

ALLOTMENT OF THE CAR PARKING SPACE UNDER THE STILT

M/s. Ravikiran Enterprises
1/A. Ganesh Apartments,
Chogle Nagar, Savarpada,
Borivli (East),
Mumbai-400 066

To

Shri/Smt. Ashimkumar Jana
Mrs. Kakali Jana

Re: Allotment of the Car Parking Space No. 14 under the Stilt in
of the building known as 'Siddhivinayak Annexe' being constructed
by us, on plot 'B' of the approved layout scheme now bearing CTS Nos
2302/1/D/1, 2302/1/D/2 & 2302/1/D/3 of Revenue Village Dahisar,
Taluka Borivali M.S.D., situate at 'Chogle Nagar', Dahisar (East),
Mumbai 400 068

Sir/Madam,

1. We confirm and record that by and under an Agreement for Sale dated 16th
day of Sept. 2013 executed and entered into between ourselves on the one hand and
yourself/ yourselves on the other hand, whereby we have agreed to provide and allot
on 'ownership basis', a Flat being Flat No. 702 on 7th floor of the building
known as 'Siddhivinayak Annexe' being constructed by us, on plot 'B' of the
approved layout scheme now bearing CTS Nos. 2302/1/D/1, 2302/1/D/2 & 2302/1/D/3
of Revenue Village Dahisar, Taluka Borivali M.S.D., situate at 'Chogle Nagar'
(East), Mumbai: 400 066 and more particularly described in the Second
thereunder written, as per the approved layout/ sanctioned plan by the MCGM and other
concerned authorities, at or for price and on the terms and conditions as recorded
therein.

Ashimkumar Jana

Kakali A Jana

FOR RATNAKAR BANK
AUTHORISED
CATORY

THE RATNAKAR BANK LTD.,
SHOP NO. 2-6, SHROFF ARCADE,
SODAWALA LANE,
BORIVALI(W),
MUMBAI-400 092.
D-5/50(V)R-106/01/06/3
410-413/06

शुद्ध 47595
185656
RECORDED
DEC 26 2013
STAMP DUTY MAHARASHTRA
INDIA
11:39

Customer Copy

Deposit Slip, Borivali (West), Mumbai - 92. Date: 26/12/2013

Pay to: The Ratnakar Bank Ltd, A/C STAMP DUTY

Franking Value	Rs.	200/-	100/-
Service Charge	Rs.	10/-	10/-
Total	Rs.	210/-	110/-

Name & Add of Stamp duty paying party: No. 168690
 Ravikiran Enterprises
 A-1, Ganesh Apt, Savarpada, Borivali (E), M. 40
 Savarpada, Borivali (E), M. 40

Purpose of Transaction: (Cash)
 PAN No.:
 D.D./ Cheque No.:

Drawn on Bank:

Trans ID: 26

(For Bank Use Only)

FRANKING DEPOSIT SLIP

Ratnakar Bank
 No. 3 to 6, Chhoti Arzade, Sodawalla Lane, Borivali (West),
 Mumbai - 400 092. Tel. 2881 1327 / 2881 8502

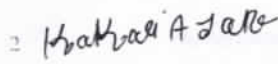


2. We further confirm and record that at your request, we have also agreed to allot to you, the Car Parking Space No. 14 under the stilt of the said building to be known as 'Siddhivinayak Annexe' more particularly shown on the plan annexed hereto and delineated thereon with red colour boundary line (hereinafter referred to as 'the said Car Parking Space') as and by way of an amenity, coupled with the said Flat upon handing over the possession of the same to you by us, as provided under the aforesaid Agreement for Sale dated 16th day of Sept. 2013 executed by and between us, however subject to the terms and conditions as recorded hereinafter :-

- (a) You shall use the said Car Parking Space for the purpose of parking your own vehicle and not for any other purpose;
- (b) The said Car Parking Space will not be covered or enclosed by you at any time in future;
- (c) You shall not install any rolling shutter or door on the said Car Parking Space;
- (d) You shall not allow any person/persons including any driver or servants to sleep or to occupy the said Car Parking Space at any time in future;
- (e) The said Car Parking Space shall not be used either for storage or dumping articles etc or for purposes other than parking your own vehicle;
- (f) The dimension and the nature of the said Car Parking Space shall not be altered or changed by you at any time hereafter;
- (g) The use and enjoyment of the said Car Parking Space will be always treated as an amenity attached to your holding of the Flat being Flat No. 702 on the 7th Floor of the said Building to be known as 'Siddhivinayak Annexe' being constructed by us and the same will be running along with holding of the said Flat;
- (h) You shall not cause any kind of nuisance pertaining to the user of the said Car Parking Space allotted to you and the same shall be used by you for the aforesaid purpose only;
- (i) You have fully understood the conditions contained herein, for the allotment of the said Car Parking Space and also the terms and conditions under the Agreement dated 16th day of Sept. 2013 executed by and between us in



Ashim Kumar Jena

2. 

respect of the said Flat and you have agreed and assured to abide by the same, as such we have allotted to you the said Parking Space as mentioned above:

(j) As such, in addition to the conditions already incorporated in the aforesaid Agreement, you have also agreed and accorded your irrevocable consent in our favour as the Developers and/ or the Co-operative Housing Society that may be formed and registered & its office bearers and their servants, agents & contractors to carry out repairs and clean the ducts adjoining to the said Parking Space allotted to you and also to repair, alter and maintain all the existing pipe lines of the said building or underground electric cable, including to inspection MTNL Box, Reliance Electric Junction Box, Fire Fighting Electric Control Box. Moreover, you are aware that except from the said Parking Space, there is no other entrance for the said ducts. Hence, you shall not raise any objection to carry out the aforesaid work, at any time in future.

(k) You have also agreed to indemnify and keep us indemnified from any action which may be initiated by Municipal Corporation of Greater Mumbai for your acts of commission and/or omission regarding the user of the said Car Parking Space. In the event of such action, you have agreed to reimburse to us all costs, charges or expenses, losses or damages which we may suffer or incur by virtue of any breach by you of any provision of law and/or Development Control Regulations and/or the B.M.C. Act and/or M.R.T.P. Act and/or any other statute, as the case may be;

3. Kindly confirm the aforesaid conditions by signing at the foot of this writing in token of your confirmation and acceptance of the allotment of the said Parking Space to you.

Mumbai dated this 21st day of Jan. 20 14

Your faithfully,
For **Ravikiran Enterprises**



Partner

I/We agree & confirm:

Ashim Kumar Jana

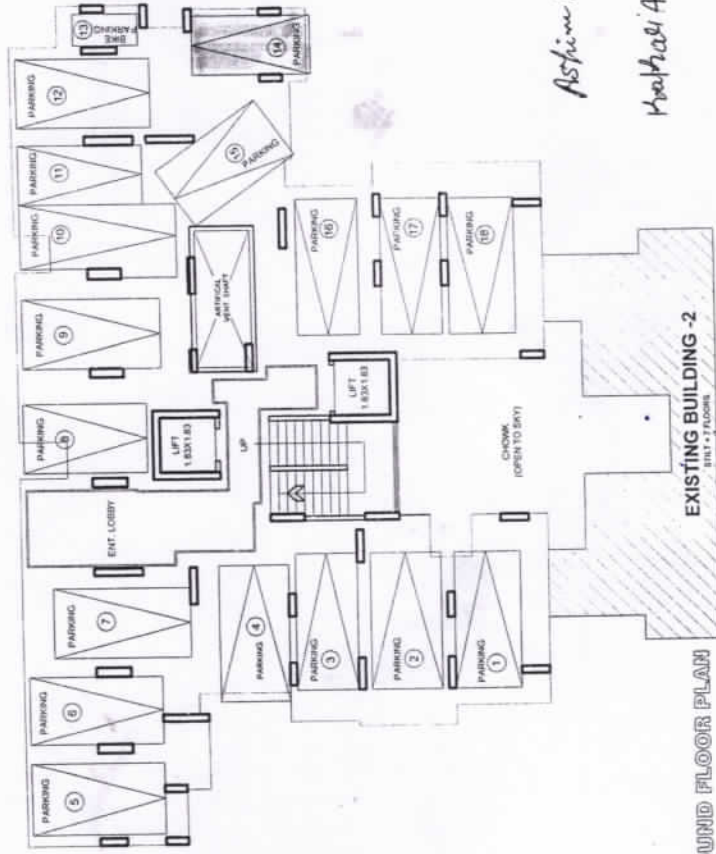
(Allottee/s) *Katbab A Jale*

In the presence of:

CHOGLE NAGAR
BUILDING NO.5

ANEXURE - B.

44'0" W I D E R O A D



GROUND FLOOR PLAN
SCALE: 1/100

Ashtin Kumar Jome
STILT NO. NO: 14
Habibul A Jallo
SIGN OF FLAT OWNER

Patil
SIGN OF DEVELOPER

PROPOSED BUILDING NO. 5 ON PLOT BEARING C.T.S. NO.2302/1D/1,2302/1D/2,2302/1D/3 OF VILLAGEDAHISAR AT BORIVALI (E),MUMBAI

DI. DAY OF 20

F R O M

M/s. Ravikiran Enterprises

..... Developers

T O

Sri/Smt. Ashimkumar G. Jana

Mrs. Kakali Jana

..... Allottee/s

Allotment of the Car Parking Space under the
stilt of the building known as 'Siddhivinayak
Annexe', at 'Chogle Nagar', Dahisar (Ward),
Mumbai 400 066.