

Date : 23/12/2021

To,  
The Cosmos Co-op. Bank Ltd.  
269/270, Shaniwar Peth,  
Pune 411 030.

Dear Madam,


We have sold the Flat No. 1104 to MR. KISHOR AMARCHAND KUBADIA in the building known as "CELESTIAL" situated at Gokhale Road, Dadar (West), Mumbai - 400028 vide Agreement for Sale registered under No. BBE5/14118/2021 on 8<sup>th</sup> December 2021 with the Office of the Joint Sub-Registrar of Assurance, Mumbai, City-V, Mumbai.

We further state as follows :

- a) While shifting of our office, we have misplaced the original Agreements Permanent Alternate Accommodation registered under No.BBE4/389/2013 dt.23th January 2013 with the Office of the Joint Sub-Registrar, Mumbai City-IV, Mumbai executed between Sai Sadguru Developers and Mr. Narendra Namdev Narvekar.
- b) We have also misplaced the original Agreements registered under No.BBE4/390/2013 dt.23th January 2013 with the Office of the Joint Sub-Registrar, Mumbai City-IV, Mumbai executed between Sai Sadguru Developers and Mr. Narendra Namdev Narvekar.
- c) We have registered F.I.R. dated 18/12/2021 with respect to the above agreements to the Bandra Police Station, the copy of which is annexed herewith for your reference.
- d) We have already applied for the Certified Copies of the above agreements to the Registrar's Office. It will be handed over to the Bank in due time as we receive from them.

Thanking you,

Your's Faithfully,



For SAI SADGURU DEVELOPERS :



बांद्रा पोलीस ठाणे, मुंबई  
दिनांक-18/12/2021

### प्रमाणपत्र

असे प्रमाणित करण्यात येते की, श्री/श्रीमती, मंदा रिवशय दळवी  
वय 35 वर्षे, धंदा लोकराणी राठी वी. पी. वा. फ. व।  
अपार्टमेंट सोशल सेन साहुंगा। (पाश्चिमे मुंबई) 16

यांनी बांद्रा पोलीस ठाणेस समक्ष येवून कळविले कि, त्यांचे दिनांक 18/12/21 रोजी  
त्यांचे खालील वर्णनाचे कागदपत्र/बॅग/मोबाईल/सिमकार्ड/सिध्दापत्रिका/चालक-पस्वना/  
ओळखपत्र/शेअर्स/ व. व. 12/4/21 हरविले असून त्याची नोंद  
हरविलेली वस्तु नोंदवही क्र. 3339/21, दिनांक:- 18/12/21 अन्वये घेण्यात  
आली आहे.

#### हरविलेल्या वस्तुंचे वर्णन:-

- सेल अॅण्ड मॅसेज @  
१) Pravin Sakharan Patil V.N. KAR @ BBE4/363/2013  
से. व. BBE4/366/2013 ..... dt. 22/01/2013  
३) dt. 22/01/2013  
४) Narendran Waman Terwan. Kar @ BBE4/354/2013  
से. व. BBE4/356/2013 ..... dt. 22/01/2013  
५) Nandana Namdev. Namdev. Kar @ BBE4/389/2013  
से. व. BBE4/390/2013 ..... dt. 23/01/2013  
६) BBE4/390/2013  
dt. 23/01/2013  
७) Nalish Parshuram Chirnerkar  
से. व. BBE4/359/2013 ..... dt. 22/01/2013  
से. व. BBE4/361/2013 ..... dt. 22/01/2013

(अधिकारी आंमलदार)

बांद्रा पोलीस ठाणे, मुंबई





08/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 14118/2021

नोंदणी

Regn 63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमूद करावे)	12766589.44
(4) भू-मापन पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन सदनिका नं: 1104, माळा नं: 11, इमारतीचे नाव सिलेसटिएल, ब्लॉक नं: माहिम, मुंबई 400028, रोड : गोखले रोड, इतर माहिती दस्तामध्ये नमूद केल्याप्रमाणे ( C T S Number : 1580 ; Final Plot Number : 201 TPS IV Mahim ; )
(5) क्षेत्रफळ	1) 35 68 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:-साई सदगुरु डेव्हलपर्स तर्फे भागीदार मदार दळवी तर्फे मुखत्यार सदेश बोरडे - वय:-37; पत्ता:-प्लॉट नं: 51/2402, माळा नं: -, इमारतीचे नाव: निशिगंधा, ब्लॉक नं: बांद्रा (पूर्व) मुंबई, रोड नं: गवरमेन्ट कॉलनी, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAYFS8467K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-किशोर अमरचंद कुबाडीया वय:-72; पत्ता:-प्लॉट नं: 1102, माळा नं: 11, इमारतीचे नाव: सिलेसटिएल, ब्लॉक नं: मुंबई, रोड नं: गोखले रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AACPK4962B
(9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/12/2021
(11) अनुक्रमांक, खड व पृष्ठ	14118/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	638400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद - :

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

खरी प्रत

सह दुय्यम निबंधक मुंबई ५

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 202112075010 07 December 2021, 03:39:29 PM

मूल्यांकन वर्ष 2021  
 जिल्हा मुंबई (वेग)  
 मूल्य विभाग 17-बांधीव  
 उप मूल्य विभाग 17/111 एका : गोकुल रोड ( उत्तर ) पोर्चुगीज फर्च बाजूर गडकरी चौकामुंबई.  
 फार्म नंबर /न. भू. क्रमांक : अंतिम प्लॉट नंबर/201

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर घ.	विवाही घटकिका	बांधीव	दुवारी	अंतीम	मोजक्यामते एकक
165670	325280	361080	406600	325280	चौर मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	35.68 चौर मीटर	मिळकतीचा प्रकार-	विवाही घटकिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे बंध-	0 TO 2 <sup>थे</sup>	मूल्यदर/बांधकामाचा दर -	Rs.325280/-
उदघाटन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता समूह -					
Sale Type	First Sale				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					

मजला विहाय घट/वाढ = 110% apply to rate= Rs.357808/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 =(((वार्षिक मूल्यदर - हप्त्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )  
 = ( ( 357808-165670 ) \* ( 100 / 100 ) ) + 165670 )  
 =  
 Rs.357808/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 357808 \* 35.68  
 = Rs.12766589.44/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + उदघाटन मूल्य + मेझॉकॅन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बदिल घाटन तळाचे मूल्य + खुल्या जमिनीवरील वाढन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जमिनेचे मूल्य + बदिल बांधकाम + पॅफेनिकल वाढनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 12766589.44 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 =Rs.12766589.44/-

Home Print

बबई - ५  
 २०२१/१/२५  
 २०२१



<http://10.10.246.39/valuation20202021/Mumbai/HTMLReports/MBuilt.a...> 12/7/2021



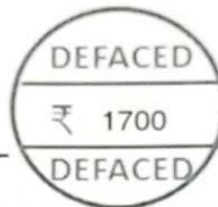


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0812202110894	Receipt Date	08/12/2021
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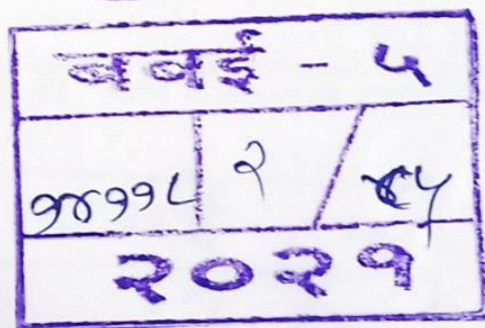
Received from Kubadia, Mobile number 9833801664, an amount of Rs. 1700/-, towards Document Handling Charges for the Document to be registered on Document No. 14118 dated 08/12/2021 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



**Payment Details**

Bank Name	SBIN	Payment Date	08/12/2021
Bank CIN	10004152021120807684	REF No.	134215146733
Deface No	0812202110894D	Deface Date	08/12/2021

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



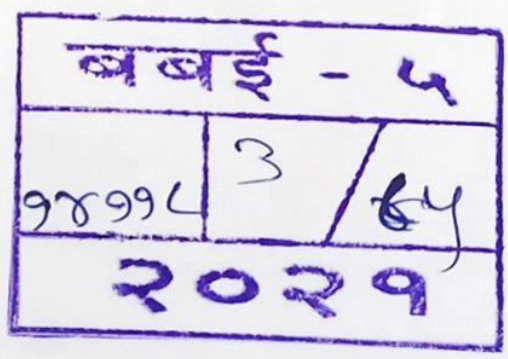


CHALLAN  
MTR Form Number-6



IN MH009844689202122E		BARCODE		Date 08/12/2021-14:37:38	Form ID 25 2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty			TAX ID / TAN (If Any)		
Account Name BOM2_JT SUB REGISTRA MUMBAI CITY 2			PAN No.(If Applicable)		
Location MUMBAI			Full Name	Kishore Kubadia	
Period 2021-2022 One Time			Flat/Block No.	Flat no.1104 celestial	
Account Head Details		Amount In Rs.	Premises/Building		
045501 Sale of NonJudicial Stamp		31700.00	Road/Street	Mahim	
			Area/Locality	Mumbai	
			Town/City/District		
			PIN	4 0 0 0 2 8	
			Remarks (If Any)	SecondPartyName=Sai Sadguru Developers~	
			Amount In	Thirty One Thousand Seven Hundred Rupees Only	
		31,700.00	Words		
Bank Details UNION BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02901792021120813313 507181423
Cheque/DD No.			Bank Date	RBI Date	08/12/2021-14:40:03 Not Verified with RBI
Name of Bank			Bank-Branch	UNION BANK OF INDIA	
Address of Branch			Scroll No. , Date	Not Verified with Scroll	

Document ID : Mobile No. : 9833801664  
 :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू





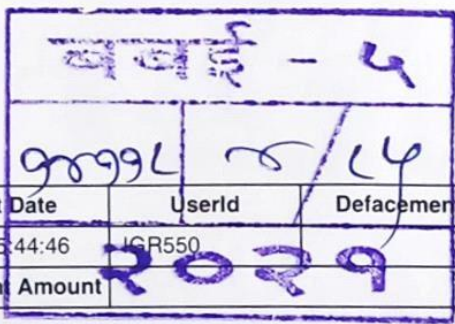
CHALLAN  
MTR Form Number-6



Form No.	MH009B44689202122E	BARCODE	[Barcode]		Date	08/12/2021 14:37:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	BOM2 JT SUB REGISTRA MUMBAI CITY 2			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	Kishore Kubadia			
Year	2021-2022 One Time			Flat/Block No.	Flat no.1104 celestial			
Account Head Details	Amount In Rs.			Premises/Building				
330045501 Sale of NonJudicial Stamp	31700.00			Road/Street	Mahim			
				Area/Locality	Mumbai			
				Town/City/District				
				PIN	4	0	0	0
				PIN			2	8
				Remarks (If Any)	SecondPartyName=Sai Sadguru Developers-			
				Amount In	Thirty One Thousand Seven Hundred Rupees Only			
	31,700.00			Words				
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	02901792021120813313	507181423	
Name of Bank				Bank Date	RBI Date	08/12/2021-14:40:03	Not Verified with RBI	
Name of Branch				Bank-Branch	UNION BANK OF INDIA			
				Scroll No. . Date	Not Verified with Scroll			



Department ID : [Blank] Mobile No. : 9833801664  
 NOTE:- This challan is valid for document to be registered only in Registrar office only. Not valid for unregistered document.  
 दस्तऐवज केवल दस्तावेज निकासक कार्यालय में ही दर्जित करने योग्य है। नोटेडनी न करवायाच्या दस्तावेजासाठी सदर चलन लागू नाही.



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-509-14118	00046/6417202122	08/12/2021-15:44:46	IGR550	31700.00
Total Defacement Amount					31,700.00

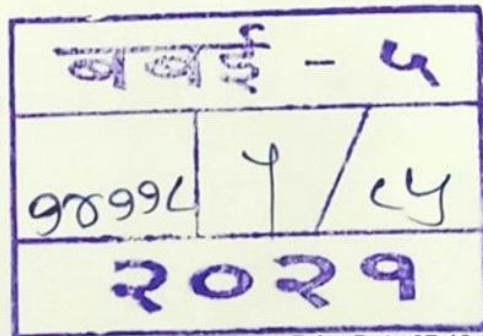


CHALLAN  
MTR Form Number-6



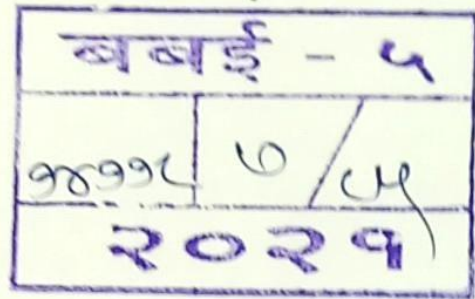
MH009771800202122E		BARCODE		Date	07/12/2021-12-24-28	Form ID	25.2
Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)			
BOM2_JT SUB REGISTRA MUMBAI CITY 2				Full Name		Kishore Kubadia	
MUMBAI				Flat/Block No.		F.P.No.201	
2021-2022 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		Mahim	
01 Stamp Duty		606700.00		Area/Locality		Mumbai	
01 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 2 8	
				Remarks (If Any)			
				SecondPartyName=Sai SAdguru Developers and others-			
				Amount In			
				Six Lakh Thirty Six Thousand Seven Hundred Rupees			
				Words			
				Only			
Details				FOR USE IN RECEIVING BANK			
UNION BANK OF INDIA							
Cheque-DD Details				Bank CIN		Ref. No.	
				02901792021120711115		507141408	
DD No.				Bank Date		RBI Date	
				07/12/2021-12:25:23		Not Verified with RBI	
Bank				Bank-Branch		UNION BANK OF INDIA	
Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9833801664  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



Print Date 07-12-2021 12:25:34





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at and entered into 8<sup>th</sup> day of DECEMBER 2021.

BETWEEN

M/S. SAI SADGURU DEVELOPERS, a partnership firm registered under the Indian Partnership Act, 1932, having its office at 51/2402, C/o Siddhivinayak Consultancy, Opp.MIG Club, Besides Maratha Darbar, Bandra (East), Mumbai - 400 051, hereinafter called "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and included the partners for the time being constituting the said firm and the survivors or survivor of them and their respective heirs, administrators, executors and assigns) of the **FIRST PART**,

KAK

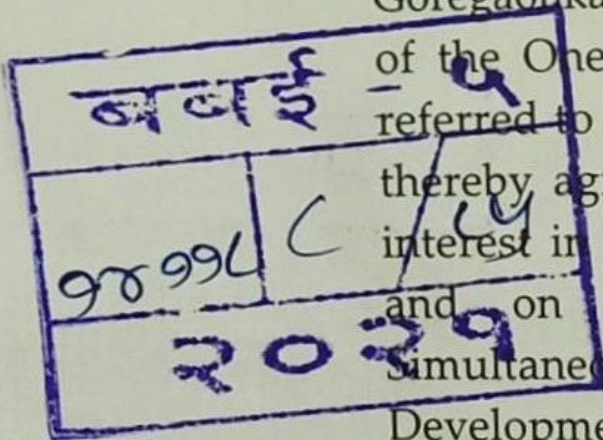


AND

KISHOR AMARCHAND KUBADIA, of Mumbai having address at Celestial, 11<sup>th</sup> Floor, Block No. 1102, Gokhale Road, Dadar West, Mumbai - 400028, hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assigns) of

WHEREAS:-

- A. Originally, one Diwakar Anant Goregaonkar as absolute owner was seized and possessed of otherwise well known 17 yards equivalent to 755.27 sq. meters or thereabouts well then registered in the book of the Collector of Land Revenue under new Survey No.1435 and 1436 corresponding to Cadastral of Survey No.1582 of Land Division and then in the books of the Collector of Municipal Rates and Taxes under G-Ward No.4227 (1C), Street Nos. 23, 5A, 5B and known as Plot No. A also with a tenanted building known as "Bhikoba Niwas" standing thereon consisting of Ground and 17 Upper Floors which were fully let out to Tenant and was assessed to Municipal Taxes by the Municipal Corporation under Municipal Assessment Nos. G/N Ward No.4227(1C) Street No.23, Gokhale Road (North), G/N Ward No. 4227 (1C) Street No. 5G/N, Ward No. 4227(IA), Street No. 5A and G/N Ward No. 4227(IC), Street No. 5B, more particularly described in the **FIRST SCHEDULE** hereunder;

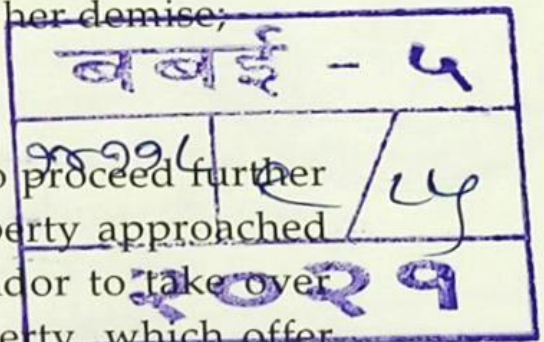
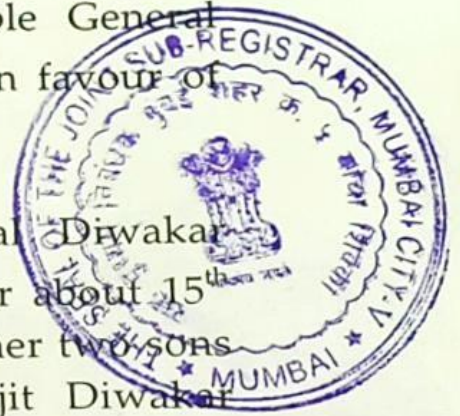


By and under Development Agreement dated 4<sup>th</sup> August 2000 executed between the original Owner Diwakar Anant Goregaonkar, therein referred to as the "Owner" and Partner of the One Part and M/s. Gawde & Associates, therein referred to as the Vendor, the Original Owner therein do hereby agree to grant and assign all the right title and interest in respect of the said property for consideration and on terms and conditions therein recorded simultaneously, with the execution of the said Development Agreement, an Irrevocable Power of Attorney dated 4<sup>th</sup> August 2000 was also executed in favor of M/s. Gawde & Associates to facilitate the development



the Property. Pursuant thereto, M/s. Gawde & Associates negotiated with and executed agreements with all the tenants for the development of the property and for allotment of Permanent Alternate Accommodation in lieu of the existing Tenanted Premises of the Tenants/Occupants;

- C. The Original Owner Diwakar Anant Goregaonkar died intestate at Mumbai on 15<sup>th</sup> May 2001 leaving behind him his wife Vimal Diwakar Goregaonkar and two sons viz., Devendra Diwakar Goregaonkar and Ranjit Diwakar Goregaonkar as his only heirs and legal representatives as per the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his demise. Upon the demise of the said Original Owner the entire estate left behind by him stood vested and inherited by the heirs and legal representatives named herein;
- D. The heirs and legal representatives of Diwakar Anant Goregaonkar named above had by Writing dated 15<sup>th</sup> September 2001 confirmed the Development Agreement dated 4<sup>th</sup> August 2000 executed in favour of M/s. Gawde & Associates by the said Original Owner and discharge of their obligation executed a fresh Irrevocable General Power of Attorney dated 15<sup>th</sup> October 2001 in favour of M/s. Gawde & Associates;
- E. The widow of the original owner Vimal Diwakar Goregaonkar died intestate at Mumbai on or about 15<sup>th</sup> February 2006 leaving behind her surviving her two sons Devendra Diwakar Goregaonkar and Ranjit Diwakar Goregaonkar as the only heirs and legal representatives by which she was governed at the time of her demise;
- F. M/s. Gawde & Associates being unable to proceed further with the redevelopment of the said property approached the Vendor herein with offer to the Vendor to take over the entire development of the said property, which offer was accepted by the Vendor and accordingly by and under Development Agreement dated 5<sup>th</sup> January 2007 executed by and between Devendra Divakar Goregaonkar and Ranjit Divakar Goregaonkar, therein referred to as the "Owners" and Party of the First Part, M/s. Gawde & Associates, therein referred to as the "Confirming Party" and



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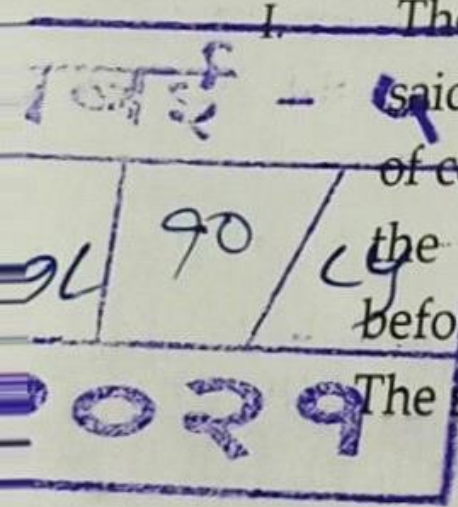


Party of the Second Part and M/s. Sai Sadguru Vendor referred to as "Vendor" and Party of the Third Part the Vendor herein and duly registered with the Registrar of Assurances, Mumbai under the No. 2/171/2007 dated 5<sup>th</sup> January, 2007, the Owners thereby grant and assign unto the Vendor the development rights in respect of the said property particularly described in the First Schedule hereto written for consideration and on terms, conditions and covenants therein recorded. The said Development Agreement has been fully acted upon and in terms thereof the Vendor have undertaken the development of the property;

G. The Vendor while acting on the Development Agreement dated 5<sup>th</sup> January, 2007 in terms of the powers and authorities granted to it approached the Tenants/ Occupants of the existing structure and negotiated and entered into the Scheme of Redevelopment and implemented the same by demolishing the building "Bhikoba Niwas" and in place thereof constructed a multistoried building with all a test amenities and facilities where in the Tenants/Occupants of the old building were to be re-housed and re-accommodated by providing Permanent Alternate Accommodation by providing Existing Premises and in terms of the assurances given by the Tenants / Occupants entered into Agreement for Permanent Alternate Accommodation;

H. The Vendor proposed to implement the Scheme of Redevelopment under the provisions of the Regulation 30 of the Development Control Regulation got the approval from the concerned authorities under the bearing No. EB/798/GN/A dated 6<sup>th</sup> August 2007. Thereafter upon demolition of the existing structure the Vendor obtained the Commencement Certificate bearing Ref. No. EB/798/ GN/A dated 30<sup>th</sup> March 2009 from the concerned authorities;

I. There arose certain disputes and differences between the said Owners and the Vendor in respect of the performance of certain obligations, which finally resulted into the filing of the Arbitration Petition No.191 of 2011 by the Vendor before the Hon'ble High Court of Judicature at Bombay. The said disputes and differences were finally settled by the Hon'ble High Court of Judicature at Bombay.



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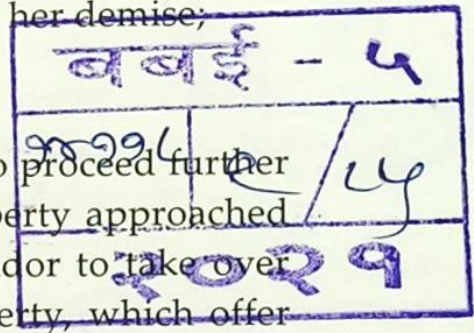
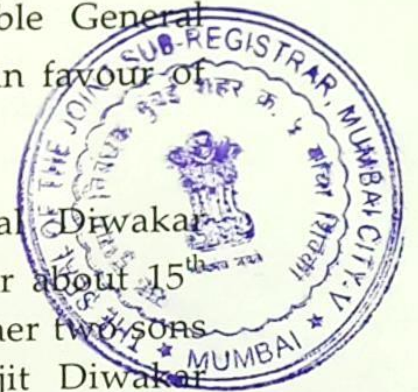
the Property. Pursuant thereto, M/s. Gawde & Associates negotiated with and executed agreements with all the tenants for the development of the property and for allotment of Permanent Alternate Accommodation in lieu of the existing Tenanted Premises of the Tenants/Occupants;

C. The Original Owner Diwakar Anant Goregaonkar died intestate at Mumbai on 15<sup>th</sup> May 2001 leaving behind him his wife Vimal Diwakar Goregaonkar and two sons viz., Devendra Diwakar Goregaonkar and Ranjit Diwakar Goregaonkar as his only heirs and legal representatives as per the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his demise. Upon the demise of the said Original Owner the entire estate left behind by him stood vested and inherited by the heirs and legal representatives named herein;

D. The heirs and legal representatives of Diwakar Anant Goregaonkar named above had by Writing dated 15<sup>th</sup> September 2001 confirmed the Development Agreement dated 4<sup>th</sup> August 2000 executed in favour of M/s. Gawde & Associates by the said Original Owner and discharge of their obligation executed a fresh Irrevocable General Power of Attorney dated 15<sup>th</sup> October 2001 in favour of M/s. Gawde & Associates;

E. The widow of the original owner Vimal Diwakar Goregaonkar died intestate at Mumbai on or about 15<sup>th</sup> February 2006 leaving behind her surviving her two sons Devendra Diwakar Goregaonkar and Ranjit Diwakar Goregaonkar as the only heirs and legal representatives by which she was governed at the time of her demise;

F. M/s. Gawde & Associates being unable to proceed further with the redevelopment of the said property approached the Vendor herein with offer to the Vendor to take over the entire development of the said property, which offer was accepted by the Vendor and accordingly by and under Development Agreement dated 5<sup>th</sup> January 2007 executed by and between Devendra Divakar Goregaonkar and Ranjit Divakar Goregaonkar, therein referred to as the "Owners" and Party of the First Part, M/s. Gawde & Associates, therein referred to as the "Confirming Party" and



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Party of the Second Part and M/s. Sai Sadguru Vendor therein referred to as "Vendor" and Party of the Third Part being the Vendor herein and duly registered with the Sub-Registrar of Assurances, Mumbai under Sr.No.BBE/2/171/2007 dated 5<sup>th</sup> January, 2007, the Owners therein did thereby grant and assign unto the Vendor more development rights in respect of the said property more particularly described in the First Schedule hereunder written for consideration and on terms, conditions and covenants therein recorded. The said Development Agreement has been fully acted upon and in terms thereof the Vendor have undertaken the development of the said property;

G. The Vendor while acting on the Development Agreement dated 5<sup>th</sup> January, 2007 in terms of the powers and authorities granted to it approached the Tenants/ Occupants of the existing structure and negotiated and entered into settlement with them and obtained their consent for the implementation of Scheme of Redevelopment by demolition of the existing building "Bhikoba Niwas" and in place thereof constructing a multistoried building with all a test amenities and facilities where in the Tenants/Occupants of the old building were to be re-housed and re-accommodated by providing them Permanent Alternate Accommodation in lieu of their Existing Premises and in terms of the assurances given the Tenants / Occupants entered into Agreement for Permanent Alternate Accommodation;

H. The Vendor proposed to implement the Scheme of Redevelopment under the provisions of the Regulation 33(7) of the Development Control Regulation got the plan approved from the concerned authorities under I.O.D. bearing No. EB/798/GN/A dated 6<sup>th</sup> August 2007. Thereafter, upon demolition of the existing structure the Vendor also obtained the Commencement Certificate bearing Ref. No. EB/798/ GN/A dated 30<sup>th</sup> March 2009 from the concerned authorities;

I. There arose certain disputes and differences between the said Owners and the Vendor in respect of the performance of certain obligations, which finally resulted into the filing of the Arbitration Petition No.191 of 2011 by the Vendor before the Hon'ble High Court of Judicature at Bombay. The said disputes and differences were finally settled vide



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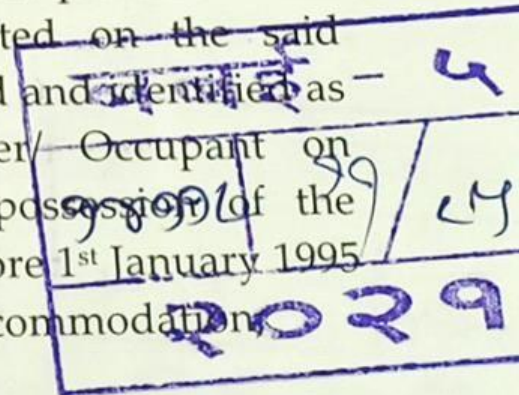
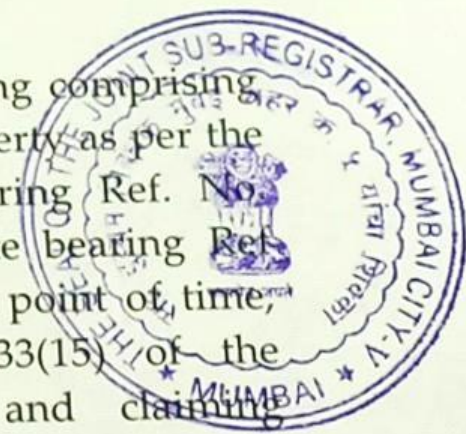
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Order / Award dated 15<sup>th</sup> March 2012 and in was agreed that the said property will be conveyed by the Owners therein in favour of the Vendor and in furtherance of the said settlement arrived at between the parties the Owners did in fact convey and transfer the said property to the Vendor;

J. By and under Deed of Conveyance dated 1<sup>st</sup> February, 2012 executed by and between Devendra Divakar Goregaonkar and Sulbha Ranjit Goregaonkar, therein referred to as the "Vendors" and Party of the One Part and M/s. Sai Sadguru Vendor herein therein referred to as "Purchasers" and Party of the Other Part and being the Vendor herein and duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE-2/ 1362/ 2012, the Vendors therein sold transferred and assigned absolutely and completely all their right title and interest in the said property for consideration and on terms conditions and covenants therein recorded. The said Deed of Conveyance dated 1<sup>st</sup> February 2012 has been fully acted upon and the Vendor herein have fully performed, discharged, and paid the entire consideration payable to the Owners in respect of the said property. On the basis of the Deed of Conveyance dated 1<sup>st</sup> February 2012 the name of the Vendor has been mutated in Property Card maintained by the Authorities as Owner of the said property;

K. The Vendor had originally proposed a building comprising of Ground + 13 Upper Floors on the said property as per the sanctioned plans approved under IOD bearing Ref. No. EB/798/GN/A and Commencement Certificate bearing Ref. No. EEBPC/798/GN/A. The Promoter at that point of time, for availing the benefit of Regulation 33(15) of the Development Control Regulation, 1991 and claiming additional incentive FSI for consuming and exploiting the same on the said property, had agreed to provide make available, allot and transfer certain proposed premise in the said proposed building to be constructed on the said property to the Occupants, who is declared and identified as eligible and protected Structure Holder/ Occupant on account of their use, occupation and possession of the Contravening Structure for the period before 1<sup>st</sup> January 1995 as and by way of Permanent Alternate Accommodation.



CP

JA2



THE SECOND SCHEDULE  
(THE SA...)

All the right title and interest in resp  
No. 1104 admeasuring 320 sq. ft. Ca  
29.82 Sq. Mts .Carpet on the Eleventh Flo  
"CELESTIAL" being constructed on the pr  
described in the FIRST Schedule hereunder

IN WITNESS WHEREOF the parties here  
set and subscribed their respective hands and se  
and year first hereinabove written.

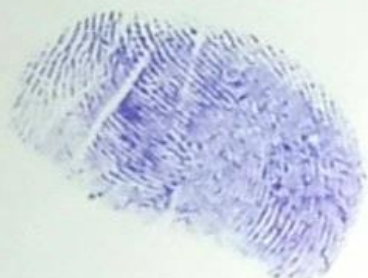
SIGNED SEALED AND DELIVERED  
by the Withinnamed "VENDOR"  
SAI SADGURU DEVELOPERS.,  
Through its PARTNER

*[Handwritten signature]*



SIGNED AND DELIVERED by the  
Withinnamed "PURCHASER"  
KISHOR AMARCHAND KUBADIA

*[Handwritten signature: KAKUBA]*



In the presence of...  
WITNESSES:

*[Handwritten signature: K. Kubadia]*





RECIPT

RECEIVED of and from the withinnamed PURCHASER )

Sr. No.	Date	Amount	Cheque No.	Bank	Branch
1	13/10/2021	11,00,000/-	736043	Cosmos	Dadar
2	18/11/2021	9,00,000/-	989565	Cosmos	Dadar

a sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only) )  
being the amount of deposit of Earnest Money/ )  
Booking Amount, towards part payment as within )  
mentioned, required to be paid by to us. )

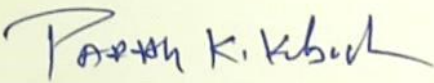
Rs. 20,00,000/-

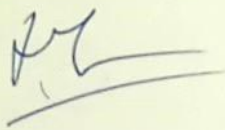
WE SAY RECEIVED

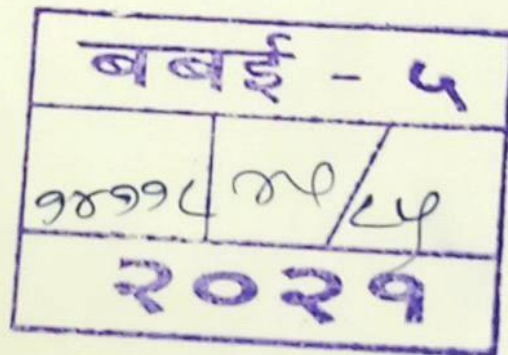


SAI SADGURU DEVELOPERS

WITNESSES :

1. 

2. 



## -1 AMENITIES :-

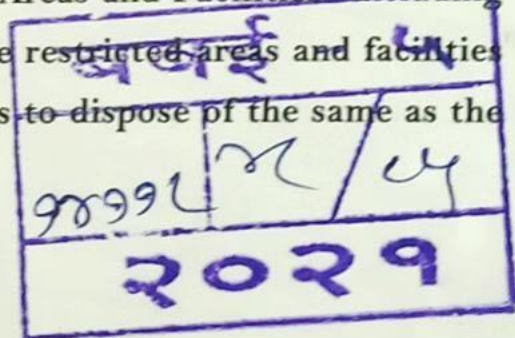
The Nature, extent and description of the common areas and facilities and of the Limited Common Areas and facilities are as under :

(A) COMMON AREAS & FACILITIES :

1. Entrance lobby of the said Building.
2. Compound of the said Building i.e. the open area (out of the Property described in the First Schedule) appurtenant to the built-up area of the said Building but excluding the car park areas allotted to the flat Purchaser/s / Allottees;
3. Staircase of the said Building including the landing for the purpose of ingress and egress but not for the purpose of storage, recreation, residence or sleeping;
4. Pump Room with pump in the compound;
5. Passage and mid-landings;
6. Common Electricity meters for common lights;
7. Societie's Office
8. Elevator/s
9. Septic Tank, Drainage, Storm water drain, Electric sub-station, if constructed, Cabin/s for Security Personnel, Water Tanks.

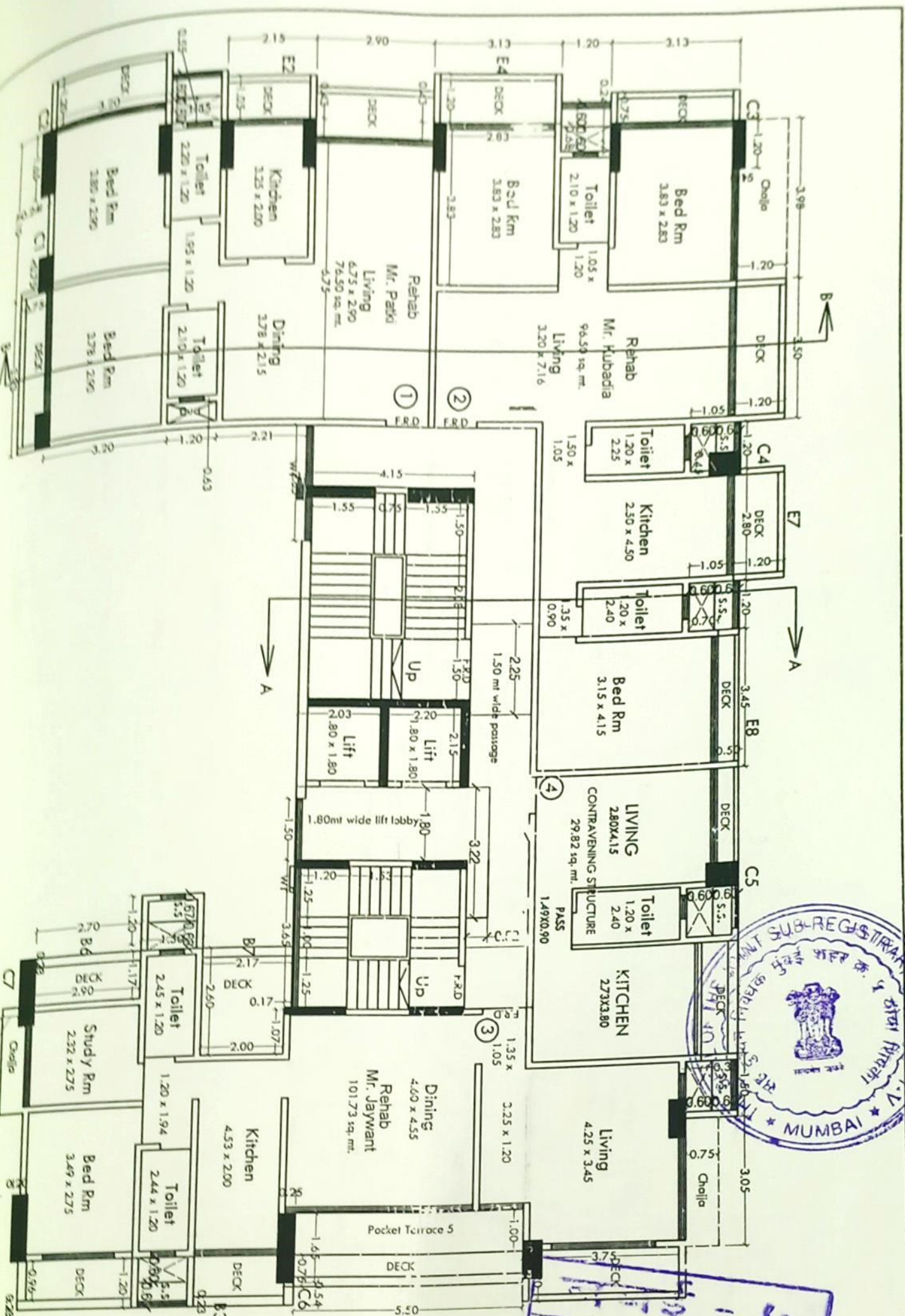
(B) LIMITED COMMON AREAS & FACILITIES :

1. Entrance in front of stairs on the floor on the particular flat is located, as a mere access to the flat but not for the purpose of storage, recreation, residence or sleeping. The landing is limited for the use of owners of the flats living on that particular floor and the visitors thereto but is subject to means of access for reaching other floors, available to all flat-owners and their visitors.
2. Car parking spaces in the Basement / Slits/ Compound/ Podium, as the case may be.
3. Attached Terrace on any floor of the said Building is for the exclusive use of the Purchaser/s of the terrace flat/s on that floor of the said Building. No other Flat-Purchaser/s Allottees or the Society Condominium when formed, as the case may be, shall have or claims any rights to the terrace on the respective floor or to terraces attached to flats on any other floors.
4. All areas not covered under "Common Areas and Facilities" including open spaces, terrace, parking spaces are restricted areas and facilities and the Developers have absolute rights to dispose of the same as the Developers deem fit.





1st Floor Plan



Handwritten blue ink notes and stamps at the bottom of the page. The text includes the number '2029' and '76626'. There are also some illegible scribbles and a small rectangular stamp.





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**Amended Plan Approval Letter**

File No. EB/798/GN/A/337/3/AMEND dated 18.03.2020

To,  
SACHIN WAMAN PARAB  
B-504, GORAI VISMO CHSL, PLOT  
100, RSC- 48, GORAI-II, BORIVALI(W)

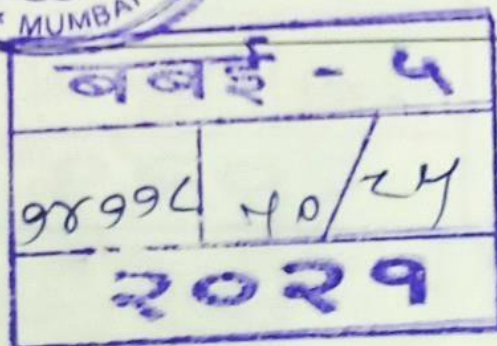
CC (Owner),  
SAI SADGURU DEVELOPERS  
51/2402, Nishignadha, opp MIG  
Club, Bandra East, Mumbai

**Subject :** PROPOSED REDEVELOPMENT OF PROPERTY KNOWN AS BHIKOBA NIWAS, BEARING F.P.NO-201 T.P.S IV MAHIM  
DIVISION SITUTED AT GOKHALE ROAD, DADAR (W), MUMBAI.

**Reference :** Online submission of plans dated 09.03.2020

Dear Applicant/ Owner/ Developer,  
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 06.08.2007 & amended approval letter condition dt - 18.11.2010 & 10.01.2014 shall be complied with.
- 2) That the revised structural design/ calculations/ details/ drawings shall be submitted before extending C.C.
- 3) That the payments towards following shall be made before asking for C.C. a. Development Charges. b. Premium towards condonation of open space deficiency c. Extra Water/ Sewerage charges at A.E.W.W.'G/North' Ward office. d. Premium towards labour welfare cess.
- 4) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 5) That the additional water & sewerage charges shall be paid before endorsing C.C.
- 6) That the C.C. shall be got endorsed as per the amended plan.
- 7) That the work shall be carried out strictly as per approved plan.
- 8) That the NOC from M.B.R & R. Board for splitting of tenancy shall be submitted before asking C.C.
- 9) That the registered undertaking for not misuse of slopping terrace & terrace before asking C.C.
- 10) That the fitness center for society condition shall be incorporated in sale agreement & registered undertaking to that effect shall be submitted before asking C.C.
- 11) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with.
- 12) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air & the construction debris generated shall be deposited in specific sites inspected & approved by MCGM.
- 13) That the debris shall be managed in accordance with the provisions of Construction & Demolition Waste Management Rules 2016.
- 14) That the registered undertaking shall be submitted indemnifying MCGM against any accident, mishap, dispute etc. for allowing the premises to be unauthorised occupied before O.C.
- 15) That all the measures shall be taken for dust mitigation as per guidelines issue by MPOB under BO/JD(APC)C&D/TB-2/B-30 Dt-03.01.2020.







MUNICIPAL CORPORATION OF GREATER MUMBAI  
 FORM 'A'  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
 No EB/798/GN/A/FCC/1/Amend  
 COMMENCEMENT CERTIFICATE

TO:  
 M/S. SAI SADGURU DEVELOPRES  
 F.P. No 201, Bhikoba Niwas, TPS No -IV, MAHIM  
 DIVISION, GOKHALE ROAD, DADAR MUMBAI  
 400028.

Sir,  
 With reference to your application No. EB/798/GN/A/FCC/1/Amend Dated. 01 Feb 2019 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 37 (New) dated 01 Feb 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 00 C.T.S. No. F.P. No.201 Division / Village / Town Planning Scheme No. MAHIM situated at GOKHALE ROAD Road / Street in G/North Ward.

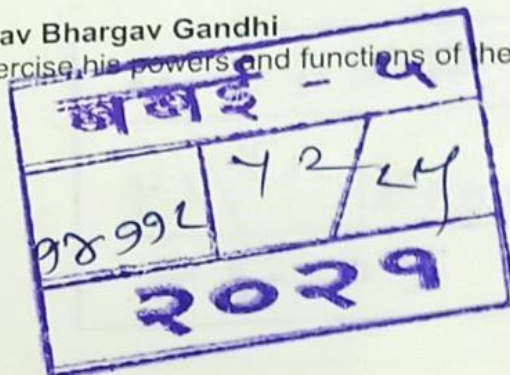
The Commencement Certificate / Building Permit is granted on the following conditions:--

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



The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Shri Vaibhav Bhargav Gandhi  
 Asst. Engg.(BP )City VII G/North Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.







## 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 :  
**P51900020347**

Project: **CELESTIAL**, Plot Bearing / CTS / Survey / Final Plot No.: **201** at **GNorth-400016**, Ward **GNorth**, **Mumbai City**,  
**400016**;

1. **Sai Sadguru Developers** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400051**.

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 **05/04/2019** and ending with **30/06/2022** 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

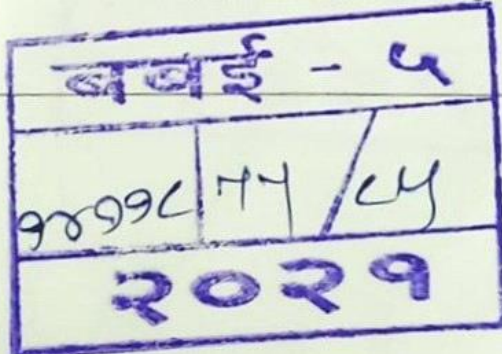
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Ramaniand Prabhu  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 25-06-2020 09:47:54

Date: 18/05/2020  
City: Mumbai

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





178 8686

Tuesday, November 03, 2020  
1:40 PM

पावती

Original Duplicate  
नोंदणी क्र. 1984  
Page 1984

मागाचे नाव बांद्रा

दस्तावेजाचा अनुक्रमांक 8686-2020

दस्तावेजाचा प्रकार स्पेशल पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव मै. साई सद्गुरु डेव्हलपर्स तर्फे भागीदार मंदार शिवराम दळवी

नोंदणी फी

₹ 100.00

दस्त हाताळणी फी

₹ 180.00

पुस्त्याची संख्या 19

एकूण

₹ 480.00

बाजार मूल्य रु 1/-

मोबदला रु 0/-

भरलेले मुद्रांक शुल्क रु 500/-

सह. दुय्यम निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार DHC रक्कम रु 380/-

डीडी घनादेश पे ऑर्डर क्रमांक 0311202009315 दिनांक 03/11/2020

बँकेचे नाव व पत्ता

2) देयकाचा प्रकार eChallan रक्कम रु 100/-

डीडी घनादेश पे ऑर्डर क्रमांक MH006507432202021E दिनांक 03/11/2020

बँकेचे नाव व पत्ता

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 5 NOV 2020



बबई - ५

9899L

EB/UY

2029





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0311202009315	Receipt Date	03/11/2020
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Received from SAI SADGURU DEVELOPERS, Mobile number 0000000000, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered on Document No. 8686 dated 03/11/2020 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District



Payment Details			
Bank Name	sbiipay	Payment Date	03/11/2020
Bank CIN	10004152020110308439	REF No.	202030851432850
Deface No	0311202009315D	Deface Date	03/11/2020

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



बदर - १			
पुस्तक क्र. १	LELE	9	92
२०२०			

बवई - ५			
९४९९८	२४	५	
२०२१			



CHALLAN  
MTR Form Number-6



MH006507432202021E      BARCODE      Date 03/11/2020 15:18:08      Form ID 4817

Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (if Any)	
Registration Fee		PAN No (if Applicable)	
Name BDR9_ANDHERI NO 3 SUB REGISTRAR		Full Name	SAI SADGURU DEVELOPERS
Location MUMBAI		Flat/Block No.	
Account Head Details		Premises/Building	
501 Stamp Duty	Amount In Rs. 500.00	Road/Street	
301 Registration Fee	Amount In Rs. 100.00	Area/Locality	BANDRA EAST, MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 1

Remarks (If Any)  
SecondPartyName=SANDESH YESHWANT BORADE-



Amount In Six Hundred Rupees Only  
Words 600.00

Bank Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 03006172020110300700 231012676
No.		Bank Date	RBI Date 03/11/2020-15:19:21 Not Verified with RBI
k		Bank-Branch	PUNJAB NATIONAL BANK
ch		Date	Not Verified with Scroll

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 नोदणी केवल दस्तावेज निकाश के लिए वैध है। नोदणी के लिए कालापूर्वक निकाशकर्ता को सूचित किया जावेगा।



बदर - ९  
 पुस्तक / क. १ / CELE 2/9R  
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Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
8-8686	0002905723202021	03/11/2020-15:41:26	IGR188	100.00
8-8686	0002905723202021	03/11/2020-15:41:26	IGR188	500.00
Total Defacement Amount				600.00

बदर - ५  
 9899L EY/UY  
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CHALLAN  
MTR Form Number-6



MH008507432202021E		BARCODE		Date 03/11/2020-15:18:08		Form ID 48(f)	
Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No (If Applicable)			
Name BDR9_ANDHERI NO 3 SUB REGISTRAR				Full Name SAI SADGURU DEVELOPERS			
MUMBAI				Flat/Block No.			
2020-2021 One Time				Premises/Building			
Account Head Details				Road/Street			
501 Stamp Duty		Amount In Rs.		Area/Locality BANDRA EAST MUMBAI			
301 Registration Fee		500.00		Town/City/District			
		100.00		PIN 4 0 0 0 5 1			
				Remarks (If Any)			
				SecondPartyName=SANDESH YESHWANT BORADE-			
				Amount In Six Hundred Rupees Only			
				Words 600.00			
PUNJAB NATIONAL BANK				FOR USE IN RECEIVING			
Cheque-DD Details				Bank CIN Ref No 03006172020110300700 231012676			
No				Bank Date RBI Date 03/11/2020-15:19:21 Not Verified with RBI			
k				Bank-Branch PUNJAB NATIONAL BANK			
ch				Scroll No , Date Not Verified with Scroll			



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 असेल दृष्टान्त निवाराक कार्यालयात नोंदणी करावयाच्या अशा कताव्याच्या दस्ताव्यासाठी सदर चालान लागू



बंदर-९  
 पुस्तक ६६६ ३ ९६  
 क्र. १  
 २०२०

बबई Print Date 03-11-2020 03:19:52  
 १४९९६ ६२/५  
 २०२१



बबई - ५		
१४९९८	६६	५
२०२९		



बंदर - ६		
पुस्तक क. १	६६६	४ ९९
२०		



SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, M/S. SAI JRU DEVELOPERS, a Partnership firm registered under the provisions of the Partnership Act, 1932, carrying on its business as Builders & Developers and its address at 51/2402, C/o Siddhivinayak Consultancy, Opp. MIG Club, Besides Darbar, Bandra (East), Mumbai - 400 051, hereinafter referred to as the "SAID FIRMS" acting through its Partner Mandar Shivram Dalvi do hereby SEND

EAS:-

Ⓢ  
Mandar Shivram Dalvi



\*\*\*\*\*  
DATED THIS 8<sup>th</sup> DAY OF DECEMBER 2021  
\*\*\*\*\*

BETWEEN

SAI SADGURU DEVELOPERS

..VENDOR

AND

KISHOR AMARCHAND KUBADIA

..PURCHASER/S

7-01  
-----  
7-06

\*\*\*\*\*  
AGREEMENT FOR SALE  
\*\*\*\*\*