

509:8927

पावती

Original/Duplicate

Thursday, June 30, 2022

नोंदणी क्र.: 39म

2:51 PM

Regn.: 39M

पावती क्र.: 9214 दिनांक: 30/06/2022

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबई5-8927-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राजर्षी चंदा तर्फे कुलमुखत्यार पत्रधारक देबावता चंदा -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3560.00

पृष्ठांची संख्या: 178

DELIVERED

एकूण:

रु. 33560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:11 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.45698385.1/-

मोबदला रु.70382707/-

भरलेले मुद्रांक शुल्क : रु. 4223300/-

सह दुय्यम निबंधक, मुंबई-5

मह. दुय्यम निबंधक

पंजई शहर क. ५

1) देयकाचा प्रकार: By Cash रक्कम: रु 3560/-

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004174300202223S दिनांक: 30/06/2022

बँकेचे नाव व पत्ता: IDBI



THIS AGREEMENT made at Mumbai this 30 day of June, 2022 *W*
BETWEEN *Plongit*

KOHINOOR CTNL INFRASTRUCTURE COMPANY PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and an existing company under the provisions of the Companies Act, 2013, having CIN U45200MH2005PTC155800 and PAN No.AACCK6660P, and having its registered office at Kohinoor Square, N. C. Kelkar Road, Shivaji Park, Dadar (West), Mumbai 400 028, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part

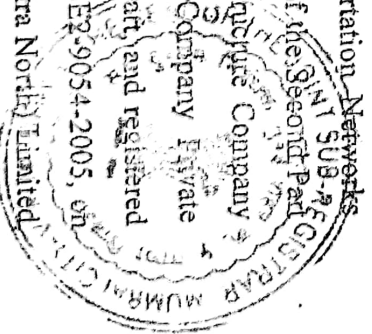
AND

MR. RAJARSHI CHANDA & MR. DEBABRATA CHANDA, both adults, having PAN Nos. AKPPC0137P & ACKPC4893R respectively, residing at 3101, 31st Floor, Plot no.882, Senapati Bapat Marg, Indiabulls Sky Jupiter Mill Compound, Elphinstone, Delisle Road, Mumbai-400013, hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Other Part.

WHEREAS

1. By a Sale Deed dated 11th October, 2005, made between, the National Textile Corporation (Maharashtra North) Limited (therein referred to as the Vendor) of the First Part, Kohinoor - CTNL - Consortium [the Consortium of Kohinoor Projects Private Limited and Consolidated Transportation Networks Limited (CTNL)] (therein referred to as the Confirming Party) of the Second Part and the Promoter (formerly known as Kohinoor CTNL Infrastructure Company Private Limited and now known as Kohinoor CTNL Infrastructure Company Private Limited and therein referred to as the Purchaser) of the Third Part, and registered with the Sub-Registrar, Mumbai City 2 (World), under No. BBE2-9054-2005, on 11th October 2005, the National Textile Corporation (Maharashtra North) Limited sold and conveyed to the Promoter, all that piece or parcel of land admeasuring 19,859.05 square meters and bearing Final Plot No. 46 of the Town Planning Scheme, Bombay City No. III (Mahim Area) (1st Variation) (Final), situate, lying and being at the Junction of Lady Jamsheji Road and N. C. Kelkar Road, Dadar (West), Mumbai 400 028, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, hereinafter referred to as "the Plot", together with the structures standing thereon, hereinafter referred to as "the Old Structures" (which have since been demolished).

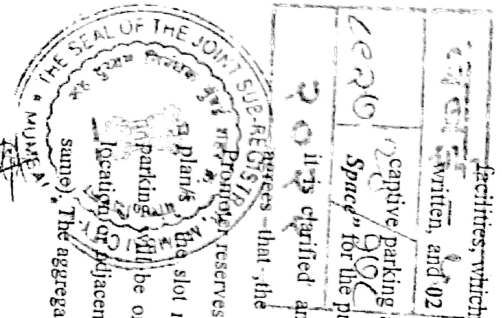
mean and include its successors and assigns
2210 2/902



manner changed. The Purchaser/s hereby consents to the above and the consent shall for all purposes be considered as Purchaser's/s' consent so long as the location of the said Building is not changed and the location, area & dimensions of the Unit are not in any manner changed. The consent contemplated hereunder shall for all purposes be considered as Purchaser's/s' consent under the provisions of Section 7(1) (i) & (ii) and the other applicable provisions of MOP, as well as under the provisions of Section 14(1)(i) and (ii) and other applicable provisions of RERA.

The Promoter is also proposing to further amend/ vary the sanctioned plans and construct a helipad and carry out construction comprising of elevational features over and above the overhead terrace of "B" Wing of the said Building and the Promoter shall be entitled to and be at liberty to carry out such construction and the Purchaser/s hereby consents to the above and the said consent shall for all purposes be considered as Purchaser's/s' consent under the provisions of Section 7(1) (i) & (ii) and the other applicable provisions of MOFA as well as under the provisions of Section 14(1)(i) and (ii) and other applicable provisions of RERA.

2. The Purchaser/s hereby agrees to acquire and purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s Flat No. C 2602 having carpet area of 1324.94 Square Feet equivalent to 123.09 Square Metres on 26th Floor in Wing C of the said Building hereinafter referred to as "the said Unit" as shown in the floor plan thereto annexed and marked Annexure "11 Colly" for the price or consideration of Rs. 6,73,82,707/- (Rupees Six Crore Seventy Three Lakhs Eighty Two Thousand Seven Hundred and Seven Only) including Rs. Nil being the proportionate price of the common areas and facilities appurtenant to the said Unit, the nature, extent and description of the common areas and facilities/limited common areas and facilities which are more particularly described in the Second Schedule hereunder written, and 02 Car Parking Spaces bearing No. 74 and 75 on 12th Floor in the captive parking area of the said Building hereinafter referred to as "the Parking Space" for the price of Rs.30,00,000/- (Rupees Thirty Lakhs Only). "(However it is clarified and confirmed by Purchaser/s that, Purchaser/s is aware and agrees that, the aforesaid Parking, is as per current MCGM Plan and the Promoter reserves the right to amend the plan/s and in case of any amendment in the plan/s, the slot numbering of parking may change, however the location in the parking will be on 12th floor in captive parking area of Wing C with same location of adjacent location and Purchaser shall not have any objection for the same). The aggregate consideration amount for the said Unit including the Parking



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MOTA
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Space is thus Rs. 7,03,82,707/- (Rupees Seven Crore Three Lakhs Eighty Two Thousand Seven Hundred and Seven Only).

3. The Purchaser/s hereby agrees to pay to the Promoter the said amount of purchase price or consideration of thus Rs. 7,03,82,707/- (Rupees Seven Crore Three Lakhs Eighty Two Thousand Seven Hundred and Seven Only) in the following manner:-
Purchaser/s had paid on or before execution of this Agreement for Sale in respect of the Unit, a sum of Rs.2,11,14,813/- (Rupees Two Crore Eleven Lakhs Fourteen Thousand Eight Hundred and Thirteen Only) as part of purchase price or consideration.

Further, the balance purchase price or consideration shall be payable as follows:
Rs.4,92,67,894/- shall be payable on or before 21.05.2022.

It is hereby recorded that the Purchaser/s has/have prior to the execution of this Agreement paid to the Promoter a sum of Rs.2,11,14,813/- (Rupees Two Crore Eleven Lakhs Fourteen Thousand Eight Hundred and Thirteen Only) as part of Purchase consideration (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and agree/s to make payment of the balance purchase price as stipulated and in the instalments and in the manner stipulated hereinabove, time being of the essence.

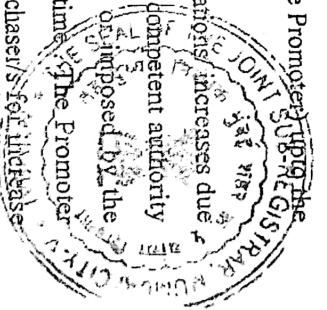
The total price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax and Cess, Goods and Services Tax or any other similar taxes which may be levied in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Unit.

The total price is escalation free, save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, local bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase

in development charges, cost or levies imposed by the competent authorities etc. the Promoter shall enclose the said notification/ order/ rule/regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

The Promoter shall confirm the final carpet area of the said Unit after the construction of the said Unit is completed and the Occupation Certificate is

granted by the Municipal Corporation of Greater Mumbai in respect thereof, by furnishing the details of the changes, if any, in the carpet area, subject to a variation cap of 3%. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the



Sub-Registration published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.	21/5/2022
Occupation Certificate is	21/5/2022

society, limited company or other association or organisation and simultaneously with the Scheme Member or his/her/their/its employer or family member or licensor or lessor ceasing to be the owner of his/her/its/their flat, shop, unit and premises held by him/her/it/them in the said Property and his/her/their/its membership or the membership of his/her/their/its employer, family member, lessor or licensor in the co-operative society, limited company or other association or organisation ceasing, he/she/it/they shall forthwith cease to be the member of the said Recreation Club and the successor in title in respect of the flat, shop, unit or premises or his/her/their/its employee, family member, lessee or licensee will become the member of the said Recreation Club as per the rules and regulations of the Recreation Club framed by the Promoter.

It is expressly agreed and understood that the membership of the Scheme Members is being provided as an additional or extra facility and save as stated above the membership of all the members shall be governed and regulated by the constitutional documents and the rules and regulations of the said Recreation Club, as may be made by the Promoter at its sole discretion and further that none of the Scheme Members shall be entitled or have or claim any right to vote on any resolution for the amendment of the constitutional documents or the rules or the regulations of the said Recreation Club.

The said Recreation Club shall be managed and conducted by the Promoter or the Building/ Facility Manager for such period as the Promoter may think fit and thereafter the management and conduct of the said Recreation Club shall be handed over by the Promoter to the co-operative society/~~its~~ limited company/~~its~~ association/s or organisation/s of the purchaser/s and allottee/s of flats/shops/units and premises in the said Building and other buildings constituted by the Promoter on the said Property on the condition that the terms and conditions of membership and the basis on which members have been enrolled in the Recreation Club is not altered to the prejudice of any member of the Recreation Club.

IN WITNESS WHEREOF the parties hereto have signed and subscribed their hands and seals to these presents the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land admeasuring 19,859.05 square meters square yards and bearing Final Plot No. 46 of the Town Planning Scheme Bombay City No. III (Mahim Area) (1st Variation) (Final) together with the building known as Kohinor Square under construction thereon situate, lying and being at the Junction of Lady Jamsheedji Road and N. C. Kelkar Road, Dadar (West), Mumbai 400 028 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows that is to say -

On or towards the North:
 On or towards the East:
 On or towards the West:
 On or towards the South:

By Bai Padmabai Thakkar Road;
 By J. K. Sawant Marg;
 By Lady Jamshejji Road;
 By N. C. Kelkar Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

The Nature, Extent and Description of the Common Areas and Facilities and Limited/ Restricted Common Areas and Facilities shall be as under:-

A. GENERAL COMMON AREAS AND FACILITIES OF THE SAID PROPERTY (KOHINOOR SQUARE)

- a. The Energy Centre Building and the equipments and installations therein;
- b. Atriums and open area out of the said Property appurtenant to the built up area of the said Building and other building on the said Property but excluding the portions of the atriums and open areas which are stated or reserved or designated as limited or restricted common areas or facilities herein or otherwise by the Promoter;
- c. Recreation Ground Areas on the said Property and in the said Building save and except the recreation ground area at the fourteenth floor level of Wing C and on the overhead terrace of Wing A;
- d. All service areas such as sewerage treatment plant, underground tank, electrical rooms, telephone exchange, generator rooms, air conditioning systems excluding areas which are stated or reserved or designated as limited or restricted common areas or facilities herein or otherwise by the Promoter;



Car Lifts for the parking of cars and vehicles in the captive parking areas on the 5th to 13th Floors in Wing C for entry and exit of the passengers parking cars in such captive car parking areas;	h	All common areas and facilities which are not stated or reserved or designated as limited or restricted common areas and facilities herein or otherwise by the Promoter;
B. LIMITED COMMON AREAS AND FACILITIES OF WING A -		

- (a) Entrance Lobby and foyer on the ground floor and lift lobbies in Wing A for access to Wing A shall be for the access and ingress and egress of the purchasers and allottees of shops, units and premises in Wing A employees, servants and personnel, the members of the Recreation Club located in Wing A and the employees and personnel of the Recreation Club located in
- (b) External Passages in front of or outside or adjacent or adjoining the shops, units and premises in Wing A will be for the benefit and exclusive use of a

MUNICIPAL CORPORATION OF GREATER MUMBAI
No.EB/1369/GN/A

Ex. Eng. Building Prog. (City) - I
New Municipal Building, C.S.
No. 3553,
Vidyalankar Marg,
Wadala (East), Mumbai 400 037

To,
Licensed Surveyor
M/s Spacege Consultant
Shop No.15, B-108, C-108, C-109
Netraj Building Mulund Goregaon
Link Road Mulund (West)
Mumbai-400 080

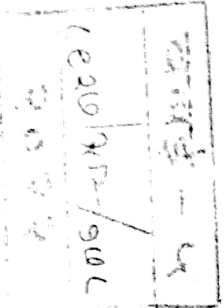
Sub: Proposed commercial building on plot bearing
F.P.No.46, T.P.S. III, Mahim, N.C.Keikar Road,
Shivaji Park, Dadar(West), Mumbai 400028
(Kohinoor Mill No.3).

Ref: Your online application.

Sir,

With reference to above his is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dated 15.2.2006 and amended plan approval letter dated 23.4.2008, 02.09.2009, 08.08.2010, 20.05.2014, 27.05.2014, 21.09.2011, 06.09.2013 & 10.01.2014 shall be complied with.
2. That the revised structural design/calculations/details/drawings shall be submitted before re-endorsing the C.C.
3. That payments towards following shall be made
 - a) Premium towards staircase, lift, lift lobby area
 - b) That the applicable extra water & sewerage charges shall be paid to A.E.W.W/G/North.
 - c) Premium towards additional FSI as per De-novo letter from DI
5. That the C.C. shall be got endorsed as per the amended plans. The final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.



6. That the final CFO NOC for completion incorporating the amendments as per the proposed amended plans shall be submitted before OC.
 7. That all the Conditions mentioned in SWM NOC under No. SWM/001618/2018/G/N/CTY dated 04.09.2018 shall be complied with.
 8. That the users/activities in IT Park shall be as per IT Policy by Dir. of Industries.
 9. That the M & E.NOC shall be submitted.
 10. All the conditions of extension to De-Novo LOI issued by Director of Industries u/No. DI/IT/De-novo/Extension/Kohinoor/432/2019/3 dttd. 25.03.2019 are applicable and shall be complied with.
- A set of amended plans duly stamped/signed is hereby returned as a token of approval.

Amit
Dhananjay
Gayhane

S.E.B.P.C-1

Pravin
Vishnu
Thorat

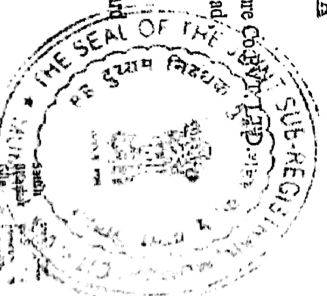
A.E.B.P.C-1

Yours faithfully,
Sd/-
Pravin Thorat
Executive Engineer
(Building Proposal) City-1

No.EB/1369/GN/A

Copy to :

1. The Director,
M/s. Kohinoor CTNL Infrastructure Company
Kohinoor Square, N.C. Kelkar Road,
Shivaji Park, Dadar (West)
Mumbai 400 028
2. Asst. Commissioner G/North Ward
3. A.E.W./W. G/North
4. DY A & C City



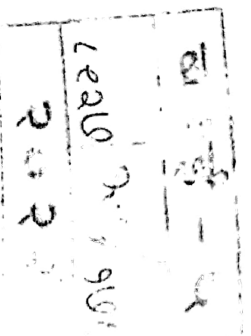
Executive Engineer
(Building Proposal) City-1

Amit
Dhananjay
Gayhane

S.E.B.P.C-1

Pravin
Vishnu
Thorat

A.E.B.P.C-1



Annex 2

MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
(EB/1369/GN/A/OCC/1/New of 27 June 2019)

To,
Kohinoor CTNL Infrastructure Company Pvt. Ltd.,
Kohinoor bhavan, senapati bapat marg, Dadar, Mumbai -400028.,

Dear Applicant/Owners,

The Part I development work of Rosh+comm building comprising of 1st and 2nd upper floors of Wing A, Ground to 20th upper floors of Wing 'D' and 5th to 7th parking floors of Wing G, on plot bearing C.S.No./CTS No. 48 of Division _____ at N.C. Kelkar Road (Kohinoor Mill) is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licenced Surveyor , Lic.No. J/157/LS, Shri. Kamalakar N. Haldkar , RCC Consultant, Lic. No. STR/H/12 and Shri. Nilesh P Kumbhakar , Site supervisor, Lic.No. K/257/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer who. EB/1369/GN/A dated 12 June 2019.

It can be occupied with the following condition/s:

- 1) That all the balance conditions of F.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/North
2. A.A. & C., G/North
3. EE (V), City
4. M.I., G/North
5. A.E.W.V., G/North
6. Architect, SHASHIKANT LAXMAN JADHAV, B-509, NATTAY BLDG., MULUND (W)
For Information please

Name: Sajan Bhasker Gite
Designation: Executive Engineer
Organization: Municipal Corporation of Greater Mumbai
Date: 27-Jun-2019 10:00:00

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
G/North

EB/1369/GN/A/OCC/1/New

Handwritten notes and stamps in the top left corner, including "CEAD 906 9UC" and other illegible markings.





MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[EB/1369/GN/A/OCC/2/New of 04 November 2020]

Annex B

To,
Kohinoor CTRL Infrastructure Company Pvt. Ltd.
Kohinoor bhavan, senapati bapat marg, Dadar, Mumbai -400028..

Dear Applicant/Owners,

The Part 3 development work of Resi+comm building comprising of Part occupation of Proposed commercial building (i. e. full occupation to wing 'A' i.e. for remaining Ground and 3rd to 5th upper floors) on plot bearing C.S.No./CTS No. 46 of Division _____ at N.C. Kelkar Road (Kohinoor Mill) is completed under the supervision of Smt. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/1S , Smt. Kamalakar N. Hadkar , RCC Consultant, Lic. No. STR/H/12 and Smt. Nilesh P Kumbhakar , Site supervisor, Lic.No. K/257/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1369/GN/ A dated 12 June 2019.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/North
 2. A.A. & C. , G/North
 3. EE (V), City
 4. M.I. , G/North
 5. A.E.W.W. , G/North
 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULLUND (W)
- For information please

Name : JADHAV RAJENDRA
ANANDRAO
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 04-Nov-2020 16:41:15

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
G/North

EB/1369/GN/A/OCC/2/New

Page 1 of 1 On 04-Nov-2020



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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[EB/1369/GN/A/OCC/3/New of 30 August 2021]

To,
Kohinoor CTNL Infrastructure Company Pvt. Ltd.
Kohinoor Bhavan, senapati bapat marg, Dadar, Mumbai -400028..

Dear Applicant/Owners,

The Part 4 development work of commercial building comprising of wing 'B' 21st to 43rd upper floor (IT & Commercial) and 8th to 9th floor of wing 'C' for parking floor on plot bearing C.S.No./CTS No. 46 of Division _____ 21 N.C. Kulkar Road (Kohinoor Mill) is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Kamalakar N. Hadkar, RCC Consultant, Lic. No. STR/H/12 and Shri. Nilesh P Kumbhakar, Site Supervisor, Lic. No. K/257/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. M.F.B. No. - Online No. EB/1369/GN/A-CFO dated 15 December 2020.

It can be occupied with the following condition/s:

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighbourhood shall be taken while executing the remaining construction works.

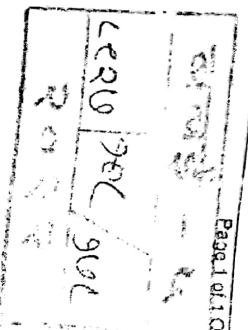
Copy To :

1. Asstt. Commissioner, G/North
 2. A.A. & C., G/North
 3. EE (V), City
 4. M.I., G/North
 5. A.E.W.W., G/North
 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULLUND (W)
- For information please

Name: JADHAV RAJENDRA
ANANDRAO
Designation: Executive
Engineer
Organization: Municipal
Corporation of Greater Mumbai
Date: 30-Aug-2021 15:58:26

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
G/North

EB/1369/GN/A/OCC/3/New



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8/12

11/12/22



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
 [EB/1369/GN/A/OCC/4/New of 21 January 2022]

Shri. **Chinooor CTNL Infrastructure Company Pvt. Ltd.**
Chinooor bhavan, sanapati bapat marg, Dadar, Mumbai - 400028..
 For Applicant/Owners,

The **Part 5** development work of commercial building comprising of Part occupation permission for commercial/ IT, park building (i. e. Part O.C. for wing 'B' 4th to 47th upper floor and 10th floor of wing 'C' for parking floor and minor amendment) as per last approved amended plans dated. **15.12.2021**, on plot bearing C.S.No./CTS No. 46 of Division _____ at **N.C. Kelkar Road (Kolinooor Mill)** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV**, Licensed Surveyor, Lic. No. **J/167/LS**, Shri. **Kamalakhar N. Hadkar**, RCC Consultant, Lic. No. **STR/H/12** and Shri. **Milash P Kuntthekar**, Site supervisor, Lic.No. **K/257/SS-1** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer U/No. **EB/1369/GN/A/CFO/1/AMEND** dated **07 January 2022**.

It can be occupied with the following condition/s:

- 1) That the balance conditions mentioned in **IOD / Amended plans approval letter** shall be complied with before requesting further occupation permission.
- 2) That the remaining finishing work as per **MCGM Circular 06.07.2017** shall be carried out strictly as per approved plans.
- 3) That all the safety and precautionary measures to safeguard the occupants shall be taken while executing the remaining finishing / balance works for which developer is fully responsible.
- 4) There shall not be any unauthorized constructions/activities/misuse allowed by Owner in the premise & if any unauthorized constructions/activities found and any damages / risks / unwanted incidences/ fire/ accidents/ litigation/claims that may suffer or occur, Owner are responsible and strict actions against shall be taken.
- 5) That all the fire safety & precautionary measures as per **CFO NOC** shall be complied with and binding upon Developer of building.

Copy To :

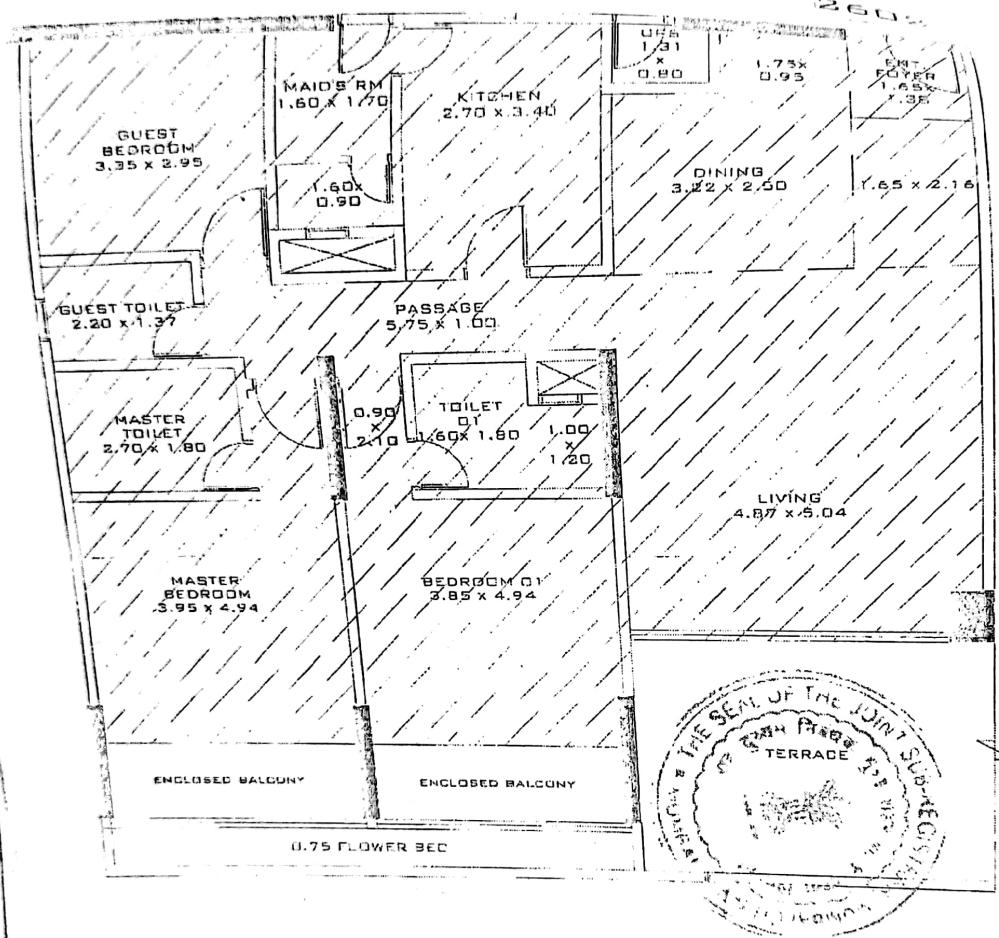
1. Asstt. Commissioner, G/North
2. A. A. & C., G/North
3. EE (V), City
4. M.L., G/North
5. A.E.W., G/North
6. Licensed Surveyor, **SHASHIKANT LAXMAN JADHAV**, B-106, MATRAJ BLDG., MULUND (W)
- For Information Please

Name: **JADHAV RAJENDRA ANANDRAO**
 Designation: **Executive Engineer**
 Organization: **Municipal Corporation of Greater Mumbai**
 Date: **21-Jan-2022 14: 08:53**



Handwritten notes and stamps in a box, including the number **6220** and the date **20/1/2022**.

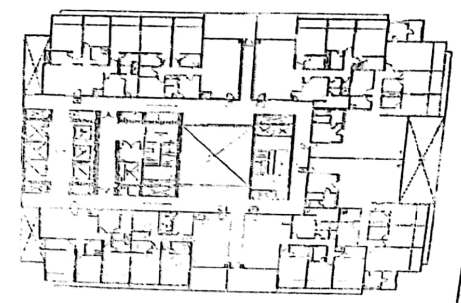
Yours faithfully
 Executive Engineer (Building Proposals)
 Municipal Corporation of Greater Mumbai



AREA STATEMENT FOR UNIT NO-2602

Area	SQ.MT
RERA	123.09
Enclosed balcony	9.36
Flower Bed	4.77
UPS	1.80

ALL DIMENSIONS ARE IN METER
ALL DIMENSIONS ARE FROM UNFINISHED SURFACE



KEY PLAN
26TH FLOOR PLAN

UNIT PLAN - 2602



Handwritten notes:
RERA
123.09

Handwritten notes:
123.09
9.36
4.77
1.80

Annexure 1 – Description of Unit and Carpet Area

Unit No. C 2602 admeasuring 1324.94 sq ft (RERA Carpet area) being on 26th Floor in Wing "C" of "Kohinoor Square" situated on land bearing Final Plot No. 45 of Town Planning Scheme Bombay City No. III, (Mahim Area) (1st Variation) (Final), N C Kelkar Road, Dadar (West), Mumbai-400025.



Annexure 2 – Terms and Conditions for NOC

1. The Purchase Consideration to be paid as follows –

- Rs. 2,11,14,813/- already paid
- Rs. 4,92,67,894/- to be paid before possession of the said unit ("Balance Consideration").

2. The Purchase Consideration is to be deposited in the following RERA account of Company

Name	KOHINOOR CTNL INFRASTRUCTURE COMPANY PVT. LTD. MASTER RERA P2 A/C
Bank	Axis Bank Ltd
Branch	Gr. Floor, Shop No- 2 & 3, Priyadarshini Mahila Co op Society
	Bhav Dadar West, Mumbai - 400028
C.A No.	917020053714348
IFSC Code	UTIB0001902.

3. Notwithstanding any of the above, this NOC is only in respect of releasing our charge on area comprising of units mentioned in 'Annexure 1'. The charge on area as mentioned in 'Annexure 1' shall stand released only on receipt of entire Purchase Consideration as per the terms mentioned herein.
4. All securities, charges and legal documents, with respect to the area as mentioned in Annexure -1, shall remain in full force and effect till the entire Purchase Consideration is paid as set out herein.
5. This NOC shall be valid, subject to payment of the entire Purchase Consideration as per the terms mentioned above.
6. This NOC is valid only in the event that the units mentioned in Annexure 1 are sold to the Customer – "Mr. Rajarshi Chanda and Mr. Debabrata Chanda", in case the Company does not go ahead with the proposed transaction and plans to sell the above-mentioned units to some other buyer, fresh NOC shall be obtained from us.
7. The Company shall continue to remain in compliance with all of its obligations, undertakings and covenants under the terms of each of the Transaction Documents.

