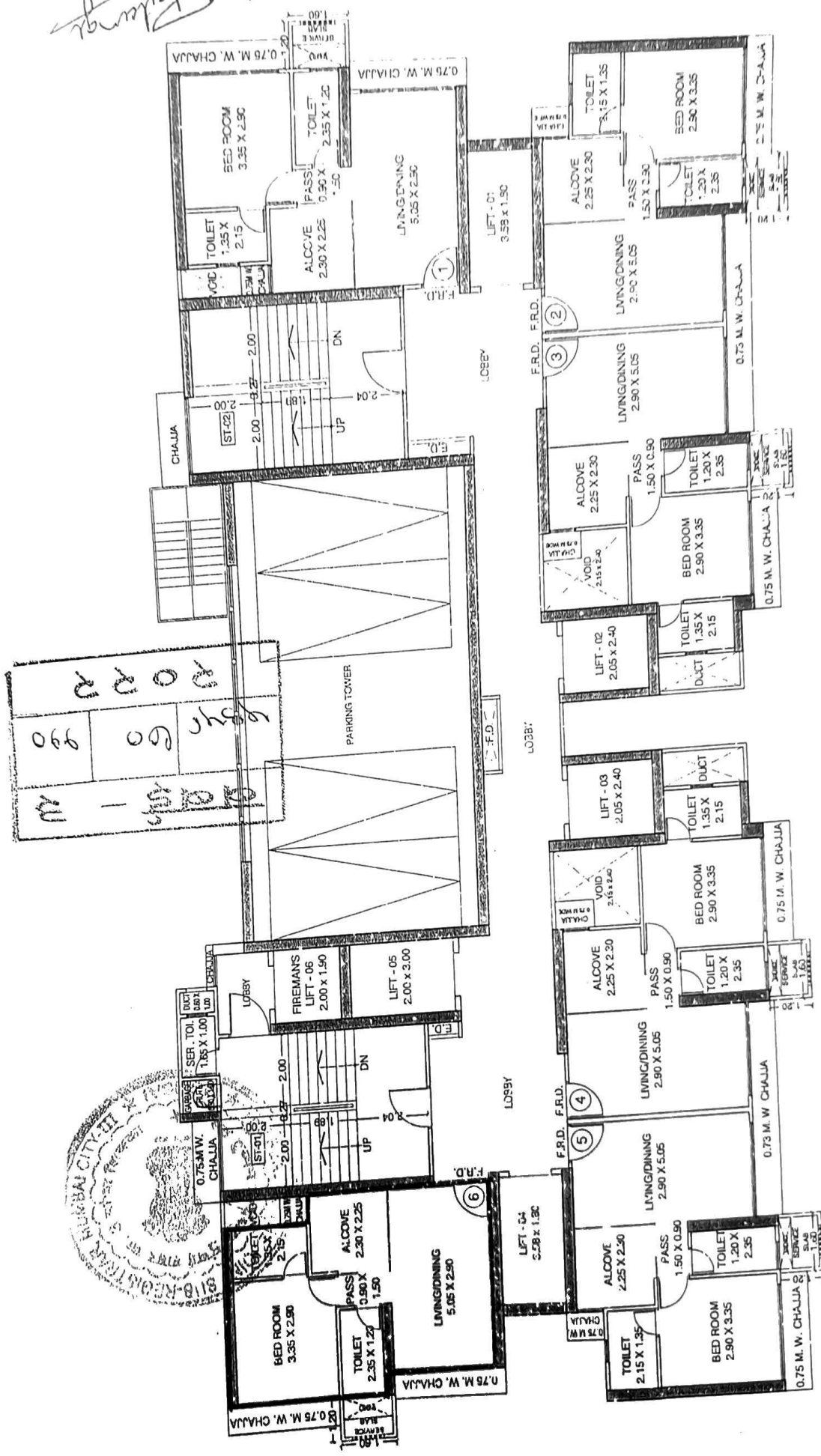
STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

DESIGNED BY: 2014



Handwritten notes:
 Admin Building
 3106



3106

31st FLOOR PLAN
 SCALE - 1:100

ANNEXURE 'F'