



Friday, October 07, 2016
6:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11937 दिनांक: 07/10/2016

131

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तावेजाचा अनुक्रमांक: बरस-4-10454-2016
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: मनमोहन . डिडवानिया

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 80

₹. 30000.00

₹. 1600.00

एकूण:

₹. 31600.00

सह दु.मि.का.बोरीवली4

बाजार मुल्य: ₹.11447884 /-
मोबदला ₹.15040500/-
भरलेले मुद्रांक शुल्क : ₹. 752100/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005037715201617M दिनांक: 07/10/2016
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 1600/-

DELIVERED

Valuation ID बरल-४	201610073559	मुल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				07 October 2016,05:54:44 PM
मुल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग	2016 मुंबई(उपनगर) 57-पहाडी-गोरेगाव पश्चिम (बोरीवली) 57/265अुभाग : उत्तरेस गावाची हद्द, पूर्वेस एस व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	सर्व्हे नंबर /न. भू क्रमांक : इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 71000	निवासी सदनिका 131600	कार्यालय 176600	दुकाने 218300	औद्योगिक 131600	मोजमापनाचे एकक घोरस मीटर	
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र- बांधकामाचे वर्गीकरण- उद्वेगान स्विधा-	86.99घोरस मीटर 1-आर सी सी आहे	मिळकतीचा तापूर. मिळकतीचे तय. मजला .	निवासी सदनिका 0 TO 2वर्ष Ground floor To 4th floor	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर-	बांधीव Rs.131600/-	
मजला निहाय घट/वाढ	= 100% apply to rate= Rs.131600/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार जमिन दर) - खुल्या जमिनीचा दर) = (((131600-71000) * (100 / 100)) - 71000) = Rs.131600/-					
A) मुख्य मिळकतीचे मूल्य	= तारील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 131600 * 86.99 = Rs.11447884/-					
एकवित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गांधीचे मूल्य + वरील मूल्याचे मूल्य + बँदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भौतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 11447884 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.11447884/-					

Home Print

सह. दुय्यम निबंधक, बोरीवली झ. - ४,
मुंबई उपनगर जिल्हा.



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CHALLAN
MTR Form Number-6

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GRN	MH005037715201617M	BARCODE			Date	07/10/2016-14:59:15	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)					
				PAN No. (If Applicable)					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	MANMOHAN DIDWANIA				
Location	MUMBAI								
Year	2016-2017 One Time			Flat/Block No.	FLAT NO 302 GALAXY ROYALE				
Account Head Details		Amount in Rs.	Premises/Building						
0030045501	Stamp Duty	752100.00	Road/Street	TEEN DONGRI GOREGAON WEST					
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI					
			Town/City/District						
			PIN	4	0	0	1	0	4
			Remarks (If Any)	SecondPartyName=M R REALTORS-					
			Amount In	Seven Lakh Eighty Two Thousand One Hundred Rupees					
			Words	Only					
Total	782100.00								
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	REF No.	03006172016100700393	071016M938493			
Cheque/DD No			Date	07/10/2016-15:33:00					
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch			Scroll No. . Date	Not Verified with Scroll					



Mobile No. : Not Available

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 7th day of Oct 2016 BETWEEN M/S. M.R. REALTORS, a partnership firm having address at G-6, A-Wing, Rizvi Nagar, S.V. Road, Santacruz (West), Mumbai 400054, through the managing Partners (1) Shri ABDUL RAHIM ABDUL KARIM BARUDGAR, adult, (2) MR. ABDUL AZIZ ABDUL KARIM BARUDGAR, adult, (3) MR. ABDUL WAHAB ABDUL RAHIM BARUDGAR, adult and (4) MRS. SHABNAM ABDUL KHALIQUE BARUDGAR, adult, all Indian Inhabitants,

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hereinafter called and referred to as the "DEVELOPERS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its partners, incoming partners, their legal heirs, and assigns) of the One Part;

AND Mr/Mrs./Miss/M^o. Manmohan Didwania

adult, Indian Inhabitant, residing at Flat No. G-704, Krishna Residency, S.V. Road, No. Dalmiya College, Sunde Nagar, Mumbai-64.

hereinafter called and referred to as the PURCHASER (which expression shall unless repugnant to the context or meaning thereof shall mean and include his/her heirs, executors, administrators and assigns) of the other part;

WHEREAS the plot of land bearing CTS No 49 (part), 50(Part), and 50-A (Part) of Village Pahadi, Teen Dongri, Yeshwant Nagar, Goregaon (West), Mumbai 400062, admeasuring area of 5986.16 sq. meters, (hereinafter referred to as the said PROPERTY) has been a slum area and wherein there were about 417 slum dwellers and the said property belonged to the Maharashtra Housing and Area Development Authority, (hereinafter referred to as



WHEREAS the said property consisting of the slum dwellers is a slum area and accordingly the slum dwellers formed society known as Shram Safalya Co-op. Housing Society (Proposed), and Tiranga, Abhinav and Bhagodaya Co-op. Housing Society (Proposed) and wherein the slum dwellers are the members of the said Society, the Society known as Shram Safalya Co-op. Housing Society (Proposed), hereinafter referred to as the "SHRAM SAFALYA SOCIETY" and Tiranga, Abhinav and Bhagodaya Co-op. Housing Society (Proposed), hereinafter referred to as the "TIRANGA

वरलोक Housing	
संस्था	SOCIETY")
	६ (०)

AND WHEREAS the land owning authority, MHADA by letter dated 26.8.2004, bearing No. Shram Safalya/3829/04 issued Annexure II in respect



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of the said Plot of land and wherein it has been certified that the area of 1823.71 sq. meters on the said Plot of land is censused slum as per MHADA Records and there are about 107 structures which are protected as per the policy of the State Government. The said Annexure II which is list of occupant on the said Plot of land bearing CTS No.49 (Part), 50 (Part) and 50A (Part), of Village Pahadi, Goregaon, Taluka Borivali, M.S.D. has been issued by Chief Officer, M.H.A.D.B. in favour of Accanoor Associates who was the original developer appointed on behalf of Shram Safalya Co-op. Housing Society (Proposed).

AND WHEREAS by a Deed of Assignment dated 16th March, 2004 between M/s. Accanoor Associates through its Proprietor Shri DEEPAK RAO and M/s. M.R. REALTORS, the Developers herein, the said M/s. Accanoor Associates has transferred and assigned the benefit of Development Agreement executed with Shram Safalya Society the Developer herein has taken the property bearing CTS No.49 (Part) and 50 (Part) for development and accordingly the Developer herein is the Developer for and on behalf of Shram Safalya Society.



AND WHEREAS the Chief Officer, MHADA on the basis of the proposal made by Tiranga Society prepared list of occupant on plot bearing CTS No.49 (Part) 50 (Part) and 50A(Part) of Village Pahadi, Goregaon, Mumbai 400062, wherein it had certified that area of 4189.66 sq. meters is censused slum colony on MHADA Land and there are 310 as per Government Resolution. The said Annexure II has been issued by Chief Officer, MHADA on bearing No.T.A.B/454/05

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AND WHEREAS the said Shram Safalya and Tiranga Society submitted the proposal for development of the said property under the Slum rehabilitation Scheme and the said proposal has been submitted to the Slum Rehabilitation Authority which is the planning Authority as per the provision of Section 40 of the Maharashtra Regional Town Planning Act 1966 and wherein the said

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proposal is accepted and all permissions, sanctions and approvals are granted in favour of the Proposed Society and the Developer for development of the said property under Development Control Regulation for Greater Mumbai 33(10). The said proposal of the Society has been accepted and approved by the Slum Rehabilitation Authority which is the planning Authority.

AND WHEREAS the Developer has been approved as Developer for the said property for and on behalf of the Society for development of the said property under the Slum Rehabilitation Scheme and under development Control Regulation for Greater Mumbai 1991 under clause 33 (10) hereinafter referred to as the said "D.C. REGULATION" and accordingly financial capability of the Developer has been accepted in terms of Annexure III and therefore the Developer has been approved as Developer for development of the said property under the Slum Rehabilitation Scheme.

AND WHEREAS the proposal had been scrutinized by the Slum Rehabilitation Authority and after all compliance made by the Developer through the Architect, the letter of Intent (L.O.I.) dated 6th January, 2005 bearing No.SRA/ENG/617/PS/MHL/LOI has been issued for development of the said property bearing CTS No.49 Part), 50 (Part) and 50A (Part) for the area of 23.71 sq. meters under the slum Rehabilitation Scheme and under Regulation 33(10) for 107 eligible persons under the Scheme.

Subsequently the letter of intent, LOI dated 18.5.2005 has been issued in favour of the Developer for Development of the property admeasuring area of 4189.6 sq. meters for 259 eligible persons including 51 Project Affected Persons (P.A.P.) and the description of the scheme in terms of its salient feature has been given in the said LOI. The slum Rehabilitation Authority on the basis of the Annexure II issued by the Chief Officer, MHADA for the said property amended the earlier L.O.I. on 24th August, 2005 bearing No.SRA/ENG/617/PS/MHL/LOI wherein the area of the Plot is shown as 5986.60 sq. meters and the salient feature of the scheme has been given on the basis of 666 eligible tenements and 51 P.A.P. tenements.



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AND WHEREAS the Slum Authority had issued Intimation Of Approval (I.O.A.) on 14.12.2005 bearing No.SRA/ENG/1545/PS/MHL/AP/Sale in favour of the Developer for the said property and for compliance of the special instruction and copy of the said I.O.A. is annexed to this agreement as Annexure I.

AND WHEREAS the slum Rehabilitation Authority had issued Commencement Certificate on 1st February, 2006 bearing No.SRA/ENG/1545/PS/MHL/AP and whereby the Plan for the sale building has been approved and initially the C.C. has been granted upto plinth level with subsequently it has been extended upto 15th floor as per approved plan dated 14.12.2005, copy of the said commencement is annexed herewith and marked as Annexure II.

AND WHEREAS the Slum Rehabilitation Authority by letter dated 20.10.2006 bearing No.SRA/ENG/330/PS/MHL/LAY granted permission for construction of building and approved the layout/sub-division of the said plot under the SRA Scheme bearing CTS No.50-A (Part) of Village Pahadi, Teen Dongri, Yashwant Nagar, Goregaon (West), Mumbai 400062. The said property has been taken into records and confirmed that the Plot of land bearing CTS No.49 (Part), 50 (Part) and 50-A (Part) of Village Pahadi, Teen Dongri, Yashwant Nagar, Goregaon (West), Mumbai 400062 is the said property taken up for development under the Slum Rehabilitation Scheme and under D.C. Regulation 33 (10) and which is the said property developed as per the approved plan by the Developer.



AND WHEREAS the Developer on the basis of the consent and no objection of the slum dwellers and the proposed Society wherein they are the members have given irrevocable consent to the Developer for Development of the said property under the Slum Rehabilitation Scheme and as per the policy of the Slum Rehabilitation Authority and in accordance to Circular No.20 which is the guidelines issued by the Slum Rehabilitation Authority

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Society have been registered as Society by the Asstt. Registrar, Co-operative Society, SRA as per the notification of the State Government.

AND WHEREAS the said property belongs to MHADA and copy of the property card in respect of property bearing CTS No.49 (Part), 50 (Part) and 50A (Part), the same is annexed herewith and marked with Annexure III. The Developer has been granted title certificate in respect of the above said property showing the property as belonging to MHADA and the approval granted in favour of the Developer for development of the property under the Slum Rehabilitation Scheme and the Certificate of the Attorney issuing the title certificate issued by Mrs. SARITA DONDE dated 12-11-2009 is annexed herewith and marked with Annexure IV.

AND WHEREAS the Developer herein has constructed sale building consisting of Basement, Ground, stilt + 2 Podium Parking + 1 stilt + 24 upper floor as per the approved plan and in accordance to the policy of the Slum Rehabilitation Authority and therefore the Developer has absolute right to offer and assign the flats in the said building to any person for purchase as agreed by and between the Developer and the proposed



AND WHEREAS the Developer have also entered into an Agreement with M/s Deodhar Associates, registered with the council of Architects and have appointed HANWARE CONSULTANTS as structural Engineer for the preparation of the structural designs and drawings of the building to be constructed on the said property.

AND WHEREAS as result of aforesaid the Developer are entitled to and enjoined upon to construct building to be known as Galaxy Royale and sells flats and other structures and facilities (which hereinafter for the sake of brevity and convenience referred to as premises).

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AND WHEREAS the Flat Purchaser/s demanded from the Developers and the Developers have given inspection to the Flat Purchaser/s of all the documents of title relating to the said property, the plans, specifications prepared by the Developers Architects and such other documents which are specified under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "the said Act") and the rules made thereunder, and the Flat Purchaser/s is fully satisfied with the title of the Developers in respect of the said property and the Developers right to allot the premises in the Building to be constructed on the said property.

AND WHEREAS while sanctioning the said Plans concerned and/or Government has laid down certain terms and conditions and restrictions which are to be observed and performed by the while developing the said property and the said Building/s and upon due observance and performance on which only the completion and occupation certificates in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Developers have accordingly commenced construction of the said building/s in accordance with the said plans.

AND WHEREAS the Flat Purchaser/s requested to the Developers for allotment of the Flat No. 302 on 3rd floor in building to be known as Galaxy Royale situated on Plot bearing CTS No.49 (Part), 50 (Part) and 50 A (Part), of Village Pahadi Goregaon, Teen Dongri, Yeshwant Nagar, Goregaon (West), Mumbai 400062, admeasuring 5986.16 sq. meters and more particularly described in the schedule written hereunder (hereinafter referred to as "the said Premises") and which is duly shown in the First Schedule of the Property in this agreement. The copy of the Floor Plan in respect of the said flat agreed to be purchased by the flat Purchaser, the same is annexed as



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Annexure V, The List of Amenities to be provided in the said flat is annexed herewith as Annexure VI.

AND WHEREAS prior to making application as aforesaid as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No.XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act 1976, the Flat Purchaser/s has/have made a declaration to the effect firstly that neither the Flat Purchaser/s nor the members of the Family (Family as defined under the Urban Land (Ceiling and Regulation Act, 1976) of Flat Purchaser/s own a flat, bungalow, bungalow/s, house or building within the limits of Mumbai City and Mumbai Suburban.

AND WHEREAS relying upon the said application, declaration and agreement, the Developers have agreed to sell to the Flat Purchaser/s a Flat at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these presents the Flat Purchaser/s has/have paid to the Developers a sum of Rs. 1338,605/- (Rupees Thirteen Lacs Thirty Eight Thousand Six Hundred Five only) being part payment of the sale price of the flat agreed to be sold by the Developers to the flat purchaser/s as advance payment of deposit (the payment and receipt whereof the Developers do hereby admit and acknowledge) and the flat Purchaser/s has/have agreed to pay the Developers balance of the sale price in the manner hereinafter appearing.



AND WHEREAS under Section 4 of the said act the Developers are required to enter into a written Agreement for Sale of said flat to the Flat purchaser/s being in fact these presents and also to register the said Agreement under the Indian Registration Act.

AND WHEREAS in this agreement whenever the context requires, the term 'flat' shall include office, shop, garage, parking space or any other premises

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hereby agreed to be sold and the term "Flat Purchaser/s" shall include office purchaser, shop purchaser, garage purchaser or parking space purchaser or purchaser of any other premises hereby agreed to be sold and also include the plural and the feminine gender of flat purchaser/s. The Flat purchaser/s agree as to the common area and facilities and restricted area and facilities which is duly shown in the Second Schedule and Third Schedule to this agreement as to the right of the flat owners and to the right of the Developer for the same.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The recitals mentioned above form internal part of this Agreement as if the same are set out and incorporated in the operative part.

2. The entire project shall always be known as "Galaxy Royale" and this will not be changed at any time without prior written consent of the Developers.

3. The Developers shall, construct the said building/s consisting of ground + stilt, 2 Podium + 1 stilt plus 24 upper floor or more on the said Property in accordance with the plans, designs, specifications, approved by the concerned local authority and which have been seen and approved by the Flat Purchaser/s with such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority/the Government to be made by them or any of them. If the F.S.I. in the locality is increased (before the said development project is completed and the completion certificate is issued by the S.R.A./Municipal Corporation of Greater Mumbai) and/or if the Developers decides to vary/amend the said sanctioned building plans, and if the S.R.A. permits construction of additional floors/building/s and/or amendments to the said sanctioned building plans, then and in such event the Developers would be entitled to and shall



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construct such building/s as per the said revised building plans. The Flat purchaser/s hereby expressly consent/s to the same so long as the total area of the said premises and the specifications, amenities, fixtures and fittings are not reduced. This consent shall be considered to be the flat purchaser/s consent contemplated by Section 7 of the said Act. The flat Purchaser/s hereby expressly consents to the Developers re-designing any building or buildings or the recreation area or internal road and passages and such other area or arrears which the Developers may desire to realign and redesign. If in which the flat purchaser/s has/have agreed to acquire the first wing completed earlier than other wings in the said building, then the flat purchaser/s confirms that the Developers will be entitled to utilize any vacant land which may be available on the said Plot of land or any part thereof or adjoining property or properties.



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4. The Flat Purchaser/s hereby agree to purchase from the developers and the Developers hereby agree to sell to the Flat Purchaser/s Flat No. 302 of carpet area admeasuring 780 sq.ft. (which is inclusive of the area of balconies) on 3rd floor of the said building as shown in the red colour boundary lines in floor plan thereof annexed and marked Annexure-V (hereinafter referred to as "the said PREMISES") for the price of Rs. 1,50,40,500/- (Rupees One Crore Fifty Lacs Forty Thousand Five Hundred only) which is inclusive of the proportionate price of the common area and facilities appurtenant to the said premises, the nature, extent and description of the common arrears and facilities which are more particularly described in the Second Schedule hereunder written. The Flat Purchaser/s agree/s to pay to the Developer the said Consideration of purchase price viz. Rs. 1,50,40,500/- (Rupees One Crore Fifty Lacs Forty Thousand Five Hundred only) as under:

(i) Rs. 13,38,605/- (Rupees Thirteen Lacs Thirty Eight Thousand Six Hundred Five only) paid on or before execution

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(ii) Rs. 137,01,895/- (Rupees One Crore Thirty Seven Lacs One Thousand Eight Hundred Ninety Five only) on completion of the plinth on or before Executing Sale Agreement.

(iii) Rs. _____ (Rupees _____ only) on or before completion of the Slab on or before _____

(iv) Rs. _____ (Rupees _____ only) on or before completion of the walling on or before _____

(v) Rs. _____ (Rupees _____ only) on or before completion of the Doors and Windows on or before _____

(vi) Rs. _____ (Rupees _____ only) on completion of the flooring on or before _____

(vii) Rs. _____ (Rupees _____ only) on completion of the Plaster on or before _____

(viii) Rs. _____ (Rupees _____ only) on completion of the Sanitary Fittings and Plumbing on or before _____

(ix) Rs. _____ (Rupees _____ only) at the time of possession of the said flat agreed to be sold to the flat Purchaser/s.



Time for payment of the aforesaid amounts shall be essence of the contract, in respect of the payment of the each installment/s Developers will pass separate receipts and such receipt alone shall be treated as the evidence of such payment.

The Flat Purchaser/s shall pay the amounts as aforesaid on the due dates without fail and without any delay or defaults as time in respect of the said payments is of essence of the contract. The Developers will forward to the

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13. Subject to whatever is stated in Clause No. 11. The Flat Purchaser/s shall take possession of the said premises within 7 days of the Developers giving written notice to flat Purchaser/s intimating that the said premises is ready for use and occupation. Upon the flat Purchaser/s taking the possession of the said premises, he/she/they shall has/have no claim against the developers in respect of any item or working the said premises which may be not have been carried out or completed. The only liability of the Developer shall be at the statutory liability under Section 7(2) of the said Act, subject to Arbitration clause.



14. The fixtures, fittings and amenities to be provided by the Developers in the said building and the said premises are those that are set out in Annexure-VI annexed hereto.

15. The Flat Purchaser/s shall on or before the delivery of the possession of the said premises keep deposited with the Developers the following amounts:-

- a. Rs. 4000/- for legal charges.
- b. Rs. 9000/- for formation charges of organization of flat purchasers.
- c. Rs. 510/- for share application money, entrance fee of the organization of the flat purchasers.
- d. Rs. 39,900/- for Reliance Energy, Meter cable charges and deposit and other charges for the same.
- e. Rs. _____ Gas Connection
- Rs. 53,410/- Total.

In addition to the above amount, the Purchaser hereby agree and undertake to pay such charges or any amount such as taxes, or any other development charges or any other specific charges which may be levied by the appropriate authorities after execution of this Agreement relating to the said flat and shall

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be liable to pay such amount which will become due and payable by him relating to the said flat.

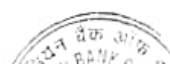
16. The Developers shall utilize the sum of Rs. 53410/- (Rupees Fifty Three Thousand Four Hundred Ten only) paid by the Flat purchaser/s to the Developers for meeting all legal costs, charges and expenses, including preparing necessary rules, regulations and bye-laws and the cost of preparing and engrossing this agreement. All further expenses or expenses in excess shall be borne and paid by the Flat purchaser/s.



17. Any amount by way of premium or security deposits payable to the Municipal Corporation of Greater Mumbai or S.R.A. or M.H.A.D.A. or to the State Government or betterment charges or development tax, security deposit for the purpose of giving water connection, drainage connection, electricity connection or any other taxes or payment of a similar nature including I.O.A. deposit and electric deposit and occupation deposit or any other deposit already paid or that may hereafter be paid by the Developers shall be reimbursed by the Flat Purchaser/s to the Developers in proportion to the area of the said flat and in determining such amounts decision of the Developers shall be conclusive and binding upon the flat purchaser/s. It is agreed that the betterment charges referred hereinabove shall mean and include pro-rata charges which the Flat Purchaser/s may be called upon to pay by the Developers in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cables, electric sub-station making and maintaining of internal road and access to the said property, drainage etc. from time to time. The Developers shall not be responsible for the forfeiture of the I.O.A. deposit or any other penalty or fine imposed by the concerned local authority or the Government on account of unauthorized alternation or addition that may be made by the Flat purchaser/s or by the Purchaser of any other premises contained in the building on the said property. Notwithstanding anything contained in this agreement the flat

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agreement. Flat Purchaser/s shall not shift the window from its original position, shall not shift M.S. Grills if provided by Developers and shall not disturb exterior elevation of the said Building in any respect failing which the Flat Purchaser/s shall not be entitled to any rights under this agreement.

31. The Flat Purchaser/s agree that he/she/they would put up the name plate only of the size sanctioned by the Developers in writing. The Flat Purchaser/s agree that they do not get any right of putting the board anywhere in the building and/or in the property without written sanction from the Developers. The Flat Purchaser/s agree that the Developers will determine not only the size of the board as well as the Developers would also insist to the Flat Purchaser/s to put up particular quality of board



It is expressly agreed between the Developers and the Flat Purchaser/s and the Flat Purchaser/s confirms that he/she/they are aware that the Developers are likely to receive additional F.S.I. and/or development right or any nature whatsoever, the Developers shall be entitled to construct either additional floor or floors on the said Building "Galaxy Royale or any part thereof or construct any additional structure on the said property, the said Plot of land and/or in the open compound as may be permissible either as annex structure or as an independent structure as the Developers may desire and in the aforesaid event the Developers shall be entitled to deal with, dispose of, alternate, encumber or transfer such additional floor or floors or premises and building or building or structure for such consideration to such party as the Developers may desire without reference to recourse of consent of the Flat Purchaser/s in any manner whatsoever and the Flat Purchaser/s agrees not to dispute or object to the same.

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33. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN the parties that the terrace space in front of or adjacent to the flats of the respective purchasers of the terrace space are intended for the exclusive use

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of the respective terrace flat Purchaser/s, the said Terrace shall not be enclosed by the Flat Purchaser/s till the permission in writing is obtained from the concerned local authority and the Developers.

34. The Developers shall have right to get the benefit of additional F.S.I for construction from S.R.A./B.M.C. and also to make the addition, alterations, raise storeys or put up additional structures as may be permitted by the S.R.A./B.M.C. and other Competent Authorities. Such additions structure and storeys will be the sole property of the Developers and it alone will be entitled to use and sale and transfer the terrace, open space including the parapet wall for any purpose including display of advertisements, hoardings, boards and the flat purchaser/s shall not be entitled to raise any claim or any abatement in the price of the premises agreed to be acquired by him/her/them.



35. It is expressly agreed that the Developers alone shall be entitled to put a hoarding or give on lease site for pager station and mobile phone agencies for cell sites on the top of lift machine room of the said building and the said Hoarding may be illuminated or comprising of neon signs and for that purpose the Developers are fully authorized to allow temporary or permanent construction or erection of installation on the terrace of the said building as the case may be and the Flat Purchaser/s agrees not to dispute the same.

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If any Municipal rates, taxes, cesses, assessments are imposed on the said Co-operative Society in respect of any advertisement/ hoarding put up on the terrace or due to installation of pager Station or cell sites, then the same shall be borne and paid wholly by the Developer or its assignee or its nominee who shall be exclusively entitled to the income that may be derived by display of such advertisement or by installation of such pager station or cell sites at any thereafter. The Flat Purchaser/s shall not be entitled to any abatement in price of the said premises or to object the same for any reason and shall allow

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the Developers, its agents, servants, etc. into the said property including the terraces of the said building for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoarding, and/or pagers station and/or cell sites. The Developers shall be entitled to transfer or assign such rights to any person or persons whom the Developers deem fit and flat purchaser/s or the said Co-operative Society shall not raise any objection thereto.

36. In the event of any portion of the property is notified for set back the Developers alone shall be entitled to receive the amount of compensation or the benefit of F.S.I. and use the same for further construction and sale of



Commencing a week after notice in writing is given by the Developers to the flat Purchaser/s that the said premises is ready for use and occupation, the flat Purchaser/s shall be liable to pay the proportionate share of the outgoings in respect of the said Flat and the building namely local taxes, betterment charge or such other levies by the concerned local authority and expenses for electricity, water, common light, repair and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the property and building. The Developers shall not be liable to share the maintenance charges, electric charges, water charges in respect of the said Unsold Flat, if any. Until the management of the property and building is handed over to the Co-operative Society, the flat Purchaser/s shall pay to the Developers such proportionate share of the outgoings as may be determined. The flat Purchaser/s further agrees that till the Purchaser's share is so determined, flat Purchaser/s shall pay to the Developers provisional monthly contribution of Rs. 9840/- per month for two year in advance towards the outgoings and thereafter regularly on the fifth of every month in advance and withhold the same for any reason. The amount so paid shall not carry any interest and remain with Developers till the conveyance/lease is

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executed in favour of the Society. However, a further more sum of
Rs. 2,36,150/- (Rupees Two Lacs Thirty Six Thousand One
only) equivalent to 24 months maintenance charges shall be deposited by the
Flat Purchaser/s with the Developers before taking possession of the said
premises.

38. The Flat Purchaser/s for himself/herself/themselves with
bring all persons into whomsoever hands the said premises
do/doth hereby covenant with the Developers as follows:-



a) To maintain the said premises at Flat Purchaser/s own
tenantable repair and condition from the date of possession of the said
premises is or is deemed to be taken and shall not do or suffer to be done
anything in or to the building in which the said premises is situated which
may be against the rules, regulations or bye-laws of concerned local or any
other authority or change/alter or make addition in or to the building in
which the said premises is situated and the said premises itself or any part
thereof.

b) Not to store in the said premises any goods which are of hazardous,
combustible or dangerous nature or are so heavy as to damage the
construction or structures of the building in which the said premises is
situated or storing of which goods is objected to by the concerned local or
other authority and shall not carry or cause to be carried heavy packages
whose upper floors which may damage or any likely to damage the staircase,
common passages or any other structure of the building in which the said
premises is situated including entrance of the building in which the said
premises is situated and in case any damage is caused to building in which
the said premises is situated or the said premises on account of negligence or
default of the flat Purchaser/s in this behalf. The Flat Purchaser/s shall be
liable for the consequences of the breach.

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Flat No. G-704, Krishna Residency,
S.V. Road, Near Dalmiya College,
Sundar Nagar, Mumbai - 400064.

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48. Provided always that if any dispute, difference, question at any time hereafter arises between the parties hereto or their respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of these premises or as to the rights, liabilities or the duties of the parties hereunder the same shall be referred to the arbitration of two persons one to be appointed by each party. The Arbitrators shall appoint an umpire before entering upon the reference. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference. The arbitration clause shall apply even to dispute if any by the Purchaser regarding formatting of Society including registration of Society.



49. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat (Regulation of the promotion of Construction, sale, management and transfer) Act 1963 and the rules made thereunder and the terms and conditions of Slum Rehabilitation Scheme and as per clause 49 above.

THE FIRST SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land bearing CTS No 49 (Part), 50 (Part) and 50-A (Part) of Village Pahadi, Teen Dongri, Yeshwant Nagar, Goregaon (West), Mumbai 400062, admeasuring area of 5986.16 sq. meters, and bounded as follows:-

- On or towards North : 9.15 mtrs. D.P. Road
- On or towards South : 6.00 mtrs. Internal Road
- On or towards East : Existing Building
- On or towards West : Existing Rehab Building Tiranga Society

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THE SECOND SCHEDULE COMMON AREAS AND FACILITIES

Pro-rate right along with all purchasers of premises in the said property i.e. to say:

- (I) Entrance lobby and foyer of the building.
- (II) Staircase of the building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.
- (III) The landing is limited for the use of the residents of the flats located on that particular floor and for visitors there too but is subject to means of access for reaching the other floors, available to all residents and visitors.
- (IV) Electric meters and water meter/s connected to common lights, water connection, pump set etc.



THE THIRD SCHEDULE RESTRICTED AREAS AND FACILITIES

Terrace attached to the premises shall belong to the purchasers of such flats and they shall have the exclusive rights to use, occupy, enjoy and possess the same.

- (ii) Stilt and Podium.
- (iii) All areas not covered under "Common areas and facilities" including open space, terraces, parking spaces are restricted areas and facilities and the promoters have absolute right to dispose off the same to any person/s in the manner the promoters deem fit and proper.

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THE FOURTH SCHEDULE

The expenses of maintaining, repairing, redecorating etc. Of the main structure, the main entrance, passage, landings, maintenance of the building, the boundary walls of the building, compound, terrace etc. as enjoyed by the flat holders used by him/her/them in common with the other occupiers of flats.

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2. The expenses of maintaining, repairing the terrace, gutters, rain water pipes of the building, water pumps, water pipes, lift and electric wires in, under or upon the building and as enjoyed by the flat holder/s used by him/her/them in common with the other occupiers of flats.

3. The cost of cleaning and lighting the passages, water pumps, landings, stair case, lift, common lights and other parts of the building used by the flat holders in common as aforesaid.

4. The cost of the salaries of clerks, bill collector, liftman, pump man, sweepers. Etc.

5. The cost of the working and maintenance of common light, lift and other service charges.

6. Deposits of Building/s water meter, electric meter, sewer line etc.

7. Municipal and other taxes such as house tax, water charges, bills, common electricity charges bill, cess, levy, land revenue, N.A. Taxes etc.

8. Insurance of the Building.

9. The maintenance charges, costs, expenses and amounts required for maintenance of street light, sewer line, storm water drain, water lines, internal roads, garden as under common layout of the property.

10. Such other expenses as are necessary or incidental for the maintenance and up keep of the building and the property.



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SIGNED AND DELIVERED by the)
Withinnamed DEVELOPERS)
M/S. M.R. REALTORS, through)
managing Partner)
Mr. Abdul Rahim Basudger)
in presence of



For M. R. REALTORS

Basudger
Partner



1. Shaikh Rahim *A*
2. Sayyid Andu. *A*

SIGNED AND DELIVERED by the)
Withinnamed PURCHASER)
Mr. Manmohan Didwania)
_____)
_____)
in the presence of

Didwania



1. Sayyid Andu. *A*
B-6/9 Jasmanti Hind Bmm Club.
Road - W-11-64
2. Shaikh Rahim *A*



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ANNEXURE - I

SLUM REHABILITATION AUTHORITY
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/ENG/1545/PS/MHL/AP/1988



To,

M/s. M. R. Realtors

With reference to your Notice, letter No. 9468 dated 5/10/ 2005 and delivered on 05/10/ 2005 and the plans, Sections, Specifications and Description and further particulars and details of your building ^{Sale} at S-1 CTS. No. 49(pt), 50(pt) of Village Sabadi at Yashwantrao Chavan Nagar, Town Development Corporation (M)

furnished to me under your letter, dated _____ 200 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate u/s. 44/89 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the 17th day of 17th 2006 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval

[Signature]
 Executive Engineer, (S.R.A.)
[Initials]

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1968, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Your attention is drawn to the notes Accompanying this Intimation of Approval.



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- 5) That the minimum plinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be atleast 60.00 cm. above the high plinth level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be consolidated and sloped towards road.
- 7) That the regular/sanctioned /proposed lines and reservations shall be got demarcated at site through A.E. Survey/ (D.P.) of M.C.G.M. /D.I.L.R. Before applying for C.C.
- 8) That the drainage layout shall be submitted & got approved. All drainage work shall be executed in accordance with the requirements of the M.C.G.M.
- 9) That the certified true copy of the agreements with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before C.C.
- 10) That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 11) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the Executive Engineer (SRA).
- 12) That the requisite premiums/ deposits as per Circular No.7 vide SRA/1372/dated 25-11-97 etc. shall be paid before C.C.
- 13) That the true copy of the revised sanctioned layout/subdivision amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C.
- 14) That the N.O.C. from MHADA /Dy.Collector (SRA) shall be submitted.



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15) The fresh leases agreement under S.R.A. Scheme with MHADA shall be got executed before asking for O.C. For sale building to sale wing of composite Bldg. and the copy shall be submitted to that office.

16) That the conditions of Letter of Intent shall be complied with before C.C.

17) That no construction work shall be allowed to start on the site unless labour insurance is taken act for concerned labours to cover the compensation and compliance of same shall be intimated by Architect/Developer.

18) That the Reg.u/t and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asstt. M. C. of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before C.C.

That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.

That the Reg. u/t. in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.

21) That NOC from P.C.O. P/S Ward shall be submitted.

22) That the provision of Rain Water Harvesting as per the design prepared by the approved consultants in the field shall be made before asking occupation of sale building.

B. THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -

1) That N.O.C. from Civil Aviation Department shall be obtained for the proposed height of the building.

2) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked from the sub. Engineer (S.R.A.).

3) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.



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- 4) That the society of slum dwellers shall be got registered.
- 5) That the quality of construction work of bldg. shall be monitored by concerned Architect, Site supervising Engineer and periodical report, stage wise on quality work carried out shall be submitted by Architect with test result.
- 6) That the registered Undertaking shall be submitted for stilt of greater height.
- C. THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.
- 1) That the some of drains shall be laid internally with C.I. pipes.
 - 2) That the specifications for layout access/D.P. Road/setback land shall be obtained from E.E. (Road construction) & E.E. (SWD) & or access/setback road shall be constructed in W.B.M./before starting the construction work. And the access and setback land shall be developing accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) before submitting building completion certificate.
 - 3) That the dustbin shall be provided as per requirement of this office.
 - 4) That carriage entrance shall be provided before starting the work.
 - 5) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
 - 6) That the requirements from the M.T.N.L. and Reliance Energy shall be obtained and complied with before asking occupation permission.
 - 7) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
 - 8) That 10'-0" wide paved pathway up to staircase shall be provided.
 - 9) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
 - 10) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.



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4 DEC 2005

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until occupation Certificate for equivalent Rehabilitation area is granted.
3. That office of CEO (SRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum Redevelopment Scheme.

R. S. Mehta
13/12/05
Executive Engineer - III i/c
Slum Rehabilitation Authority



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ANNEXURE - II

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/1545/PS/MHL/AP

COMMENCEMENT CERTIFICATE

21 FEB 2006

To,
M/s. M. R. Realtors

Sir,
With reference to your application No. 9468 dated 5/10/2005 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 49 (pt), 50 (pt) village Pahadi T. P. S. No. _____ ward P/S., situated at Yashwant Nagar Teen Dongri Goregaon

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI/UR No. SRA/ENG/617/PS/MHL/101 dt. 24/06/05
IOA UR No. SRA/ENG/1545/PS/MHL/AP dt. 18/12/05
and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year on extended period shall be in no case exceed three years provided further that such 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 C.E.O. (SRA) if :-
(a) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. V. P. Kharche

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth C level only for sale bldg. S-1

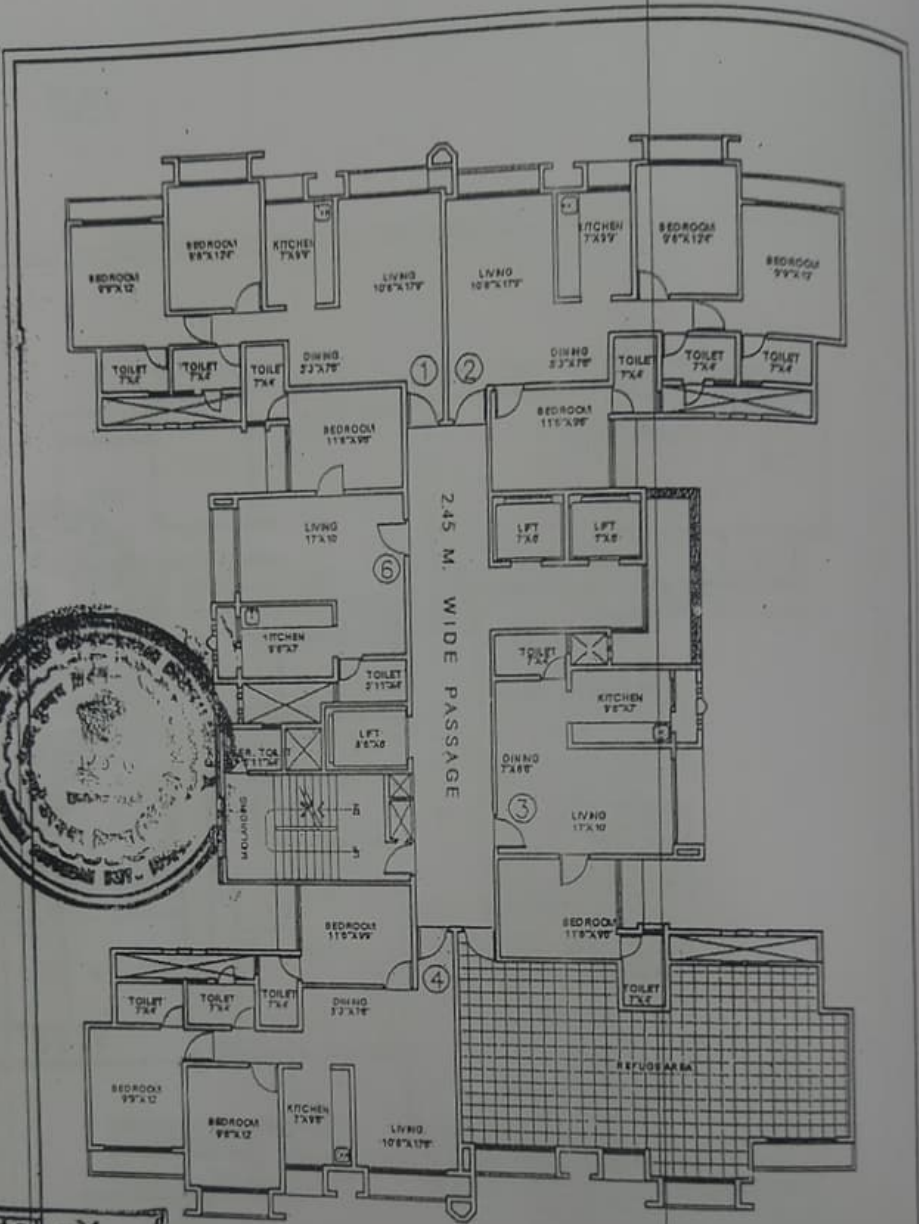
For and on behalf of Local Authority
The Slum Rehabilitation Authority

Shri. V. P. Kharche
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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DESCRIPTION OF PROPERTY
 PROPOSED SALE BLDG. ON PLOT BEARING
 C.T.S. NO.49 (PART), 80 (PART), 80-A (PART),
 VILLAGE PAHADI GOREGAON, TEEN DONGHI,
 GOREGAON (W), MUMBAI.
 DEVELOPER
M/s M. R. REALTORS.

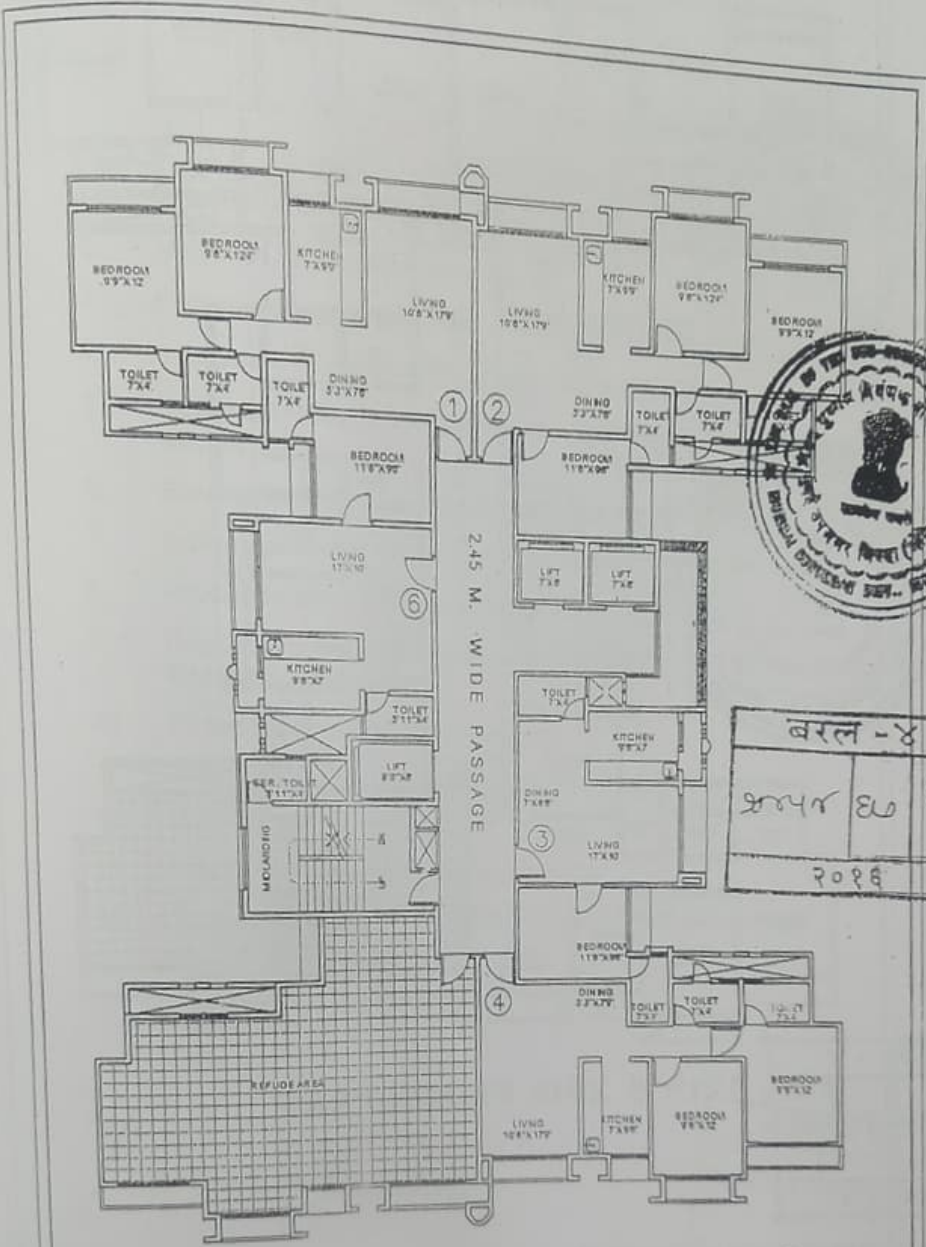


DEODHAR ASSOCIATES
 Architects & Interior Designers

106, 500H - WINYAK APARTMENTS, SHRADDHANAND EXT. CROSS ROAD,
 NEAR RAJPUJIA HALL, VILE PARLE (EAST), MUMBAI - 400057.
 TEL. NO : 2 611 44 21, 2 616 69 05, 2 616 69 07.



TRUE COPY



वरल - ४
 ३३५४ ६७ (०)
 २०१६

8th AND 16th FLOOR PLAN



DESCRIPTION OF PROPERTY
 PROPOSED SALE BLDG. ON PLOT BEARING
 C.T.S. NO.49 (PART), 50 (PART), 50-A (PART),
 VILLAGE PAHADI DOREGAON, TEEN DONGRI,
 DOREGAON (W), MUMBAI
 DEVELOPER
M/S M. R. REALTORS.

DEODHAR ASSOCIATES
 Architects & Interior Designers
 108, BICHI - VIKTAK APARTMENTS, SHRAOHWAND EXT. CROSS ROAD,
 NEAR RAIPURIA HALL, VILE PARLE (EAST), MUMBAI - 400057.
 TEL. NO : 2 011 44 21 , 2 010 99 05 , 2 010 99 07.



TRUE COPY

गावाचे नाव : पी.एस.पहाडीगोरेगाव

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	₹.15,040,500/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	₹.11,447,884/-
(4) भू-मापन,पोटहिस्ता व घरकरमांक(असल्यास)	49, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 302, माळा नं: 3 रा मजला, इमारतीचे नाव: गेलेकनी रॉयल, ब्लॉक नं: विलेज पहाडी तीन डोंगरी पराबल नगर, रोड : गोरेगाव प मुंबई - 400104
(5) क्षेत्रफळ	86.99 चौ.मीटर
(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स एस आर रिअल्टी चे भागीदार अब्दुलरहीम बाकबर, वय: 54, पत्ता - प्लॉट नं. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 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1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 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1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 21

DATED THIS _____ DAY OF OCT 20 15

BETWEEN
M/S. M.R. REALTORS

... The Developers

AND

Mr./Mrs./Ms./M/s. MANIMOHAN SIDWANIA

... The Purchaser/s

Scan
12/11/15
13-10-16

Shop / Flat No. 302 on 3rd Floor of Building
known as **GALAXY ROYALE** in C.T.S. No. 49 (Part),
50 (Part), 50-A (Part), Village Pahadi, Goregaon,
Teen Dongri, Goregaon (W), Mumbai.

SALE AGREEMENT

J. S. Anand & Associates

Advocate H.S. Anand

Shop No. 3, Indira Nagar Co-operative
Housing Society Ltd., Prop. A.K. Marg,
Opp. Amber Hotel, Bandra (E), Mumbai-51.

