



Friday, June 18, 2004

11:22:16 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5305

गावाचे नाव विलेपार्ले

दिनांक 18/06/2004

दस्ताऐवजाचा अनुक्रमांक वदर1 - 05276 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: दक्षा श्रीमाला समाज श्री उत्तमलाल एन मेहता विकास ट्रस्ट तर्फे श्री अरविंद - शहा

नोंदणी फी :- 21450.00

नक्कल (अ. 11(1)), पृष्ठांकाचाची नक्कल (आ. 11(2)), :- 1220.00  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (61)

एकूण रु. 22670.00

आपणास हा दस्त अंदाजे 11:36AM ह्या वेळेस मिळेल

दुय्यम निबंधक  
अंधेरी (बांद्रा)

बाजार मुल्य: 2143500 रु. मोबदला: 1254000 रु.

भरलेले मुद्रांक शुल्क: 120250 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ इंडिया मुं. 02;

डीडी/धनाकर्ष क्रमांक: 077777; रक्कम: 21450 रु.; दिनांक: 20/04/2004

दुय्यम निबंधक अंधेरी-१  
मुंबई उपनगर जिल्हा.



बदर-१/  
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1 of 1

**GENERAL STAMP OFFICE**  
TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. 502522

**DELIVERED**

Receipt Date 26-MAR-04

Received From SHRI DASA SHRIMALI SAMAJ & OTHERS

On Account of SALE OF STAMPS

Counter No. CNT-2

| Mode of Payment | DD/PO/CHQ/<br>RBI-Challan No. | Date      | Bank Name &<br>Branch  | Area Code | Amount<br>(In Rs.) |
|-----------------|-------------------------------|-----------|------------------------|-----------|--------------------|
| PO              | 77239                         | 22-MAR-04 | BANK OF INDIA<br>(BOI) | F         | 120,200.00         |



Case No. :

Lot No. :

**DELIVERED**  
Lot Date :

Total D. O. :

| Sr. No. | Description of Stamps /<br>Franking | Quantity | Denomination | Amount<br>(In Rs.) |
|---------|-------------------------------------|----------|--------------|--------------------|
| 1       | SPECIAL ADHESIVE                    | 1        | 120200       | 120,200.00         |
| Total : |                                     |          |              | 120,200.00         |



Rs. 120200

One Lakh Twenty Thousand Two Hundred Rupees only

V. M. DHANVIJAY

Sub-Registrar, Mumbai

As this amount is for registration, please produce the original receipt to the Sub-Registrar.

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Shri Daga Shamrao Shri  
Shri Utham Lal N. H. K. V. S. J.

No 1, 20.2001

A G R E E M E N T

ARTICLES OF AGREEMENT made and entered into at  
Mumbai this 22<sup>nd</sup> day of April 2004 BETWEEN (1)

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SHRI KANJI NANJI GALA AND (2) MRS. SHANTIKAN KANJI  
GALA, having their office at A-101, Om Sai Vishwakarma  
Darshan, Koldongari, Shivaji Chowk, Shahaji Raje Marg,  
Vile Parle (E), Mumbai 400 057 hereinafter referred to  
as "Developers" (which expression shall unless it be  
repugnant to the context or meaning thereof, be deemed  
to include their legal heirs, administrators  
assigns) of the ONE PART AND Shri ~~Shri~~ Daga Shamrao  
called "The Purchaser" (which expression shall un

to include his/her/their/their

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Shri Utham Lal N. H. K. V. S. J. of Mumbai, hereinafter



Shri P. N. Chichghar  
Proper Officer,  
General Stamp Office, Mumbai.

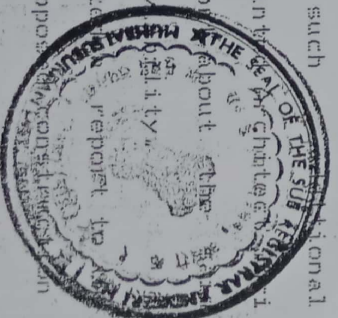
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administrators and assigns and successors as in the case may be) of the SECOND PART AND PRAKRUTI CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the Maharashtra Societies Act, 1960 situated at Paranjape Scheme 'A' Road No. 2, Vile Parle (E), Mumbai 400 057 hereinafter called 'the said Society' (which expression shall unless it be repugnant to the context or meaning thereof to mean and include the successors and assigns) of the THIRD PART.

**WHEREAS**

[a] the society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land alongwith building/premises standing thereon, lying, being and situate admeasuring about 263.40 sq. mtrs. excluding set back forming part of C.T.S. 623-A, Village Vile Parle, Taluka Andheri, Mumbai Suburban District, hereinafter referred to as "the said property" and more particularly described in the Schedule hereunder written. A copy of the property card, plan is annexed as Annexure "A" colly.

- (b) the building is constructed by utilizing the then available FSI consisting of 8 flats.
- (c) the society earlier desired to construct additional floors by utilizing T.D.R./ Slum T.D.R. on existing construction.
- (d) before utilisation of such additional construction, the society appointed Satish Shah to submit the report about the proposed construction and its viability
- (e) the said Architect had submitted the report to the Society observing that such proposed construction is in violation of the provisions of the Maharashtra Building Regulation Act, 1960.



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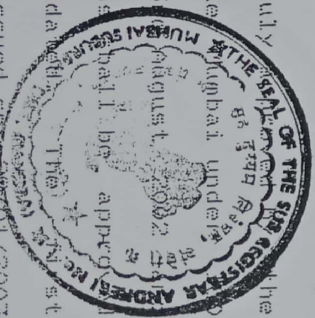
by way of additional floors is not advisable considering the long term structural safety of the building after getting opinion of R.C.C. Consultants and reports of Non-Destructive Testing carried out by Structural Engineer.

(f) the society submitted all the report to the Special A.G.M. dated 11/07/2001 and in the said Special A.G.M. it was unanimously decided to demolish the existing building and reconstruct the same by utilizing T.D.R. for additional construction.

(g) pursuant to the agreement for Development dated 20/9/2001 between the party of the Third Part and party of the First Part, the party of the First Part has been given by the party of the Third Part all powers to buy TDR, develop the said property and sell the premises on ownership basis.

(h) The Developers after getting all necessary permission, got the plan for development of the said property described in the schedule hereunder written, sanctioned from the authorities of the M.C.G.M. obtained/being processed for necessary permission for commencement of the construction work of the proposed building on the said property described in the second schedule hereunder written.

(i) the said building plans are duly submitted to the Municipal Corporation of Greater Mumbai under No. CE/7610/MS/AK issued on 31/08/2002 subsequently the amended plans if required and duly revalidated. The Commencement Certificate is issued on 01/2003



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 [Signature]

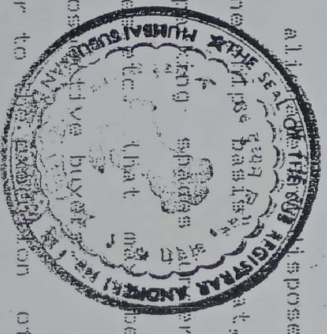
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and shall be revalidated as required and the copies thereof are annexed hereto and marked as Annexure "B" and "C" respectively.

(j) The society and the Developers have entered into an agreement with Architects Shri Satish Shah, a registered firm with Council of Architects and in consultation with, appointed Shri Deepak Kulkarni as R.C.C. consultant and as such the Agreement as per the Agreement prescribed by the Council of Architects and structural engineers for the purpose of preparation of structural design and drawings of the building "PRAKRUTI CO-OPERATIVE HOUSING SOCIETY LIMITED" consisting of Ground + 02 or part of upper Floors to be constructed by the Developers have accepted the supervision of the said Architects and structural Engineers till the completion of the proposed building on the said property described in the second schedule hereunder written.

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[k] The Developers are entitled to develop said property, more particularly described in the Schedules hereunder written by constructing Building named "PRAKRUTI CO-OP.HSG. SOCIETY LTD." thereon, pursuant to the said Agreement entered into with the owners herein and are entitled and authorised to sell, transfer all rights and dispose off on what is known as "Owners' flats, shops, premises, shops, parking spaces, etc. that are available for disposal to prospective buyers."



[l] The purchaser has also prior to the execution of these presents, taken inspection of the original title clearance Certificate dated 10/06/2003

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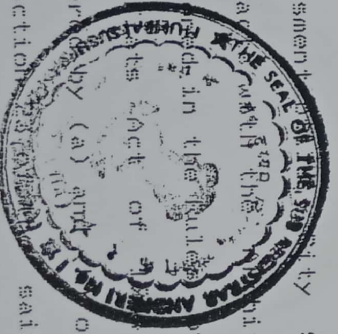
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issued by Shri D.S. Sakhalakar Adv. for the Developers, a copy of which is hereto annexed and marked as Exhibit "D" and all other title deeds pertaining to the said property including the property Card and all other relevant records required for ascertaining the title of the Developers as well as the Owners of the said Property and more particularly described in the schedule hereunder written on which the building is to be constructed by the Developers as per the plans and specification sanctioned by the MCOM recited hereinabove and the copy of the plans and specifications of the flat agreed to be purchased by the flat purchasers and approved by the local authorities.

[m] the purchaser has taken inspection of the title deeds and satisfied himself / herself / themselves about the title of the Developers to the said property and the purchaser/s shall not be entitled to further investigate the title of the Developers or to make any requisitions or raise any objection with regard to any other matters relating thereto.

[n] the purchaser/s demanded and has also taken inspection of the approved building plans, commencement certificate issued by Mumbai Municipal Corporation and other relevant documents such as Municipal Assessment Survey Records, etc. and contract documents of the Contractors, etc. mentioned in the Maharashtra Ownership Flats Act of 1956 and particularly items covered by (a) and (b) of sub-section 2 of the section 2 of the said Act



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and items (a) and (b) of the Rule 4 of the rules, and the purchaser/s confirm that he / she / they has / have entered into this agreement after inspecting the aforesaid documents.

[c] The purchaser is aware and inspected the papers as Developers is constructing on said property a building consisting of ground + 6 or part 06 upper floors by utilizing entire F.S.I. available on the said plot and also slum T.D.R. The plans are initially sanctioned for ground + 6 upper floors and developers are submitting plans for such ground + 06 or part 06 by purchasing T.D.R. for necessary sanction. Purchaser is aware that Developers are entitled to construct additional floor if permitted by BMC in future and purchaser shall not object the same.

[p] The Purchaser has become fully satisfied with the title of the original owners and authority of the Developers herein to develop the said property and to sale and/or dispose of the shops/flats/office premises in the building "PRAKRTI CO-OP HSD, SOCIETY LTD." (ground + 06 upper floor) to be constructed thereon on ownership basis and the purchaser has agreed not to make any requisitions and/or not to call for further documents on title of the said original owners and the purchaser/s herein have agreed to accept certificate issued by Shri D.S. as final.

[q] the purchaser has seen the said the execution of this agreement. The purchaser/s also taken inspection of the said plans for construction of the said building hereinafter



*P. Prasad & Co*



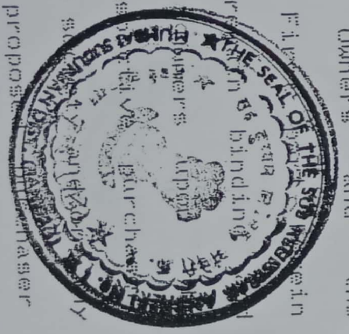
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referred to be the sanctioned plans and all the documents referred to hereinabove.

[r] the Developers has supplied to the purchaser true copies of all such documents mentioned in Rule 6 of the Maharashtra Ownership Flats Rules of 1964, hereinafter called "the said Rules" as desired by the Purchaser.

[s] The Purchaser, prior to execution of this Agreement have demanded from the Owner/developers & Developers have given inspection to the purchaser of all documents of title relating to the said property, various orders as hereinabove recited and the agreements between the original Owners and Developers herein, plans design and specifications as prepared by the Developers' Architect SHRI SATISH SHAH and as approved by the MCGM and all such documents as specified in section 3 of Maharashtra Ownership Premises Act and Rules of Maharashtra Ownership Premises Rules (hereinafter for brevity's sake to be referred to as 'the said act' and as the 'said Rules') as demanded by the purchaser and as required by law.

[t] The purchaser have become fully conversant with the terms and conditions of the agreement entered into between the original Owners and the Developers, the party of the Flats herein which term and conditions are binding and enforceable by the Original purchaser herein and all prospective purchasers who shall form a co-operative society or other association of the said proposed purchaser of the various premises, as if the same



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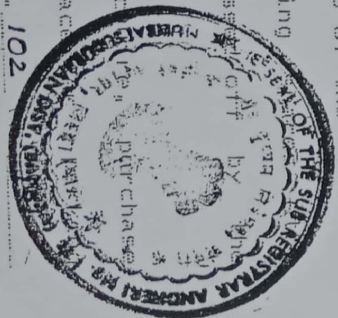
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are forming part thereof.

[ii] The Developers are selling and the purchaser are purchasing from the Developers the said tenements/premises on what is known as "Ownership basis" with a view ultimately that the purchasers of the Flat/Shops/office/parking spaces, open stilt in the above referred building shall become members of the proposed Co-operative Housing Society and/or any other association that may be formed only by Developers.

[v] It has been agreed by and between the parties hereto, that if one or more of such flats/offices/premises/shops/open car parking spaces, car parking spaces in stilts are not taken or acquired by any person then the Developers at the time when the building is ready for occupation, shall be deemed to be the owners for the time being thereof until the said remaining premises units are sold or have been sold by the Developers to any person/s or part as the Developers may deem fit and proper. The Purchasers alongwith the other Flat Holders will not require the Developers to contribute the proportionate shares of the maintenance charges of the flat / premises/ shop / stilt / parking which are not sold and/or disposed of by the Developers.

[w] The Purchaser has agreed to acquire Flat/shops/open car parking space in the flat/shops/open car parking space under stilt bearing Flat No. 102 floor and parking space in stilt / open space No. .... on ..... floor in the building to be known



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Signature & etc

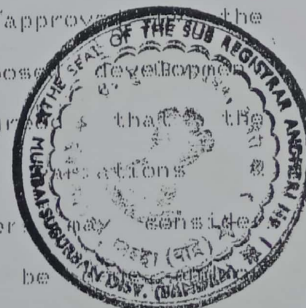
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as "FRARRUTI CO-OP HSG. SOCIETY LIMITED (GROUND SIX UPPER FLOORS)" proposed to be constructed by the Developers on the said property more particularly described in the schedules hereunder written (hereinafter, for the brevity's sake referred to as "the said premises") upon and subject to terms and conditions hereinafter provided.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. The Developers are entitled to amalgamate/sub divide the said property with any other property for the development purpose and the said amalgamation can be effected even after commencing the work on the said property and the purchaser shall not take any objection for the said amalgamation and the development of the said additional plot (s) with the present property and he/she/they shall execute, writing, undertaking in favour of the Developers simultaneously.

2. The Developers shall under normal conditions construct the building on the said property more particularly described in the schedules in accordance with the plan and designs and specifications already sanctioned under IOD No.CE/7610/WS/AK issued on 03/08/2002 and/or which will be approved by the MCGM from time to time have been seen and approved by the purchaser herein above including proposed development and the purchaser has also agreed that the Owners/developers may make such modifications therein as the Developer may consider necessary or as may be required to be considered proper by the Government, MCGM or any



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local body or authority in view of Clause No.1 hereinabove.

3. The Developer shall construct and complete the said building "PRAKRUTI CO-OP HSG. SOCIETY LIMITED." as per the sanctioned building plans or as shall be amended from time to time as desired by them. The Developer agree that it shall be the liability of the Developer to construct the said building according to the plans and specifications approved by the Municipal Corporation of Greater Mumbai from time to time and the said building shall consist of (GROUND FLOOR AND SEVEN UPPER FLOORS) and/or part thereof. As also more expressly mentioned, if F.S.I. in the locality/area/zone/suburb is increased and/or if the Developers decide to vary/amend the said sanctioned building plans, and if the Bombay Municipal Corporation permits construction of additional floors and/or amendment to the said sanctioned building plans and/or amalgamation of neighbour's plot/property or its F.S.I. with existing property by the Developer from any another property/properties and/or other F.S.I. benefits, then and in such event, the Developer shall be entitled to, and shall construct additional wings attached to the building under construction or building or buildings or structures as per such revised building plans.

The purchaser hereby expressly consents and agrees his / her / their irrevocable no objection for utilisation of the said additional FSI/ benefits in the manner that the Developer may deem fit and entirely at Developers's own discretion kind of reference or without consulting the purchaser or any other body of the purchasers if formed and until the



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*[Signature]*



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property is fully conveyed and transferred to the said society, so long as the total area of the said premises agreed to be acquired by him/her/them herein and the specifications, amenities, fixtures and fittings are not reduced. This consent shall be considered to be the purchaser's consent as contemplated by Section 7 (i) (ii) of the said Act.

4. The purchaser hereby agrees to purchase and the Developers hereby agree to sell to purchaser Flat bearing No. 102 admeasuring about 406 sq.ft. of carpet area (which is inclusive of the area of balconies) (on 1<sup>st</sup> floor and car parking space No. \_\_\_\_\_ under stilt / in open compound area as shown in the floor plan thereof) hereto annexed and marked as Exhibit 'E' in the building known as "PRAKRUTI CO-OP. HSG. SOCIETY LIMITED" (hereinafter referred to as "the said premises") (with amenities and specifications as per Annexure annexed hereto and marked as Exhibit 'F' at or for the price of Rs. 12,54,000/- (Rupees Twelve lakhs Fifty four thousand only) including the proportionate price of the common areas and facilities pertaining to the said premises, nature and extent and description of the common/limited common area and facilities. The Purchaser hereby agree to pay to the Developers the said above referred consideration amount and/or purchase price as per the schedule of payment hereunder appearing.

5. The purchaser agrees to pay to the Developers the consideration or purchase price of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) as under:-

(a) By payment of Rs. \_\_\_\_\_ Rupees



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 (Xf)  
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 MV 21,43,500  
 1,29,230

Y A.R.S.  
 JEM

Y S.M.S.  
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Y A.K.S.  
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Y S.M.S.  
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possession of the same without the previous consent in writing of the society.

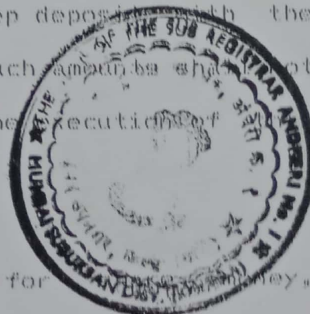
21. The purchaser shall not be entitled to pay rebate and/or concession in the price of his/her/ premises/flats on account of the construction of the additional floors on the said building or buildings and or on account of changes alterations and additions made in the plans and/or to the said building or buildings.

22. The Purchasers shall not be entitled to claim a partition of his/her share in the said property and/or the said building and the same shall always remain undivided and impartiable.

23. The Purchaser hereby agrees and undertakes to be a member of the Co-operative Housing Society Ltd. or any other association to be formed in the manner herein appearing and also agree from time to time to sign and execute the application for registration and all other papers and documents necessary for the formation and registration of the society and duly filled in, signed and return within 7 days (Seven days) of the same being forwarded by the owners to the purchase/s if changes or modifications are made in co-operative societies or other competent authority.

24. The flat purchaser shall before the delivery of possession of the said premises keep deposited with the Developers the following amounts. Such amounts shall not carry any interest to be paid on the execution of the Agreement.

- i) Rs.3,000/- for legal charges.
- ii) Rs.510/- (non refundable) for application entrance fee of the society



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54. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace premises/flats in the said building if any, shall belong exclusively to the respective purchasers of the terrace premises/flats & such terrace premises are intended for their exclusive use. The said terrace shall not be enclosed by the purchasers till permission in writing is obtained from the concerned local authority and the Developers and/or owners or society or as the case may be.

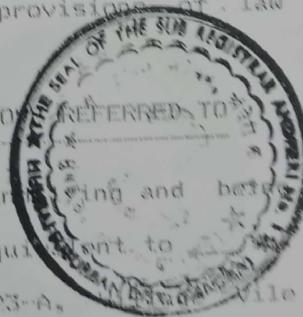
55. The purchasers shall present this agreement as well as the conveyance at his/their cost to the proper registration office for registration within the time limit prescribed by the Registration Act and the Developers will attend such office and execution thereof.

56. The Developers declare that in pursuance of the hereinbefore recited agreement, the developers have full and absolute authority to sell, transfer and/or dispose of the said plot to the purchasers and that the owners do hereby agree and confirm the same.

57. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership premises Act 1963 and the Maharashtra Ownership Flat Rules or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL that piece or parcel of land measuring about 263.40 sq. yds. equivalent to 22.50 mtrs. forming part of C.T.S. No. 623-A, Vile Parle, Taluka Andheri, Mumbai Suburban District,



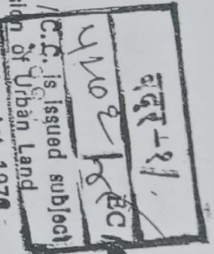
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*[Handwritten signature]*



in replying please quote No. and date of this letter.

This I. O. D. / C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1978



Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended

No. E. B./CE/

BS/A

Engineer Bldg. Proposal (W.S.)  
H. and K. Wards,  
Municipal Office, R. K. Parkar Marg  
Bandra (West), Mumbai - 400 050

3 AUG 2002

3 AUG 2002

MEMORANDUM. CE/7610/WS/AK of

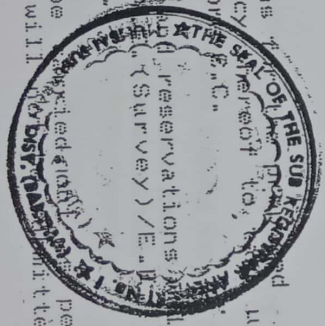
Mumbai

SHRI. KANJI NANJI GALA C.A. TO PRAKRUTI CO.OP.HSG.SOC.LTD.

With reference to your Notice, letter No. 337 dated 21.11.2001 and delivered on 2001 and the plans, Sections Specifications and Description and further particulars Proposed residential building on Plot bearing No. 44/69 (1)(a) and detail of your building at S.No. 623-A, Parkar Marg, Scheme Road, N.A. 2, furnished to me under your letter dated 14.11.2001. I regret to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.**

1. That the commencement certificate under section 44/69 (1)(a) of the M.R. T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation no. 38(27).
3. That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
4. That the structural engineer will not be appointed, supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.
5. That the structural design and calculations for the proposed work and for existing building showing adequacy of the additional load will not be submitted before.
6. That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through A.C. (Survey)/E.D. (R.C)/E.E.D.P./D.I.L.R. before applying for C.C.
7. That the sanitary arrangement shall not be undertaken till the Municipal specifications and drainage layout will be submitted before C.C.
8. That the agreement with the existing tenant alongwith the plan will not be submitted before C.C.



5/4/02  
21/11/01

*[Handwritten signature]*



Refr: G002(Gen-810/15.12.98)-E.L.B.P. W.P. C-3  
 MUNICIPAL CORPORATION OF GREAT MUMBAI  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
 FORM 'A'  
 No. C/137610 /ASH/W/S/AE/AK of  
 COMMENCEMENT CERTIFICATE  
 to be issued under the provision of Urban Land  
 Ceiling and Regulation Act, 1974  
 30 JAN 2003  
 2008  
 194  
 214

To  
 Shri. K. M. J. Namji, Gala  
 C.A. To Park Road  
 Co-op. H.S. Soc. Ltd.  
 Sir,

With reference to your application No. 2471 dated 21/11/2001 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 of the  
 Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Residential Plot No. 5231A  
 at premises at Street Park Road situated in Ward W. 10  
 No. 10 of the village W. 10 Ward W. 10 of the  
 The Commencement Certificate/Building Permit is granted on the following conditions:-  
 1. The land vacated in 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.

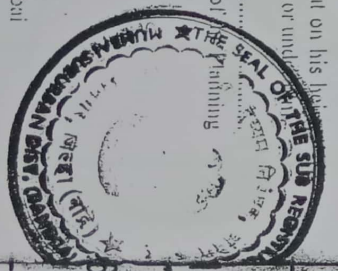
5. This Commencement Certificate is renewable every year but such extended period shall be in no  
 case exceed three years provided further that such lapse shall not bar any subsequent application for fresh  
 permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

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 42 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  
 the Municipal Commissioner has appointed P. P. Bhat  
Executive Engineer to exercise his powers and functions of  
 Authority under Section 45 of the said Act.  
 This CC is valid upto 29 JAN 2004

This Commencement certificate is for 8.6  
 carrying out the work upto 8.6 only  
 For and on behalf of Local Authority  
 The Municipal Corporation of Greater Mumbai



Executive Eng./Assistant Eng. Building Proposals  
 (Western Subs.) 'H & K/West' 'K/East & P/Wards'  
 FOR  
 MUNICIPAL CORPORATION FOR GREATER MUMBAI  
 31/1/03  
 21 X 51

ND

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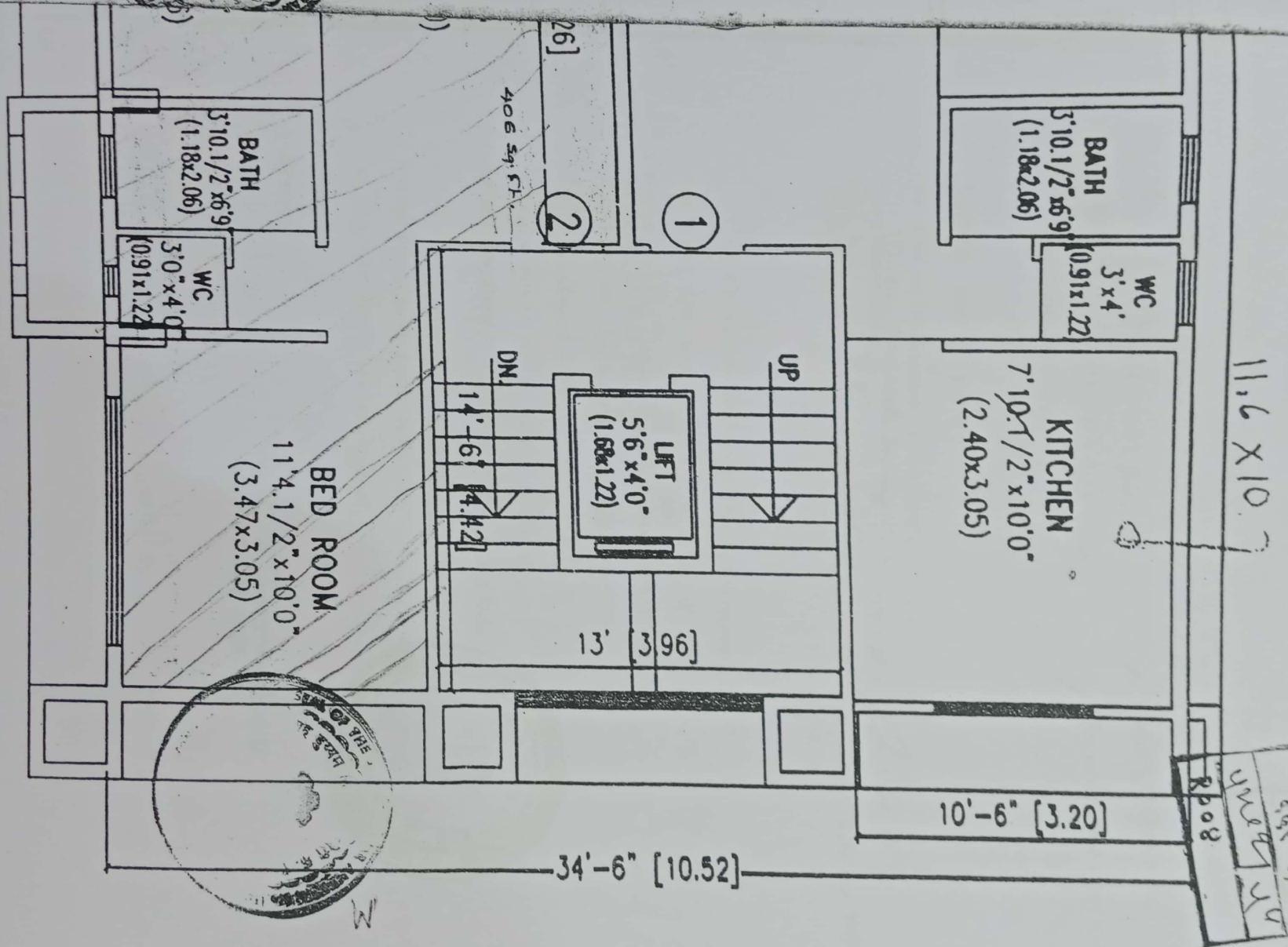
Stamp & Sign

KANJI NANJI GALA

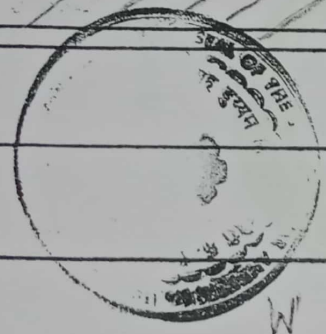
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Handwritten signature or name.

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1ST & 3RD FLOORS PLAN





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (5276/2004)

दस्त क्र. [वदर1-5276-2004] चा गोषवारा  
बाजार मुल्य :2143500 मोबदला 1254000 भरलेले मुद्रांक शुल्क : 120250

पावती क्र.:5305 दिनांक:18/06/2004  
पावतीचे वर्णन  
नांव: दक्षा श्रीमाला समाज श्री उत्तमलाल एन  
मेहता विकास ट्रस्ट तर्फे श्री अरविंद - शहा

दस्त हजर केल्याचा दिनांक :18/06/2004 11:14 AM  
निष्ठादनाचा दिनांक : 22/04/2004  
दस्त हजर करणा-याची सही :

21450 :नोंदणी फी  
1220 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

22670: एकूण

दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 18/06/2004 11:14 AM  
शिकका क्र. 2 ची वेळ : (फ्री) 18/06/2004 11:22 AM  
शिकका क्र. 3 ची वेळ : (कबुली) 18/06/2004 11:24 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 18/06/2004 11:24 AM

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

दस्त नोंद केल्याचा दिनांक : 18/06/2004 11:24 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) महेंद्र- संचाला ,घर/फ्लॅट नं: - Mahendra M Sonhalb

गल्ली/रस्ता: -

ईमारतीचे नाव: विरेश्वर सो

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: विलेपार्ले

तालुका: -

पिन: 57

2) शरद -\* मेहता ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

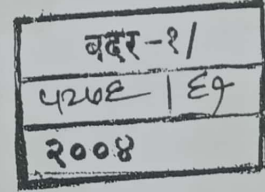
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:--

तालुका: -

पिन: -



प्रमाणित करणेत येते की, या  
दस्तामजचे एकूण.....पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी-क. १,  
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही  
अंधेरी 1 (बांद्रा)

वदर-१/4202/2008

पुस्तक क्रमांक १, क्रमांक वर  
नोंदला.

दिनांक: 9/7/08

सह दुय्यम निबंधक, अंधेरी-क. १,  
मुंबई उपनगर जिल्हा.





18/06/2004

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर1

दस्त क्र 5276/2004

11:24:48 am

अंधेरी 1 (बांद्रा)

दस्त क्रमांक : 5276/2004

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

|   |   |                                      |  |  |
|---|---|--------------------------------------|--|--|
| 1 | <p>नाव: दक्षा श्रीमाला समाज श्री उत्तमलाल एन मेहता<br/>विकास ट्रस्ट तर्फे श्री अरविंद - शहा<br/>पत्ता: घर/फ्लॅट नं: -<br/>गल्ली/रस्ता: परांजपे सिक्म रोड नं. 2<br/>ईमारतीचे नाव: प्राकृती सो<br/>ईमारत नं: -<br/>पेट/वसाहत</p>        | <p>लिहून घेणार<br/>वय 59<br/>सही</p> |  |  |
| 2 | <p>नाव: दक्षा श्रीमाला समाज श्री उत्तमलाल एन मेहता<br/>विकास ट्रस्ट तर्फे श्री जयंतीलाल - मेहता<br/>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे<br/>गल्ली/रस्ता: -<br/>ईमारतीचे नाव: -<br/>ईमारत नं: -<br/>पेट/वसाहत: -<br/>शहर/गाव:-<br/>ताल</p> | <p>लिहून घेणार<br/>वय 67<br/>सही</p> |  |  |
| 3 | <p>नाव: कानजी एन गाला<br/>पत्ता: घर/फ्लॅट नं: ए /109<br/>गल्ली/रस्ता: शहाजी राजे मार्ग<br/>ईमारतीचे नाव: ओम साई, विश्वकर्मा दर्श न<br/>ईमारत नं: -<br/>पेट/वसाहत: शिवाजी चौक<br/>शहर/गाव: विले पार्ले<br/>तालुका: -<br/>ि</p>         | <p>लिहून घेणार<br/>वय 65<br/>सही</p> |  |  |
| 4 | <p>नाव: शांतीबेन कानजी गाला<br/>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे<br/>गल्ली/रस्ता: -<br/>ईमारतीचे नाव: -<br/>ईमारत नं: -<br/>पेट/वसाहत: -<br/>शहर/गाव:-<br/>तालुका: -<br/>पिन: -<br/>पॅन नम्बर: -</p>                                   | <p>लिहून घेणार<br/>वय 62<br/>सही</p> |  |  |

वदर-१/  
५२७६ | २०  
२००४



.....  
MUMBAI DATED ..... JULY 9 2003  
.....

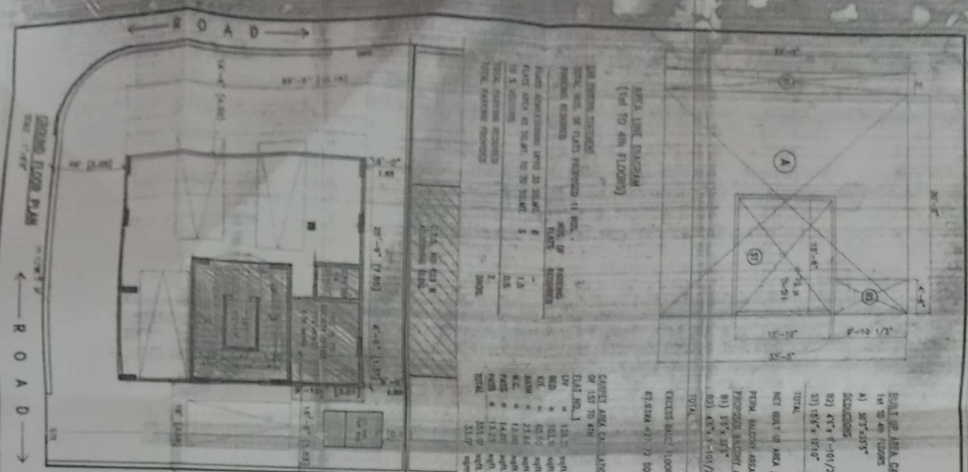
BEFOREM

- 1) SHEET KANET MOKET GALA
  - 2) SHEET SHAKTIBEN KANET GALA
- AND " " DOKVOTOPPTB

PER/MR/M/9.....  
" " PAVCHABPTB

.....  
AGREEMENT FOR SALE OF FLAT/SHOP/  
GARAGE/STLT/PREMIERS NO.....  
IN .....  
AT VILLAGE VILE PARLE,  
TAL. # ANDHERI  
.....

D. S. SAKHALKAR  
ADVOCATE  
3, NANDANVAN SOCIETY  
TEJPAL SCHEME MAIN RD.,  
VILE PARLE (EAST)  
MUMBAI - 400 057.



**AREA LINE DIAGRAM (9m TO 4m FLOORS)**

NET BUILT UP AREA / FLOOR = 787.65 sqm

PERM. BALCONY AREA (10% = 78.76 sqm)

PERM. EXCESS BALCONY AREA = 44.41 sqm

EXCESS BALCONY (5m TO 7m FLOOR) = 82.71 sqm

EXCESS BALCONY (5m TO 7m FLOOR) = 17.25 sqm

NET BUILT UP AREA / FLOOR = 787.65 sqm

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EXCESS BALCONY (5m TO 7m FLOOR) = 17.25 sqm

**APPROVED FOR CONSTRUCTION**

**16 DEC 2003**

**SATISH SHAH ARCHITECT**

18/2 SHAW MARKET, 6TH FLOOR

K.N.A.

FORM-I

| A   | AREA STATEMENT   | SQ.MTS. |
|-----|--|---------|
| 1   | AREA OF PLOT   | 263.40  |
| 2   | DEDUCTIONS AREA  |         |
| (a) | ROAD SET-BACK AREA                                       |         |
| (b) | PROPOSED ROAD  |         |
| (c) | ANY RESERVATION  |         |
|     | TOTAL (a+b+c)  |         |
| 3   | BALANCE AREA OF PLOT (1-2)                               | 263.40  |
| 4   | DEDUCTION FOR RECREATIONAL GROUND                        |         |
| 5   | NET AREA OF PLOT (3-4)                                   | 263.40  |
| 6   | ADDITIONS FOR FLOOR SPACE INDEX                          |         |
|     | 2 (a) 100%   |         |
|     | 2 (b) 100%   |         |
| 7   | TOTAL AREA (5+6)   | 263.40  |
| 8   | FLOOR SPACE INDEX PERMISSIBLE (50+213.40)                | ONE     |
| 9   | FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS | 263.40  |
| 10  | PERMISSIBLE FLOOR AREA (7x8)+9 ABOVE                     | 526.80  |
| 11  | EXISTING FLOOR AREA                                      |         |
| 12  | PROPOSED AREA  | 499.22  |
| 13  | EXCESS BALCONY AREA TAKEN IN F.S.I.                      | 26.90   |
| 14  | TOTAL BUILT UP AREA PROPOSED (11+12+13)                  | 526.12  |
|     | F.S.I. CONSUMED  | 1.99    |

| B     | BALCONY AREA STATEMENT                   | AS STATED |
|-------|--|-----------|
| (i)   | PERMISSIBLE BALCONY AREA PER FLOOR       |           |
| (ii)  | PROPOSED BALCONY AREA PER FLOOR          |           |
| (iii) | EXCESS BALCONY AREA PER FLOOR            |           |
| (iv)  | TOTAL EXCESS BALCONY AREA FOR ALL FLOORS |           |

| C     | TENEMENT STATEMENT   |         |
|-------|--|---------|
| (i)   | PROPOSED AREA (ITEM A-12 ABOVE)                            |         |
| (ii)  | LESS DEDUCTION OF NON-RESI AREA (SHOP ETC.)                |         |
| (iii) | AREA AVAILABLE FOR TENEMENTS [(i)-(ii)]                    |         |
| (iv)  | TENEMENTS PERMISSIBLE (DENSITY OF TENE/HECT) 450 PER HECT. | 23 NOS  |
| (v)   | PROPOSED TENEMENTS   | 11      |
| (vi)  | EXISTING TENEMENTS   |         |
|       | TOTAL TENEMENTS ON THE PLOT (v+vi)                         | 11 NOS. |

| D     | PARKING STATEMENT                      |       |
|-------|--|-------|
| (i)   | PARKING REQUIRED BY REGULATION FOR CAR | 2     |
|       | SCOOTER/MOTOR CYCLE                    | nil   |
|       | OUTSIDERS (VISITORS)                   |       |
| (ii)  | COVERED GARAGES PERMISSIBLE            | nil   |
| (iii) | COVERED GARAGES PROPOSED CAR           |       |
|       | SCOOTER/MOTOR CYCLE                    |       |
|       | OUTSIDERS/VISITORS                     |       |
| (iv)  | TOTAL PARKING PROVIDED                 | 3 NOS |

**CERTIFICATE OF AREA**  
 बृहन्मुंबई महानगरपालिका  
 CERTIFIED दिनांक I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 6/11/2001 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS  
 16 DEC 2003  
 कार्यकारी अभियंता इमारती प्रस्ताव (पश्चिम उपनगरे) 'क' विभाग / पूर्व  
 FORM-II  
 CONTENTS OF THE SHEET

*S. K. K.*  
 SIGN. OF ARCHITECT

TR.

M ROOM

8

16

GROUND FLOOR TYPICAL FLOOR 16 DEC 2003

|                            |  |         |
|----------------------------|--|---------|
| (vi)                       | EXISTING TENEMENTS                     | 11 NOS. |
|                            | TOTAL TENEMENTS ON THE PLOT (v+vi)     |         |
| <b>D PARKING STATEMENT</b> |  |         |
| (i)                        | PARKING REQUIRED BY REGULATION FOR CAR | 2       |
|                            | SCOOTER/MOTOR CYCLE                    | nil     |
|                            | OUTSIDERS (VISITORS)                   |         |
| (ii)                       | COVERED GARAGES PERMISSIBLE            | nil     |
| (iii)                      | COVERED GARAGES PROPOSED CAR           |         |
|                            | SCOOTER/MOTOR CYCLE                    |         |
|                            | OUTSIDERS/VISITORS                     |         |
| (iv)                       | TOTAL PARKING PROVIDED                 | 3 NOS   |

**CERTIFICATE OF AREA**

**बृहन्मुंबई महानगरपालिका**  
**विभांक**  
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 8/11/2001 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS  
**16 DEC 2003**  
**कार्यकारी अभियंता इमारती प्रस्ताव (पश्चिम उपनगर) 'क' विभाग / पूर्व**  
 FORM-II  
 CONTENTS OF THE SHEET

GROUND FLOOR, TYPICAL FLOOR **16 DEC 2003**  
 TERRACE FLOOR PLAN, SECTION, AREA LINE DIAGRAM,  
 BUILT UP AREA CALCUALTIONS, CARPET AREA CALCULATION  
 PLOT AREA DIAGRAM/CALCULATION, BLOCK PLAN, LOCATION PLAN

**APPROVED** **16 DEC 2003**  
 in this office No. CEI 7610 MSIAE

**By** **7611203**  
**Sachin**  
**Mr. Eng. Sachin S. K/ East Ward**  
**Public Works Manager, Mumbai Municipal Corporation**  
 DESCRIPTION OF PROPOSAL OF PROPERTY

PROPOSED RECONSTRUCTION & UTILIZATION OF TDR ON  
 PLOT BEARING C.T.S. No. 623A,  
 PARANJAPE SCHEME ROAD NO.2, VILE PARLE(E), MUMBAI-57.

NAME OF OWNER  
 SHRI KANJI NANJI GALA  
 C.A. TO PRAKRUTI CO-OP HSG., SOCIETY LTD.

| JOB NO. | DRG.NO. | SCALE   | DATE     | DRN.BY |
|---------|---------|---------|----------|--------|
| 11/01   | M-01    | 1/8"=1' | 15/08/03 |        |

NORTH SIGNATURE, NAME & ADDRESS OF ARCHITECT **Satish Shah**

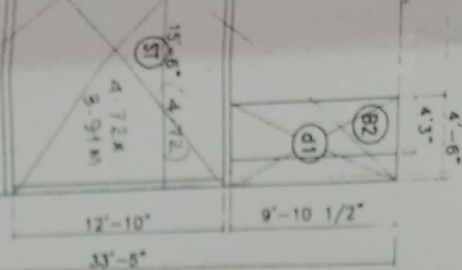


**SATISH SHAH ARCHITECT**  
 19/2, SHIV NIWAS, 6TH ROAD,  
 SION, MUMBAI - 400 022.



This Council Approved  
to the previous Plans  
Sectioned under No.

CE/Hasila/Perit/W.S./A.R.  
Dated 3/08/02



**BUILT UP AREA CALCULATION OF  
5th TO 7th FLOORS**

A)  $30'3'' \times 33'5'' = 1010.96$  SQ.FT.

DEDUCTIONS

D1)  $4'6'' \times 9'-10 1/2'' = 44.44$  sqft.

ST)  $15'6'' \times 12'10'' = 198.87$  \* (18.48) SQ.FT.

TOTAL = 243.31 sqft.

NET BUILT UP AREA / FLOOR = 767.65 sqft.

PERM. BALCONY AREA 10% = 76.76 sqft.

PROPOSED BALCONY AREA

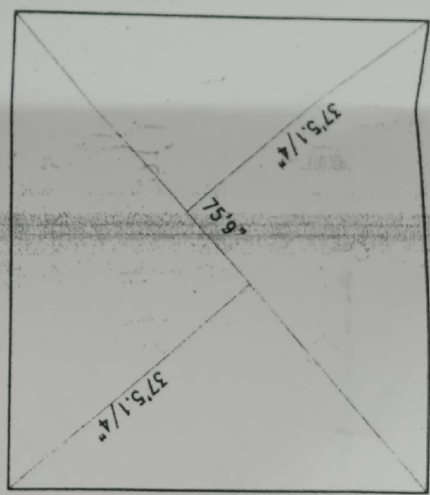
B1)  $3'0'' \times 13'7'' = 40.74$  sqft.

B2)  $4'3'' \times 9'-10 1/2'' = 41.97$  sqft.

TOTAL = 82.71 sqft.

EXCESS BALCONY / 5th to 7th flrs.

$5.95 \times 3 = 17.85$  sqft \* 1 CG. UNIT



**PLOT AREA LINE DIAGRAM**

**PLOT AREA CALCULATION**

A)  $0.50 \times 75'9'' \times 37'5 1/4'' \times 2 = 2835.32$  SQ.FT.

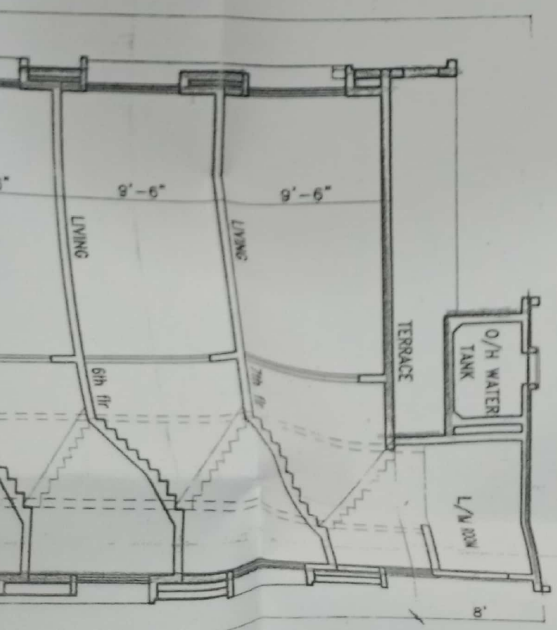
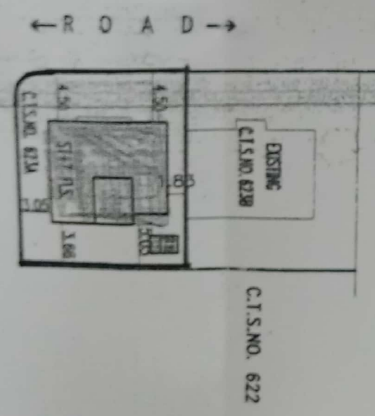
263.40 SQ.MT.

**SUMMARY OF BUILT UP AREA**

| FLOOR                 | GROUND SQ. OF 12 SQUARE OF FSL | AREA IN SFT. | AREA IN SQ.M |
|-----------------------|--------------------------------|--------------|--------------|
| 1ST TO 4th FLOOR      | 3070.60                        | 3070.60      | 285.27       |
| 5th TO 7th FLOOR      | 2302.95                        | 2302.95      | 213.95       |
| EXCESS BALC           | 5373.55                        | 5373.55      | 499.22       |
| 67.93X4 (1st to 4 th) | 271.72                         | 271.72       | 25.24        |
| 5.95 x3 (5th to 6th)  | 17.85                          | 17.85        | 1.66         |
| TOTAL EXCESS BALC.    |                                |              | 26.90        |
| TOTAL BUILT UP AREA   |                                |              | 526.12       |

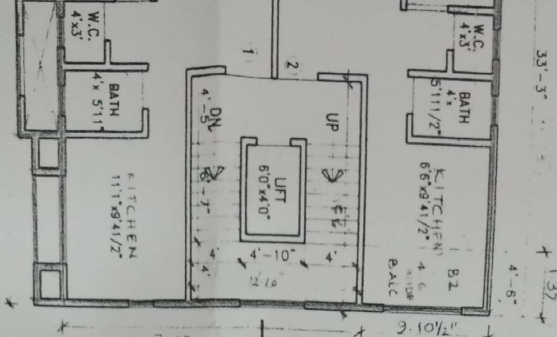
**AREA LINE DIAGRAM  
(5th TO 7th FLOORS)**

STAIRCASE AREA  
(FOR PREMIUM PURCHASE)  
 $15'-6'' \times 12'-10'' = 198.87$  SQ.FT.  
 $\times 18 = 47.85$  SQ.FT.



**CARPET AREA CALCULATIONS OF 5TH TO 7TH FLAT NO. 1**

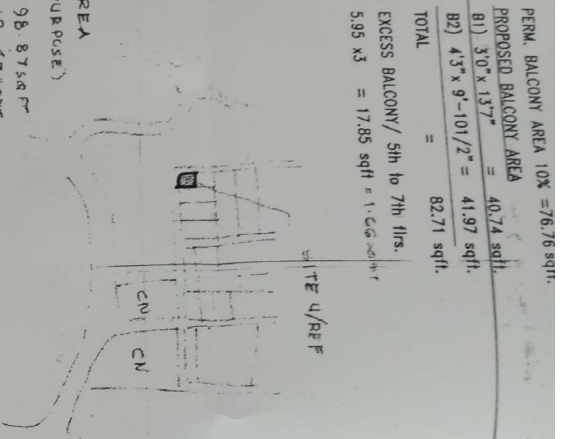
|        |   |        |       |
|--------|---|--------|-------|
| LIV    | = | 182.88 | sqft. |
| DIN    | = | 82.03  | sqft. |
| KIT.   | = | 82.03  | sqft. |
| BED    | = | 103.90 | sqft. |
| BED    | = | 107.81 | sqft. |
| TOLLET | = | 23.50  | sqft. |
| TOLLET | = | 28.25  | sqft. |
| PASS   | = | 15.00  | sqft. |
| TOTAL  | = | 672.72 | sqft. |
| PASS   | = | 62.50  | sqft. |



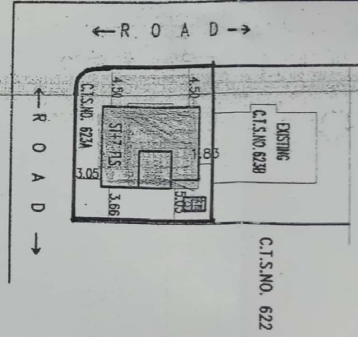
**AREA LINE DIAGRAM (5th TO 7th FLOORS)**

PERM. BALCONY AREA 10% = 76.76 sqft.  
 PROPOSED BALCONY AREA = 40.74 sqft.  
 B1) 3'0" x 13'7" = 41.97 sqft.  
 B2) 4'3" x 9'-10 1/2" = 82.71 sqft.  
 TOTAL = 82.71 sqft.

EXCESS BALCONY / 5th to 7th flrs.  
 5.95 x 3 = 17.85 sqft @ 1.66 sqft/m<sup>2</sup>

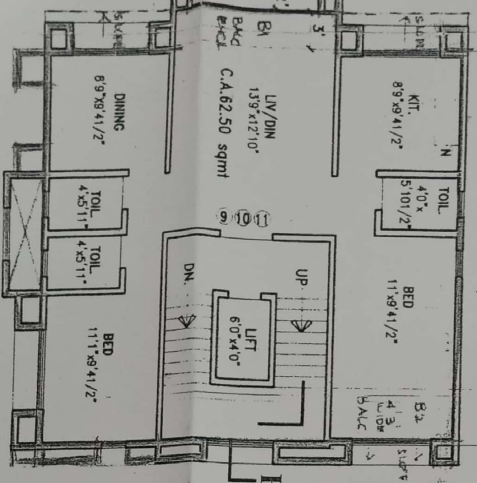


**LOCATION PLAN SCALE 1:1500**

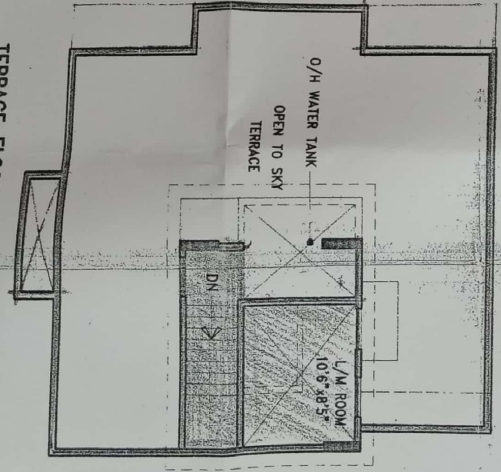


**BLOCK PLAN SCALE 1:500**

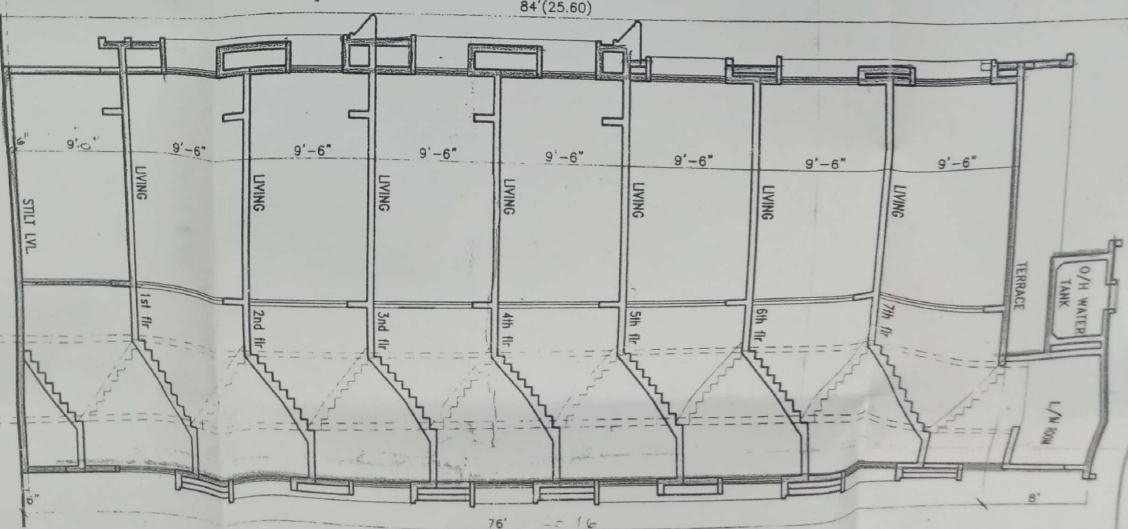
**TYPICAL FLOORS PLAN (5th TO 7th) SCALE : 1"=8'0"**



**TERRACE FLOOR PLAN SCALE : 1"=8'0"**



**SECTION B-B SCALE : 1"=8'0"**



| NO.  | DESCRIPTION                | UNIT   | QUANTITY |
|------|----------------------------|--------|----------|
| (1)  | PARKING REQUIRE            |        |          |
| (2)  | SCOOTER/MOTOR              |        |          |
| (3)  | SCOOTER/MOTOR              |        |          |
| (4)  | AREA AVAILABLE FOR PARKING | SQ.FT. |          |
| (5)  | TOTAL PARKING AREA         | SQ.FT. |          |
| (6)  | TOTAL EXCESSIVE AREA       | SQ.FT. |          |
| (7)  | TOTAL EXCESSIVE AREA       | SQ.FT. |          |
| (8)  | TOTAL EXCESSIVE AREA       | SQ.FT. |          |
| (9)  | TOTAL EXCESSIVE AREA       | SQ.FT. |          |
| (10) | TOTAL EXCESSIVE AREA       | SQ.FT. |          |

**SHRI KANUJI N. C.A. TO PRAKR**  
 JOB NO. 11/01  
 DR. M. NORTH  
 SIGN

**PROPOSED REC PLOT BEARING PARAV/LA/P. SCH**

|       |   |        |       |
|-------|---|--------|-------|
| BATH  | = | 23.66  | sqft. |
| W.C.  | = | 12.00  | sqft. |
| PASS  | = | 14.00  | sqft. |
| PASS  | = | 13.25  | sqft. |
| TOTAL |   | 317.68 | sqft. |
|       |   | 29.51  | sqmt  |

|        |   |        |       |
|--------|---|--------|-------|
| BED    | = | 82.03  | sqft. |
| BED    | = | 103.90 | sqft. |
| TOILET | = | 107.81 | sqft. |
| TOILET | = | 47.32  | sqft. |
| PASS   | = | 23.50  | sqft. |
| PASS   | = | 28.25  | sqft. |
| TOTAL  |   | 15.00  | sqft. |
|        |   | 672.72 | sqft. |
|        |   | 62.50  | sqmt  |

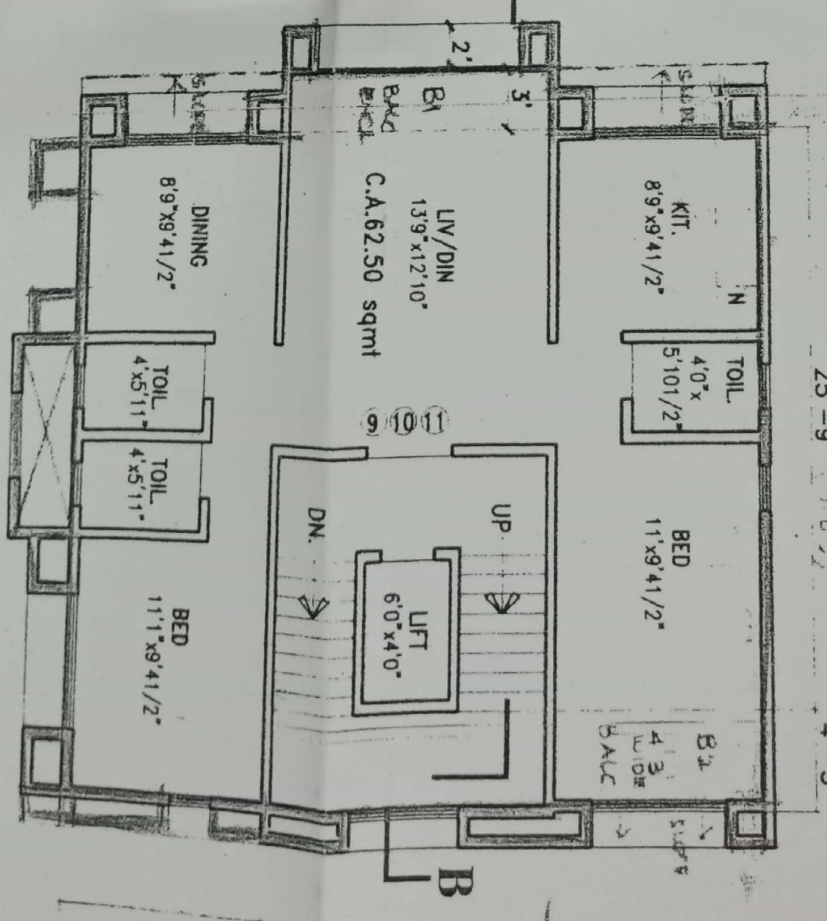
STAIRCASE AREA  
(FOR PREMIUM PURPOSE)  
 $15.6' \times 12.10' = 198.875 \text{ sqm}$   
 $= 18.475 \text{ sqmt}$

$= 129.33 \text{ sqmt}$

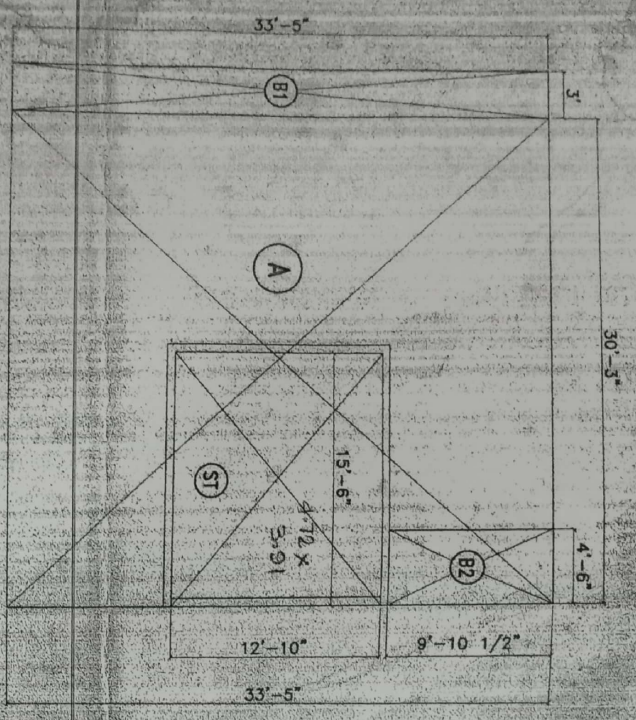
LOCATION  
 CALC  
 42



TYPICAL FLOORS PLAN  
 (1st TO 4th)  
 SCALE : 1"=8'0"



TYPICAL FLOORS PLAN  
 (5th TO 7th)  
 SCALE : 1"=8'0"



AREA LINE DIAGRAM  
(1st TO 4th FLOORS)

CAR PARKING STATEMENT

|                                   |               |
|-----------------------------------|---------------|
| TOTAL NOS. OF FLATS PROPOSED      | 11 NOS.       |
| PARKING REQUIRED                  | NOS. OF FLATS |
| FLATS ADMEASURING UP TO 35 SQ.MT. | 8             |
| FLATS AREA 45 SQ.MT. TO 70 SQ.MT. | 3             |
| 10% VISITORS                      | 0.5           |
| TOTAL PARKING REQUIRED            | 2             |
| TOTAL PARKING PROVIDED            | 3 NOS.        |

BUILT UP AREA CALCULATION OF 1st TO 4th FLOORS

A)  $30'3" \times 33'5" = 1010.96 \text{ SQ.FT.}$

DEDUCTIONS

B2)  $4'6" \times 9'-10\frac{1}{2}" = 44.44 \text{ sqft.}$

ST)  $15'6" \times 12'10" = 198.87 \text{ "}$

TOTAL = 243.31 sqft.

NET BUILT UP AREA / FLOOR = 767.65 sqft.

PERM. BALCONY AREA 10% = 76.76 sqft.

PROPOSED BALCONY AREA

B1)  $3'0" \times 33'5" = 100.25 \text{ sqft.}$

B2)  $4'6" \times 9'-10\frac{1}{2}" = 44.44 \text{ sqft.}$

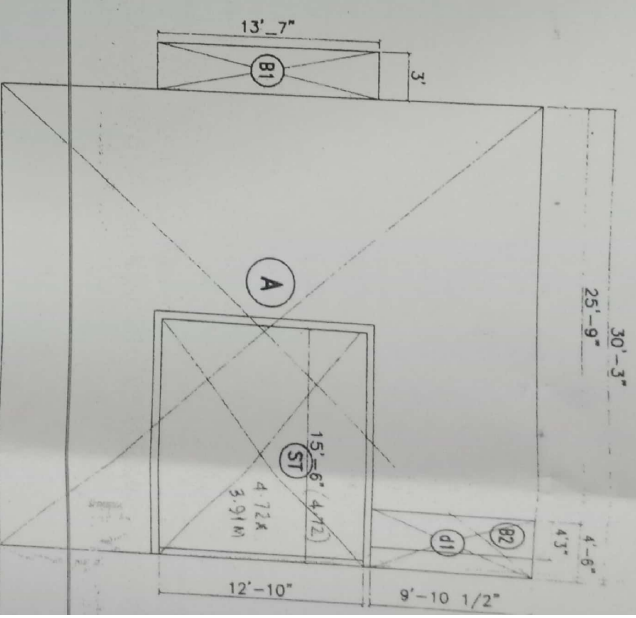
TOTAL = 144.69 sqft.

EXCESS BALC/ FLOOR = 69.93 SQFT.

67.93x4 = 271.72 SQFT. (25.24 SQMTR.)

CARPET AREA CALCULATIONS OF 1ST TO 4TH

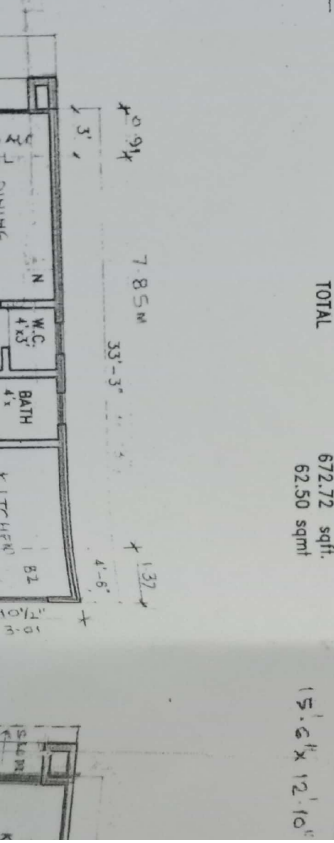
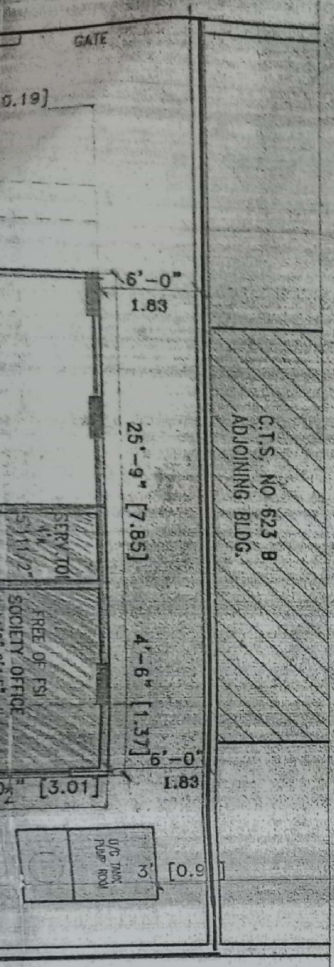
| FLAT NO. 1           | FLAT NO. 2           |
|----------------------|----------------------|
| LIV = 128.25 sqft.   | LIV = 128.25 sqft.   |
| BED = 103.91 sqft.   | DIN = 65.62 sqft.    |
| KIT. = 60.90 sqft.   | DIN. = 60.90 sqft.   |
| BATH = 23.66 sqft.   | BATH = 23.66 sqft.   |
| W.C. = 12.00 sqft.   | W.C. = 12.00 sqft.   |
| PASS = 14.00 sqft.   | PASS = 14.00 sqft.   |
| PASS = 13.25 sqft.   | PASS = 13.25 sqft.   |
| TOTAL = 355.97 sqft. | TOTAL = 317.68 sqft. |
| 33.07 sqmt           | 29.51 sqmt           |



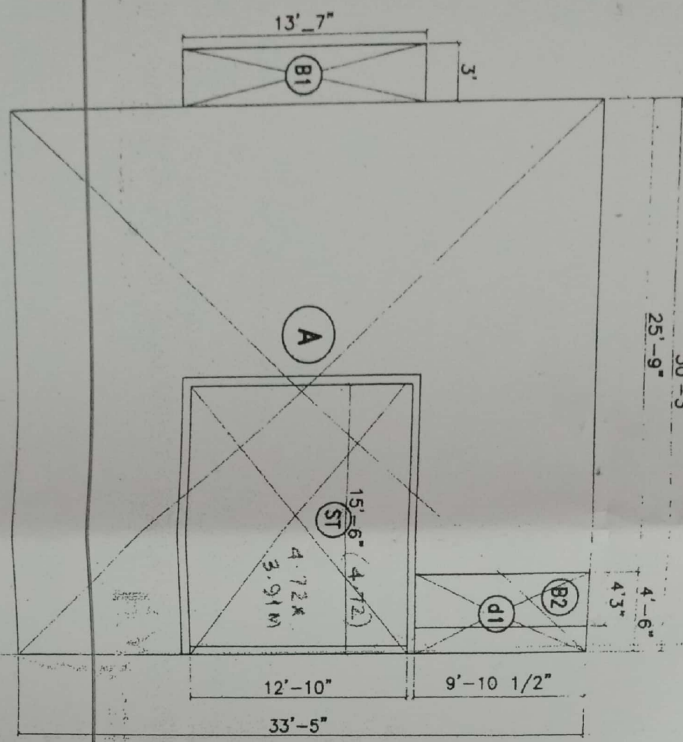
AREA LINE DIAGRAM  
(5th TO 7th FLOORS)

CARPET AREA CALCULATIONS OF 5TH TO 7TH

| FLAT NO. 1                   | FLAT NO. 2           |
|------------------------------|----------------------|
| LIV = 182.88 sqft.           | LIV = 182.88 sqft.   |
| DIN = 82.03 sqft.            | DIN = 82.03 sqft.    |
| KIT. = 82.03 sqft.           | KIT. = 82.03 sqft.   |
| BED = 103.90 sqft.           | BED = 103.90 sqft.   |
| BED = 107.81 sqft.           | BED = 107.81 sqft.   |
| TOLLET 23.66x2 = 47.32 sqft. | TOLLET = 47.32 sqft. |
| TOLLET = 23.50 sqft.         | TOLLET = 23.50 sqft. |
| PASS = 28.25 sqft.           | PASS = 28.25 sqft.   |
| PASS = 15.00 sqft.           | PASS = 15.00 sqft.   |
| TOTAL = 672.72 sqft.         | TOTAL = 622.50 sqft. |
| 15.68 x 12'10"               |                      |



30'-3"  
25'-9"



AREA LINE DIAGRAM  
(5th TO 7th FLOORS)

CARPET AREA CALCULATIONS  
OF 5TH TO 7TH  
FLAT NO. 1

|        |   |        |       |
|--------|---|--------|-------|
| LIV    | = | 182.88 | sqft. |
| DIN    | = | 82.03  | sqft. |
| KIT.   | = | 82.03  | sqft. |
| BED    | = | 103.90 | sqft. |
| BED    | = | 107.81 | sqft. |
| TOILET | = | 47.32  | sqft. |
| TOILET | = | 23.50  | sqft. |
| PASS   | = | 28.25  | sqft. |
| PASS   | = | 15.00  | sqft. |
| TOTAL  | = | 672.72 | sqft. |
|        |   | 62.50  | sqmt  |

**This Cancelled Approved**  
to the previous Plans  
Sanctioned under No.  
**CE/Trd/2019/W.S./A.R.**  
**30802**  
Dated 30/08/2019

**BUILT UP AREA CALCULATION OF  
5th TO 7th FLOORS**

A)  $30'3" \times 33'5" = 1010.96$  SQ.FT.

**DEDUCTIONS**

d1)  $4'6" \times 9'-10\frac{1}{2}" = 44.44$  sqft.

ST)  $15'6" \times 12'10" = 198.87$  \* (18.48) SQ.MTRS

TOTAL = 243.31 sqft.

NET BUILT UP AREA / FLOOR = 767.65 sqft.

PERM. BALCONY AREA 10% = 76.76 sqft.

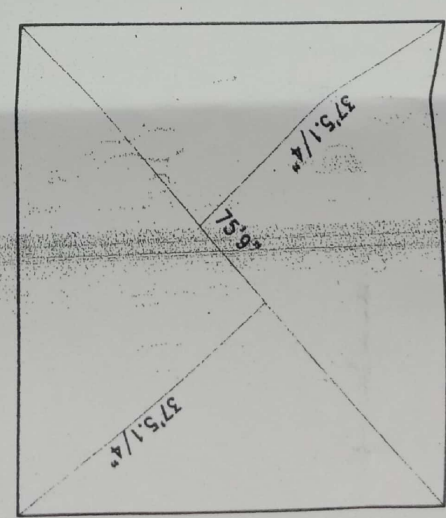
PROPOSED BALCONY AREA

B1)  $3'0" \times 13'7" = 40.74$  sqft.

B2)  $4'3" \times 9'-10\frac{1}{2}" = 41.97$  sqft.

TOTAL = 82.71 sqft.

EXCESS BALCONY / 5th to 7th flrs.  
 $5.95 \times 3 = 17.85$  sqft = 1.66 sqmt



PLOT AREA LINE DIAGRAM

PLOT AREA CALCULATION

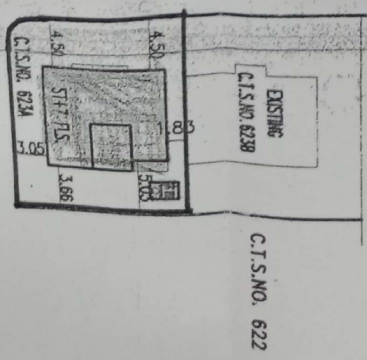
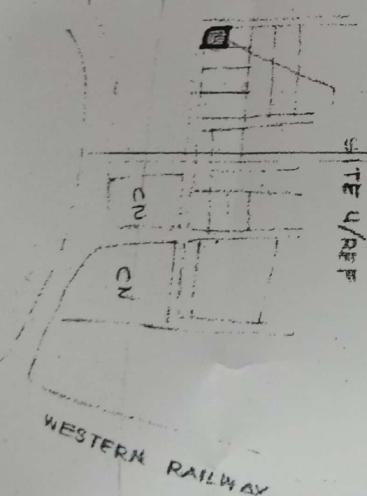
A)  $0.50 \times 75'9" \times 37'5.1/4" \times 2 = 2835.32$  SQ.FT.  
263.40 SQ.MT.

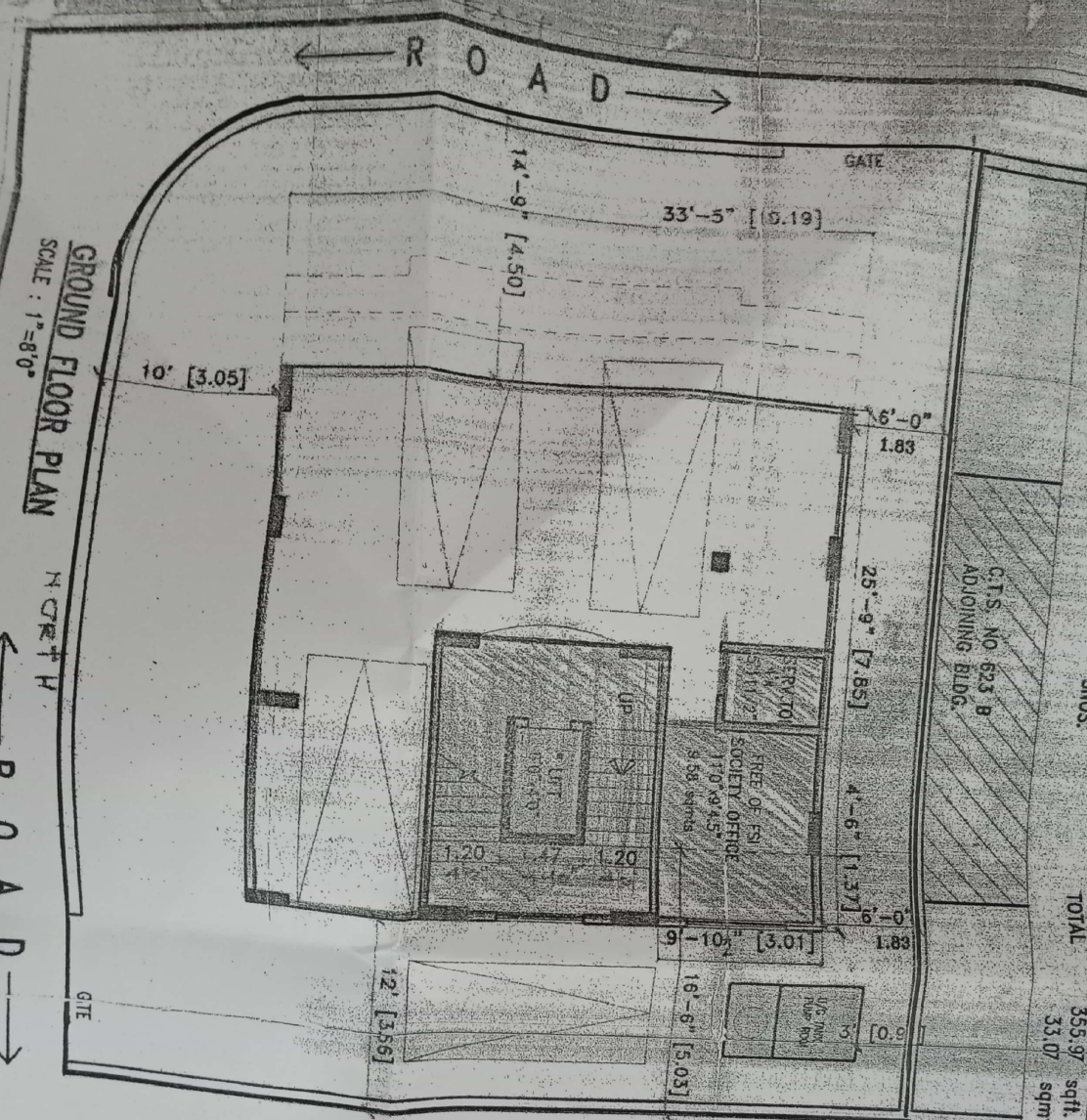
SUMMARY

|        |      |
|--------|------|
| FLOOR  |      |
| GROUND |      |
| 1ST TO | 767  |
| 5th TO | 767  |
| EXCES  | 67.9 |
| TOTAL  | 5.95 |

STAIRCASE AREA  
(FOR PERMIMUM PURPOSE)

$15'6" \times 12'10" = 198.87$  SQ.FT.





**GROUND FLOOR PLAN**  
SCALE : 1"=80'

ROAD  
ROAD

PARKING REQUIRED 11 NOS.

| FLATS ADMIRASURING UP TO 35 SQ.MT. | NOS. OF FLATS | PARKING REQUIRED |
|------------------------------------|---------------|------------------|
| FLATS AREA 45 SQ.MT. TO 70 SQ.MT.  | 8             | 1.5              |
| 10% VISITORS                       | 3             | 0.5              |
| <b>TOTAL PARKING REQUIRED</b>      |               | <b>2</b>         |
| <b>TOTAL PARKING PROVIDED</b>      |               | <b>2</b>         |

| FLAT NO. 1   | AREA          | UNIT         |
|--------------|---------------|--------------|
| LIV          | 128.25        | sqft.        |
| BED          | 103.91        | sqft.        |
| KIT.         | 60.90         | sqft.        |
| BATH         | 23.66         | sqft.        |
| W.C.         | 12.00         | sqft.        |
| PASS         | 14.00         | sqft.        |
| PASS         | 13.25         | sqft.        |
| <b>TOTAL</b> | <b>355.97</b> | <b>sqft.</b> |

| FLAT NO. 2   | AREA          | UNIT         |
|--------------|---------------|--------------|
| LIV          | 128.25        | sqft.        |
| KIT          | 65.62         | sqft.        |
| DIN.         | 60.90         | sqft.        |
| BATH         | 23.66         | sqft.        |
| W.C.         | 12.00         | sqft.        |
| PASS         | 14.00         | sqft.        |
| PASS         | 13.25         | sqft.        |
| <b>TOTAL</b> | <b>317.68</b> | <b>sqft.</b> |

CARPET AREA CALCULATIONS OF 5TH TO 7TH

| FLAT NO. 1   | AREA          | UNIT         |
|--------------|---------------|--------------|
| LIV          | 182.88        | sqft.        |
| DIN          | 82.03         | sqft.        |
| KIT.         | 82.03         | sqft.        |
| BED          | 103.90        | sqft.        |
| BED          | 107.81        | sqft.        |
| TOLLET       | 47.32         | sqft.        |
| TOLLET       | 23.50         | sqft.        |
| PASS         | 28.25         | sqft.        |
| PASS         | 15.00         | sqft.        |
| <b>TOTAL</b> | <b>672.72</b> | <b>sqft.</b> |

**TYPICAL FLOORS PLAN**  
(1st to 4th)  
SCALE : 1"=80'

