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520/14675

Tuesday, July 11, 2023

9:48 AM

पावती

Original/Duplicate

नोदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15528 दिनांक. 11/07/2023

गावाचे नाव हरियाली

दम्तगेवजाचा अनुक्रमांक: करल5-14675-2023

दम्तगेवजाचा प्रकार करारनामा

मादर करणान्याचे नाव: आकांशा सागर

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठाची संख्या: 120

एकूण:

रु. 32400.00

आपणास मूळ दम्त, थवनेल प्रिट, सूची-२ अंदाजे  
10:07 AM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

वाजार मूल्य: रु. 5865538.9/-

मोबदला रु. 6200000/-

भरलेले मुद्राक शुल्क: रु. 372000/-

सह. दुय्यम निबंधक  
कुर्ली-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1007202313519 दिनांक: 11/07/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1007202313888 दिनांक: 11/07/2023

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004971244202324E दिनांक: 11/07/2023

वँकेचे नाव व पत्ता:

**DELIVERED**

Hanshu

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		करल - ५	
Valuation ID	2023071172	11 July 2023 08:35:14 AM	
मूल्यांकनाचे वर्ष	2023	२०२३	
जिल्हा	मुंबई(उपनगर)	९ ९२०	
मूल्य विभाग	112-हरियाली - कुर्ला	2023	
उप मूल्य विभाग	112/537 भुभाग द्रुतगती मार्गाच्या पूर्वेस असलेल्या सर्व मिळकती (कंत्रमवार नसत)		
सर्व्हे नंबर / न भू क्रमांक	इतर #		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक
खुली जमीन	निवासी सदनिका	174790	139830
58970	139830	160810	मोजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती	39 95चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकाम क्षेत्र(Built Up)-	मीटर	मिळकतीचे वय-	0 TO 2वर्षे
बांधकामाचे वर्गीकरण-	1-आर सी सी	मजला -	5th floor To 10th floor
उद्दवाहन सुविधा-	आहे		
रस्ता सन्मुख -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ	= 105% apply to rate= Rs 146822/-		
दसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( (146822-58970) * (100 / 100 ) )+58970 ) = Rs 146822/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 146822 * 39 95 = Rs 5865538 9/-		
Applicable Rules	= .10.4		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बदिस्त बाळकनी + मॅकनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5865538 9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs 5865538 9/-		

Home Print

सह. दुप्यम निबंधक  
कुर्ला-५ (बर्ग-२)



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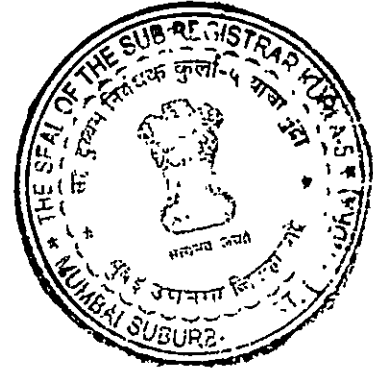
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करल - ५		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1007202313888	Date 10/07/2023
Received from SELF, Mobile number 9870000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kuria 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 10/07/2023
Bank CIN 10004152023071012932	REF No. 231914277834
This is computer generated receipt, hence no signature is required.	



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करल - ५	
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1007202313519	Date 10/07/2023
Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFS	Date 10/07/2023
Bank CIN 10004152023071012629	REF No. 231914249591
This is computer generated receipt, hence no signature is required.	





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करल - ५



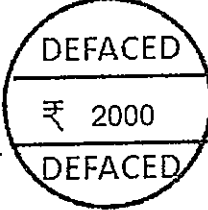
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

गोव्य ४ १२०  
२०२३

**Receipt of Document Handling Charges**

PRN 1007202313519 Receipt Date 11/07/2023

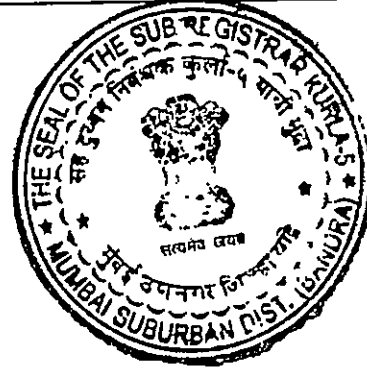
Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 14675 dated 11/07/2023 at the Sub Registrar office Joint S.R. Kuria 5 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name HDFS	Payment Date 10/07/2023
Bank CIN 10004152023071012629	REF No. 231914249591
Deface No 1007202313519D	Deface Date 11/07/2023

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



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करल - ५



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

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**Receipt of Document Handling Charges**

PRN 1007202313888

Receipt Date 11/07/2023

Received from SELF, Mobile number 9870000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 14675 dated 11/07/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

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DEFACED

**Payment Details**

Bank Name HDFS

Payment Date 10/07/2023

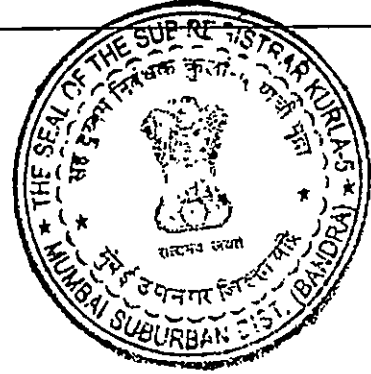
Bank CIN 10004152023071012932

REF No. 231914277834

Deface No 1007202313888D

Deface Date 11/07/2023

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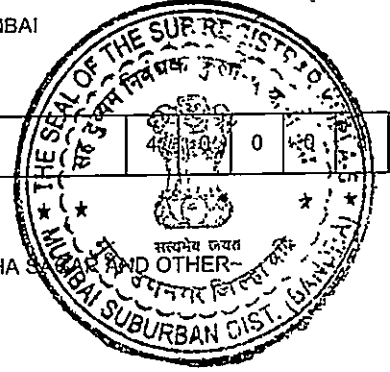
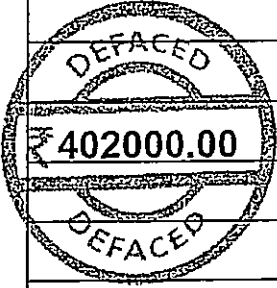
CHALLAN  
MTR Form Number-6



करल - ५

GRN	MH004971244202324E	BARCODE	01 1103 6 11 00000001 0001 00000000 00000000 00000000 00000000	Date	10/07/2023-09:24:18	Form ID	252
Department	Inspector General Of Registration			Payer Details २०२३			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ADITYARAJ ENTERPRISES NX		
Location	MUMBAI						
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 703, 7TH FLOOR, ADITYARAJ		
				Premises/Building	SIGNATURE, BLDG NO.39		

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	372000.00	Road/Street	TAGORE NAGAR, VIKHROLI EAST
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	400003
		Remarks (If Any)	
		SecondPartyName=AKANSHA	
		Amount In	Four Lakh Two Thousand Rupees Only
		Words	
Total	4,02,000.00		
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref No. 00040572023071053510 IK0CINNYA4
Cheque/DD No.		Bank Date	RBI Date 10/07/2023-18:24:27 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll



Department ID \_\_\_\_\_ Mobile No 9869573088  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 राहट चटल केवल दृश्यत नलवशक कार्यालयात नोदणी करतवयाच्या दस्ताचाठी लागू आहे. नोदणी न करतवयाच्या दस्ताचाठी राहट चटल लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-14675	0002561632202324	11/07/2023-09:48.18	IGR561	30000 00

GRN : MH004971244202324E Amount : 4,02,000.00

Bank : STATE BANK OF INDIA

Date : 10/07/2023-18 24.38

2	(IS)-520-14675	0002561632202324	11/07/2023-09.48 18	IGR561	372000 00
Total Defacement Amount					4,02,000.00

करल - 6  
१०६७५ ७ ३२०  
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CHALLAN  
MTR Form Number-6

करल - ५	
१०६०५	१२०
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GRN	MH004971244202324E	BARCODE			Date	10/07/2023-18:24:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ADITYARAJ ENTERPRISES NX			
Location	MUMBAI			Flat/Block No.	FLAT NO 203, TAGOR SAGAR, VIKHROH EAST, MUMBAI SUBURBAN DIST. (BANDRA)			
Year	2023-2024 One Time			Premises/Building	SIGNATURE BLDG			
Account Head Details		Amount in Rs.		Road/Street	TAGOR SAGAR, VIKHROH EAST			
0030045501	Stamp Duty	372000.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District	MUMBAI SUBURBAN DIST. (BANDRA)			
				PIN	4 0 0 0 8 3			
				Remarks (If Any)	SecondPartyName=AKANSHA SAGAR AND OTHER~			
				Amount In	Four Lakh Two Thousand Rupees Only			
Total		4,02,000.00		Words				
Payment Details				STATE BANK OF INDIA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572023071053510 IK0CINNYA4		
Cheque/DD No.				Bank Date	RBI Date	10/07/2023-18:24:27 Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9869573088

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



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करल - ५		
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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on this 11 day of JULY, 2023

BY AND BETWEEN

**M/S. ADITYARAJ ENTERPRISES NX**, a Partnership firm registered under the Indian Partnership Act, 1932, with the registrar of Firms, Mumbai, having PAN No. **ADTFA1334A**, and having its Registered Office Shop no 2, Ground Floor, Purnima Pride, Building No. 03, Tagore Nagar, Vikhroli (E), Mumbai - 400 083, (Maharashtra), herein acting through its partner

**Mr. Ajay Khushalani and Mr. Rocky R Khushalani** (hereinafter called the "Promoter" and "Purchaser" which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and assigns);

AND

1. **MS. AKANSHA SAGAR**, Aadhar No-5093 7595 8657, PAN No-GPAPS6369B Age 27years;and
2. **MR. RAMESHCHANDRA LACHARIRAM SAGAR**, Aadhar No-2929 7817 2589, PAN No-ASFPS8051A Age 59years

all Indian Inhabitant(s), presently residing at Flat No 302, Splendor Godrej Hill Society, Khadakpada, Kalyan (W) 421301. hereinafter collectively referred to as the "Purchaser", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

The "Promoter" and "Purchaser" are hereinafter collectively referred to as the "Parties" or individually as a "Party."

WHEREAS:

- A. Prior to December 1977, the Maharashtra Housing Board [formerly the Bombay Housing Board (B.H.B.) ] a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) (hereinafter referred to as "the Board") was the owner of and or well and sufficiently entitled to a large tract of lands situate at Vikhroli (East), Mumbai.

*Ali*

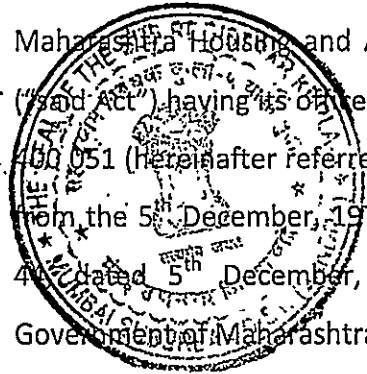
*PL*

*Akansha*

*Ramesh*

७२७ - ६		
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- B. The Board stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977) (said Act), having its office at GrihaNirmanBhavan, Kalanagar, Bandra (East), Mumbai - 400 051 (hereinafter referred to "MHADA" or "Authority"), duly constituted with effect from the 5<sup>th</sup> December, 1977 under Government Notification No. ARD-1077 (1)/desk - 40 dated 5<sup>th</sup> December, 1977, of the Public Works and Housing Department, Government of Maharashtra, by operation of Section 15 of the said Act.
- C. Under clauses (a) and (b) of Section 189 of the said Act, all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.
- D. The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No. 113, [part], City Survey No. 355 [part] admeasuring 908.29square meters as part of the Board's larger lands at Tagore Nagar, Village Hariyali, Vikhroli (East), Mumbai-400 083, and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said land")and Building No.39 standing thereon consisting of 32 tenements (hereinafter referred to as"the said building").
- E. All the purchasers/Purchasers of tenements in the said building No. 39 formed and got registered a Co-operative Housing Society Ltd. in the name of "Tagore Nagar Arunodaya Co-Operative Housing Society Ltd"under the Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. BOM / H.S.G. / 7993 year 1983 dated 31st March 1983, and having their registered office at Building No. 39, Tagore Nagar, Village Hariyali, Vikhroli (East), Mumbai-400 083(hereinafter referred to as "the Society").
- F. By and under the Indenture of Lease dated 12th Feb. 1996, made between Maharashtra Housing and Area Development Authority (MHADA), as the Lessor of the One Part and Tagore Nagar Arunodaya Co-Operative Housing Society Ltd (Society) as the Lessee of the Other Part, registered with the Sub-Registrar, Bandra, Mumbai, under Sr. No.PBDR - 3 / 223 of 1996, the said land together with right in common was leased by MHADA to the Society for a term of 99 years commencing from 01<sup>st</sup> April 1980 in consideration of the lease rent payable by the Society as therein mentioned and on the terms and conditions set out therein.



Ali

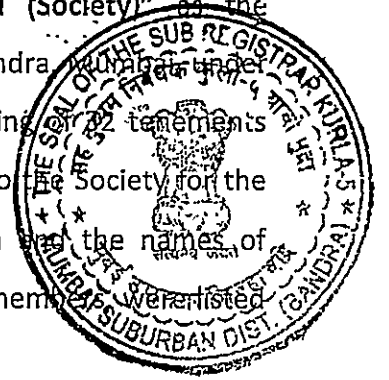
OK

Kanika

Rohit

करल - ५		
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G. By and under the Deed of Sale dated 12th Feb. 1996, made between Maharashtra Housing and Area Development Authority (MHADA) as the Vendor of the One Part and "Tagore Nagar Arunodaya Co-Operative Housing Society Ltd (Society)" as the Purchaser of the Other Part, registered with the Sub-Registrar, Bandra, under Sr. No.PBDR - 3 / 225 of 1996, the said building No. 39 consisting of 32 tenements constructed on the said land was sold and conveyed by MHADA to the Society for the consideration and on the terms and conditions set out therein and the names of Purchasers of 32 tenements in the said building being 32 Society members were listed in Schedule II thereto .



H. Accordingly, Tagore Nagar Arunodaya Co-Operative Housing Society Ltd (hereinafter referred to as "the Society") became the lessee of the said land bearing Survey No. 113, [part], City Survey No. 355 [part] at Tagore Nagar, Village Hariyali, Vikhroli (East), Mumbai-400 083 and the owner of the building No. 39 standing thereon and 32 tenements in the said building were allotted to the then members of the Society (the said Land together with the said building are hereinafter collectively referred to as the "said Property").

I. The said building being old and in dilapidated condition, the Society invited offers for redevelopment of the said Property.

J. After negotiations, meetings and discussions held by and between the Society and Promoter, the Society, in pursuance of the resolutions passed at the Extra Ordinary General Meeting of the members of the Society held on 4th Jan. 2021 vide its letter dated 5th Jan. 2021 appointed the Promoter as developer for redevelopment of the said Property and the said Promoter vide its letter dated 5th Jan. 2021, addressed to the Society, accepted their appointment as developers for carrying out redevelopment of the said Property by demolition of the said building and construction of new building on the said land on the terms and conditions contained therein.

K. By and under the Development Agreement dated 25th Jan. 2021 made between the Society viz. "Tagore Nagar Arunodaya Co-Operative Housing Society Ltd" and M/S. ADITYARAJ ENTERPRISES NX (Promoter herein) as the Developer, registered with Sub Registrar, Kurla 1 Under Sr. No. KRL 1 - 1630 - 2021 (hereinafter referred to as "the Development Agreement"), the Society has granted the development rights for redevelopment of the said Property to the Promoter on the terms and conditions contained therein.

qi. Pk.

*Handwritten signatures*

करला - ६		
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- L. Pursuant to the said Development Agreement, the Society has executed a Power of Attorney dated 25th Jan. 2021, in favour of the Promoter and its partners, registered with the Sub-Registrar Kurla 1 under KRL 1 - 1632 - 2021 to enable the Promoter to take necessary steps for redevelopment of the said property.
- M. As set out in the Development Agreement, the Promoter shall allot 32 Flats each measuring 515 Sq. Ft. usable carpet area (As per MOFA Definition) equivalent to approximately 540 Sq. Ft. carpet area as per RERA in the new building to be constructed on the said land to the members of the Society named in Schedule II thereto and the Promoter is free to sell the remaining Flats along with parking areas in the said new building (hereinafter referred to as "Promoter Allocated Area") by utilizing maximum permissible floor space index (FSI) including fungible/additional FSI and/or by loading Transferrable Development Rights (TDR) for construction of the new building on the said land.
- N. Accordingly, in pursuance of the Development Agreement, the Promoter herein viz. **M/S. ADITYARAJ ENTERPRISES NX** has development rights in the said Property on the terms and conditions contained in the Development Agreement.
- O. A copy each of the Title Certificate issued by the Advocate of the Promoter and the Property Card in respect of the said Property is annexed hereto and marked as Annexure "I" and "II" respectively.
- P. Pursuant to the Development Agreement, the Promoter has obtained from MHADA the Intimation of Approval (IOA) bearing No. MH / EE / BP Cell / GM / MHADA - 8 / 842 / 2021 dated 18th June 2021, Commencement Certificate (CC) bearing No. MH / EE / (BP) / GM / MHADA - 8 / 842 / 2021 dated 23rd July 2021, Further extended on 8th February 2022 for redevelopment of the said building and construction of new building on the said land up to plinth level. A copy each of IOA, CC, is annexed hereto and marked as Annexure "III", and "IV" respectively.
- Q. The Promoter has entered into standard agreement with Architect viz. **Mr. Ankit M. Makani** of Ankit Makani Architects ("Architect"), an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of the Property including preparation of the layout and construction plans of the new building and further entered into standard agreement with Structural Engineer viz. **Mr. Vikas Gokhale** of M/s Associated Consultants ("Structural Engineer") for preparation of structural designs and drawings of the new building and the Promoter has accepted the professional supervision of Architect and Structural Engineer till the completion of the new building, subject to the reservation of rights and authority by the Promoter to

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change the Architect and/or Structural Engineer, as the case may be, and to appoint new Architect or Structural Engineer for completion of the new building.

- R. The Promoter has obtained the requisite sanctions/approvals from MHADA for the plans, specifications, elevations and sections of the new building/s to be constructed on the said land and shall obtain the balance approvals from various authorities from time to time.
- S. While sanctioning the said plans MHADA and/or the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Property and the observance and performance of which only the completion or occupation certificate in respect of the new building shall be granted by MHADA/concerned local authority;
- T. Accordingly, the Promoter has commenced construction of the new building on the said land as per plans and specifications sanctioned by MHADA and completed the construction up to Twenty-Three Floor Slab.
- U. The Purchaser being desirous of purchasing a flat/apartment in the new building, the Purchaser has carried out independent search and satisfied himself/herself regarding the marketable title and rights and authorities of the Promoter herein to develop the said Property and being so satisfied, has offered to purchase and the Promoter has agreed to sell to the Purchaser, the Residential Flat/Apartment bearing No. 703, on the 7<sup>th</sup> Floor of the new building, which forms part of the Promoter Allocated Area and is more particularly described in the Second Schedule hereunder written, forming (hereinafter referred to as the "Apartment").
- V. The Purchaser has taken inspection of the approved building plans sanctioned by MHADA for construction of the new building. The floor plan, showing the said Apartment in red cross lines, is annexed hereto and marked as Annexure "VI".
- W. The Purchaser is aware of the fact that the Promoter herein has entered or will enter into similar or separate agreements with several other purchasers of the other flats/apartment/s forming part of the Promoter Allocated Area in the new building.



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X. Under Section 13 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 10 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, registration of estate agents, rates of interest and disclosures on website) Rules, 2017, the Promoter is required to execute the written Agreement for sale of the Apartment to the Purchaser, being these presents and to present the same for registration under the provisions of Indian Registration Act, 1908.

Y. The Promoter has registered the new building project under the provisions of RERA with the Maharashtra Real Estate Regulatory Authority (MahaRERA) vide Registration No. "P51800030225". A copy of the Registration Certificate issued by the Authority is annexed hereto and marked as Annexure "VII".

(MCGM Assessment Number / SAC NO - **SX0300610090000**)

Z. The Purchaser on going through and accepting all the conditions of sanctioned plans and other sanctions/approvals, has agreed to purchase the said Apartment for the consideration and on the terms and conditions herein contained. All such conditions shall be binding on the Purchaser.

AA. The Purchaser has also been shown the conditions of contracts entered into by the Promoter with the vendors/ contractors/ manufacturers inter alia as to workmanship and quality of products/fittings and fixtures as agreed between promoter and the vendors and on independently verifying the same, the Purchaser has agreed to the same and all such conditions shall be binding on the Purchaser.

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

1. PROMOTER TO CONSTRUCT THE BUILDING AND PURCHASER TO PURCHASE THE APARTMENT

1.1 The Promoter shall construct the new building proposed to be named as "ADITYARAJ SIGNATURE", Society Formed as "Tagore Nagar Arunodaya Co-Operative Housing Society Ltd" (hereinafter referred to as the "Building"), or such other name as the Promoter in its sole discretion may decide, on the said land, more particularly described in the First

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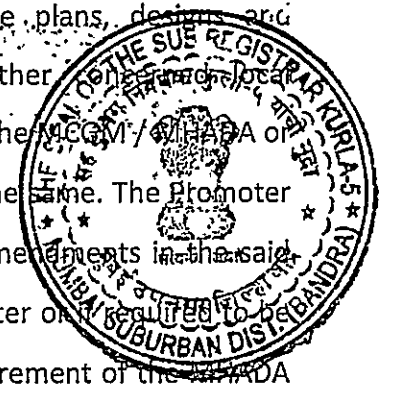
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Schedule hereunder written, consisting of ground Floor + 22 upper Residential floors having residential flats/apartments and parking / Stackparking on ground floor, on the land forming part of the said Property in accordance with the plans, designs and specifications approved/to be approved by MHADA and/or other authorities from time to time and as amended from time to time as the Promoter may deem fit and the Purchaser hereby consents to the same. The Promoter shall, however be entitled to make any variations, alterations or amendments in the said plans or specifications and /or layout plans if decided by the Promoter or made for the purpose of meeting any requisition, objection or requirement of the MHADA and/or the concerned local authorities. The Purchaser shall not object to the aforesaid amendments or alterations and hereby grants irrevocable consent to the same.



1.2 (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser Apartment No. 703 admeasuring 36.32 Sq. Meters carpet area (as per RERA) on 7<sup>th</sup> floor of the Building and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed and marked "Annexures "VI" for the consideration of Rs. 62,00,000/- (Rupees Sixty Two Lakhs only) with right to use the common areas and facilities appurtenant thereto, the nature, extent and description of the common areas and facilities are more particularly described in the Third Schedule hereunder written.

(ii) The total aggregate consideration amount excluding Govt. Taxes for the apartment including the right to use the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **THIRD SCHEDULE** hereunder written as mutually agreed is Rs.62,00,000/- (Rupees Sixty Two Lakhs only) ("Total Price").

(ii) The Purchaser hereby confirms and agrees that since he / they have not been allotted or sold any car parking space under stilt area or in open compound area / Tower Parking of the new building, he / they will not claim any parking slot until and unless it is specifically allotted to him / them in writing.

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1.3 The Purchaser has paid/agreed to pay to the Promoter the Total Price in the following manner as per payment schedule plus GST @ 5% as per the schedule:

Particulars	% of Total Price (+ 5% GST)	Amount (Rs.) For Total Price	Amount (Rs.) For GST (5%)	Amount (Rs.) Inclusive of GST
On Booking	10 %	6,20,000/-	31,000/-	6,51,000/-
On or before Execution of this Agreement	20 %	12,40,000/-	62,000/-	13,02,000/-
On Completion	15 %	9,30,000/-	46,500/-	9,76,500/-
On Completion of 1 <sup>st</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 2 <sup>nd</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 3 <sup>rd</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 4 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 5 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 6 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 7 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 8 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 9 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 10 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 11 <sup>th</sup> Slab	2 %	1,24,000/-	6,200/-	1,30,200/-
On Completion of 12 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 13 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 14 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 15 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 16 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 17 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 18 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 19 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 20 <sup>th</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 21 <sup>st</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 22 <sup>nd</sup> Slab	1 %	62,000/-	3,100/-	65,100/-
On Completion of 23 <sup>rd</sup> Slab	2 %	1,24,000/-	6,200/-	1,30,200/-

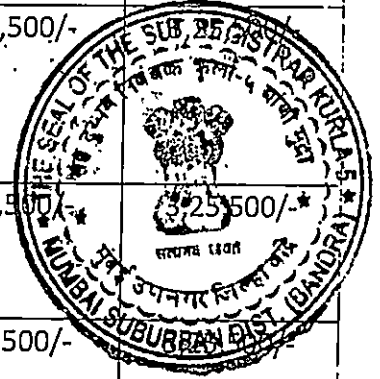
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Particulars	% of Total Price (+ 5% GST)	Amount (Rs.) For Total Price	Amount (Rs.) For GST (5%)	Amount (Rs) Inclusive of GST
On Completion of Walls, Internal wall Plaster, Flooring, Doors, Windows Work of the Said Apartment	5 %	3,10,000/-	15,500/-	
On Completion Sanitary fittings, Staircases, Lifts Wells, Lobbies of the Said Apartment	5 %	3,10,000/-	15,500/-	
On Commencement of Internal Plumbing and External Plaster, Elevation Work	5 %	3,10,000/-	15,500/-	
On Commencement of Lifts, Electrical Fittings	5 %	3,10,000/-	15,500/-	3,25,500/-
On Commencement of Lifts, Water Pumps, Electrical Fittings, Entrance Lobby, Plinth Protection, Paving	5 %	3,10,000/-	15,500/-	3,25,500/-
On Possession	5 %	3,10,000/-	15,500/-	3,25,500/-
<b>Total</b>	<b>100</b>	<b>62,00,000/-</b>	<b>3,10,000/-</b>	<b>65,10,000/-</b>



- 1.4 The Purchaser agrees that the amount payable on possession shall be payable by the Purchaser before handover of possession of the Apartment or on receipt of Occupation/Completion Certificate, whichever is earlier.
- 1.5 The Total Price above excludes all Taxes such as Goods and Services Tax (GST), cess or any other similar taxes which may be levied, in connection with the construction of the Building up to the date of handing over the possession of the Apartment and all such Taxes shall be payable by the Purchaser, even in the absence of Occupation Certificate.
- 1.6 The installments referred herein above and payable by the Purchaser shall be paid on the respective due dates strictly as per the aforesaid time schedule without any delay or default as time in respect of payment of installments in respect of all amounts payable under this Agreement, the time being the essence of the contract. The Promoter shall forward to the Purchaser, at the address given by the Purchaser in this Agreement, intimation recording the Promoter having commenced the particular stage of the work. The Purchaser shall be bound to pay the amount of the installments due within 15 days from the date of demand i.e. the Promoter dispatching such intimation by post or through Courier Service at the address of the Purchaser as given in this Agreement.

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1.7 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 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, which shall only be applicable on subsequent payments.

1.8 The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area beyond 3%, Promoter shall refund the excess money paid by Purchaser within 45 (forty-five) days with annual interest at the rate specified in RERA, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the rate calculated per square meter based on the Total Price as agreed in Clause 1.2 (i) of this Agreement.

1.9 The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

## 2. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY

2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans of the Building or thereafter and shall, before handling over possession of the Apartment to the Purchaser herein, obtain from the concerned local authority/development controlling authority occupation and/or completion certificate in respect of the Apartment.

2.2. The Purchaser shall accept and observe all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time sanctioning the said plans or thereafter and further observe all development controlling rules applicable to the building in which the apartment is situated.

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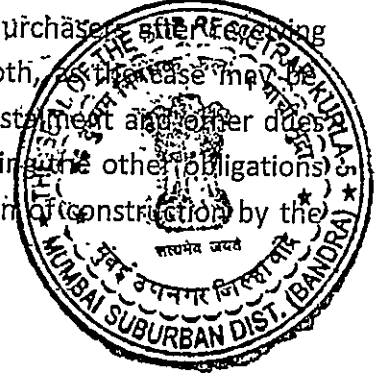
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2.3. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the Building and handing over the Apartment to the Purchaser and the common areas to the association of the Purchaser. The Promoter shall be responsible for obtaining the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the installment and other dues payable by the Purchaser as per the Payment Plan and meeting with the other obligations under the Agreement, subject to the simultaneous completion of construction by the Promoter.



### 3. FLOOR SPACE INDEX

The Promoter hereby declares that the Floor Space Index (FSI) available as on date in respect of the said Property is 3.00 for Plot FSI. However, since the said Property falls under the Tagore Nagar MHADA Layout, as per Govt. of Maharashtra's GR /MHADA guidelines dated 3.07.2017 under revised Regulation No. 33 (5), the total FSI available on such Layout will be 3.00 Plot FSI + Pro-rata FSI and Fungible FSI available, which has been sanctioned by the MHADA / concerned authorities and the Promoter has planned to utilize such total Floor Space Index to be made available by MHADA / concerned authorities from time to time. The Promoter has disclosed the Floor Space Index as described hereinbefore as proposed to be utilized by them on the said Property in the said project and the Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

### 4. INTEREST IN CASE OF DELAY

4.1. If the Promoter fails to abide by the time schedule for completing the Building and handing over the Apartment to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the Building, interest as specified in the Maharashtra Real Estate (Rules and Regulations) (Registration of real estate projects, Registration of estate agents, rates of interest and disclosures on website) Rules, 2017 (the "Rules"), on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession of the Apartment. The Purchaser agrees to pay to the Promoter, interest as specified in the Rules, on all the delayed payments which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.

4.2. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her

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proportional share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing 3 (three) defaults of payment of installments, the Promoter at its own option may terminate this Agreement.

Provided that the Promoter shall give notice of 15 (fifteen) days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of their intention to terminate this Agreement on account of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the promoter shall be entitled to terminate this Agreement and forfeit the advance payment or earnest money deposit or application fee of 10% of the Total Price as the pre-determined liquidated damages.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of the agreed liquidated damages and any other amount which may be payable to Promoter) within a period of 30 (thirty) days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Promoter, subject to the Purchaser signing the Cancellation Agreement and admitting execution thereof before the Sub-Registrar concerned. PROVIDED THAT if the Purchaser fails to execute the Cancellation Agreement and/or to admit execution thereof before the concerned Sub-Registrar, Mr. Ajay Khushalani or Mr. Manish J. Daultani Partners of the Promoter shall be entitled to act as attorney of the Purchaser for signing such Cancellation Agreement and/or to admit execution thereof before the concerned Sub-Registrar. On termination of this Agreement by service of notice by the Promoter, save as aforesaid, the Purchaser shall have no rights whatsoever under this Agreement.

#### 5. COMMON AMENITIES ETC.

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the Building and the Apartment are set out in the **THIRD SCHEDULE** hereunder written. However, the Promoter shall be entitled to change such amenities, fixtures and fittings etc. at any time during the construction of the new building.

#### 6. POSSESSION

6.1. The Promoter shall endeavor to give possession of the apartment to the Purchaser on or before 31<sup>st</sup> Dec. 2025 (hereinafter referred to as the "Date of Possession"). If the Promoter fails or neglects to give possession of the Apartment to the Purchaser herein on account of reasons beyond their control and of their agents, by the aforesaid date,

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then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the Apartment with interest as may be mentioned in Clause 4.1 herein above, from the date the Promoter received the amount till the date the amounts and interest thereon is repaid.

PROVIDED THAT the Promoter shall be entitled to reasonable extension of time for giving delivery of the Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of: -



- Non-availability of steel, cement, other building material, supply;
- War, civil commotion, epidemic, pandemic or act of God;
- Any notice, order, rule, notification of the Government and/or other public or competent authority;
- The Purchaser has committed any default in payment of installment and all other amounts payable by the Purchaser to the Promoter in respect of the Apartment; and
- Any extra work / addition required to be carried in the Apartment as per the requirement and at the cost of the Purchaser.
- If any lockdown duration is imposed by Govt. authorities.

## 6.2. POSSESSION OF THE APARTMENT

### 6.2.1 Procedure of taking Possession

The Promoter, upon obtaining the occupancy certificate / completion certificate from the competent authority / Architect and the payment made by the Purchaser of all the amounts as per this Agreement, shall offer in writing the possession of the Apartment, to the Purchaser in terms of this Agreement to be taken within 3 (Three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay all the amounts payable by the Purchaser under this Agreement including the the advance maintenance charges as determined by the Promoter. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 (seven) days of receiving the occupancy certificate / completion certificate from the competent authority / Architect.

6.2.2 The Purchaser shall take possession of the Apartment within 15 (Fifteen) days of the written notice from the Promoter to the Allottee intimating that the Apartment/s is/are ready for use and occupancy.

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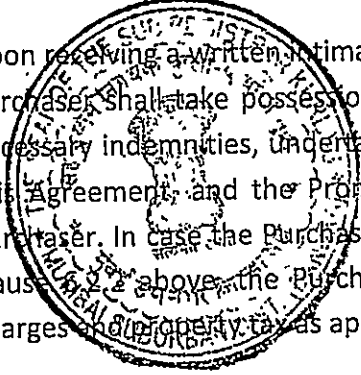
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### 6.3. Failure of Purchaser to take Possession of Apartment

Upon receiving a written intimation from the Promoter as per clause 6.2.1 above, the Purchaser shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 6.2.2 above, the Purchaser shall continue to be liable to pay maintenance charges and property tax as applicable with interest for delayed payments.



### 6.4. Defect Liability

If within the period of 1 (one) year from the date of handing over the Apartment to the Purchaser herein, the Purchaser herein brings to the notice of the Promoter, any structural defect in the Apartment or in the building in which Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at its own cost and expense and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under RERA, PROVIDED HOWEVER THAT any such defect arising due to unauthorized alterations carried out by the Purchaser or any other Purchaser in the Apartment(s) or building, the Promoter shall not be liable for the same.

PROVIDED FURTHER THAT it is agreed that the defect liability period shall be deemed to have commenced from the date of obtaining the occupation certificate or from the date on which the Promoter has given the necessary intimation in writing under this agreement to the Purchaser to take the possession or the date on which the Purchaser has taken possession of the Apartment for fit-outs or otherwise, whichever is earlier.

PROVIDED HOWEVER THAT the Purchaser shall not carry out any alterations of any nature whatsoever nature in the Apartment or in the fittings therein, in particular it is hereby agreed that the Purchaser shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter, the defect liability of the Promoter shall become void automatically.

The word "Defect" here means only the structural defect/s caused on account of willful neglect on the part of the Promoter and shall not mean defect/s caused by normal wear

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and tear, negligent use of Apartment(s) by the occupant(s), vagaries of nature and defect/s in fittings and fixtures are not included therein.

**7. USE OF THE APARTMENT**

7.1. The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence and for no other purpose whatsoever. Provided that, any owner/s or occupier/s of any residential apartment in the building shall not use, the Apartment/s, for classes, massage center, gambling house, illegal or immoral purpose.



7.2. The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. The Purchaser shall use the parking space, if it has been allotted to him, only for purpose of keeping or parking his personal light vehicle.

7.3. After delivery of possession of the Apartment by the Promoter to the Allottee in terms of these presents, the Purchaser, for whatsoever reason desires to grant the use of the Apartment to any third party on leave and license basis or otherwise, prior written consent of the Promoter and after handover of the Building to the Society, prior written consent of the Society shall be required to be obtained by the Purchaser and copy of such leave and license agreement/instrument shall be deposited by the Purchaser with the Promoter or the Society, as the case may be, and further the Purchaser herein/owner shall ensure that such licensee(s) obtains requisite permission/clearance from the concerned police station in writing as to the use of the Apartment along with the details of the persons who intend to reside / use the Apartment.

**8. MEMBERSHIP OF SOCIETY**

8.1. The Purchaser is aware that, this is a redevelopment Project and that the Co-operative Housing Society by the name Tagore Nagar Arunodaya Co-Operative Housing Society Ltd has already been formed and registered in the year 31st March 1983. The Purchaser therefore, along with the existing Members and other Purchaser/s of Apartments in the building shall join as a Member of the said Society and sign and execute the application for membership and the other papers and documents for becoming a member as may be required by the Society. The Promoter shall if necessary become member of the said Society in respect of their right and benefits conferred /reserved herein in respect of unsold Apartments or otherwise. If the Promoter transfers, assigns and disposes of such rights and benefits at any time to anybody, the purchasers thereof shall become the members of the said society in respect of the said rights and benefits. The Purchaser herein and the said society will not have any objection to admit such purchasers as members of the said society. The Purchaser shall sign and execute all applications, forms, declarations, bye-laws and other documents as may be required by the Society

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and shall also pay admission / membership fees and any other charges / contribution / corpus as may be directed by the Society.

- 8.2. The Promoter reserves to itself, the unfettered right to full, free and complete right of way and means of access over along and under all the internal access roads in the said Property and the common right of ways at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions) laden or unladen, and with or without horses and other animals and also to lay and construct drains, pipes, cables and other amenities necessary for the full and proper use and enjoyment of the said property and if necessary to connect drains, pipes, cables etc. under over or along the land appurtenant to the building provided no hardship/inconvenience occurred to the members of the Society and other flat purchasers while using and enjoying their respective flats with the common amenities as agreed.
- 8.3. The Promoter will have a right to install or have installed their logo in/upon one or more places in the said property and the Promoter reserve to themselves full, free and complete right of way and means of access to such places/s at all times for the purpose of repairing, painting, altering or changing the logo at their own costs till the Building is handed over to the Society.
- 8.4. Within 15 (fifteen) days after notice in writing is given by the Promoter to the Purchaser that the Apartment is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs 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/s. Until the Building is handed over to the Society, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 2500/- per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and the Promoter shall not be liable to provide any account thereof to the Purchaser and/or the Society.
- 8.5. The amount so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter till maintenance of the building in which Apartment is situated is handed over to the Society. On handing over the charge of the building to the Society, after deducting therefrom all the expenses including those mentioned above, the surplus, if any, shall be handed over, without interest, by the Promoter to the

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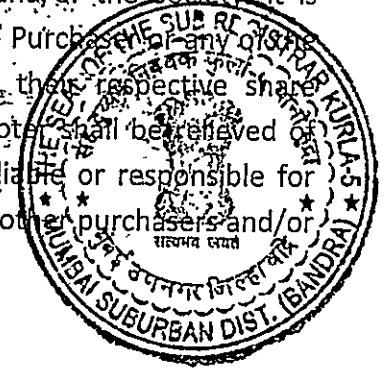
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Society and any deficit amount shall be recovered from the Purchaser without being liable for rendering any account thereof to the purchasers and/or the Society. It is specifically agreed and understood by the Purchaser that if the Purchaser or any of the purchasers in the Building commits default in contributing their respective share towards aforesaid expenses, then and in that case, the Promoter shall be relieved of their obligations of providing such services and shall not be liable or responsible for hardship or inconvenience, if any, caused to the Purchaser and other purchasers and/or the members of the Society.



#### 9. OTHER PAYMENTS

The Purchaser shall on or before delivery of possession of the Apartment, pay/deposit with the Promoter, the following amounts: -

- i. Rs 25,650/- for share money, admission/membership fee of the Society and other share of corpus contribution fixed by the Society;
- ii. Rs. 2,50,000/- Plus GST for Development charges, which is to be paid as below: -
  - a. Rs. 1,00,000/- Plus GST on completion of plinth.
  - b. Rs. 1,00,000/- Plus GST on completion of 23<sup>rd</sup> RCC Slab.
  - c. Rs. 50,000/- Plus GST on possession of flat.
- iii. Rs. 2,500/- per month for deposit/charges towards provisional monthly contribution towards outgoings such as insurance, common lights, repairs and salaries of clerks, chowkidars, sweepers, and all other expenses necessary and incidental to the management and maintenance of the said property and the said buildings of Society/s for a period of 1 Year, Further extended if required.
- iv. Any other charges payable as per society's Rules and Regulations and Resolutions passed in the AGM. /EGM by majority of the member.

#### 10. STAMP DUTY AND REGISTRATION

The Promoter/Developer shall be liable to pay the stamp duty, registration charges and all other incidental charges etc. as may be payable on this Agreement and such other documents as may be required to be executed in connection therewith.

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## 11. PURCHASER'S AGREEMENT TO PAY FURTHER AMOUNTS:

11.1. It is a condition of this Agreement and the Purchaser hereby agrees that at the time of taking possession of the Apartment, the Purchaser shall be required to pay to the Promoter and hereby covenants to pay to the Promoter the Total Price and other charges/deposits as aforesaid and that unless all such amounts are paid by the Purchaser to the Promoter, the Purchaser shall not be entitled to demand or acquire possession of the Apartment and the Promoter shall not be bound or required to hand over to the Purchaser possession of the Apartment and the Purchaser shall not have the right to use or occupy the Apartment or any of the common amenities, areas and facilities appurtenant thereto.

For any amount remaining unpaid by the Purchaser under this Agreement, the Promoter shall have first lien and charge on the Apartment agreed to be allotted/sold to the Purchaser in terms of these presents.

11.2. The Purchaser further shall pay municipal and revenue taxes, N.A. taxes, local taxes, cess, duty or such other levies by local authority and/or by Government Departments and other statutory outgoings to the extent of the Purchaser's share due and payable from the date of issuance of Occupation Certificate of concerned building or as and when demand is made by the concerned authorities, whichever is earlier. The Promoter shall not be liable for any consequences for non-payment of municipal and other taxes for any reasons or grounds whatsoever.

11.3. In the event of termination of this Agreement for any reason, the Purchaser herein shall be, solely and absolutely, responsible to repay any housing loan availed by him/her/them from any bank/financial institution/company/lender and shall be entitled to get the refund of amounts paid subject to deductions as aforesaid, only upon receipt of no dues certificate from the bank/financial institution/company/lender. Notwithstanding what is stated hereinabove, it shall always be obligatory on the part of the Purchaser to pay the installments of the Total Price as and when due under the terms of this Agreement and the Purchaser shall promptly and duly pay the same on the respective due dates irrespective of the fact that the Purchaser has applied for loan to any bank/financial institution/company/lender and irrespective of the fact that such loan is under process and/or sanction or awaited/rejected.

## 12. PAYMENT OF STATUTORY TAXES, CESSSES ETC:

12.1. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Services Tax (GST), and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Building payable by the Promoter) up to the date of handing over the possession of the Apartment. It is

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agreed between the parties hereto that, the Purchaser herein shall bear and pay such Taxes on or about execution of these present or as and when such Taxes become payable from time to time for the sale transaction hereunder, to the Promoter herein to deposit the Promoter to deposit/pay the same to the Government Authorities

12.2. If at any time, after execution of this agreement any existing tax is increased under respective statutes by the State and/or Central Government and/or any additional/new taxes/duty/charges/premium/cess/surcharge etc., by whatever name called, is/are levied or recovered or become payable under any statute/rule/regulation, notification or order either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the said property or the Apartment or on this agreement or the transaction hereunder, the same shall be exclusively paid/borne by the Purchaser. The Purchaser hereby indemnifies and agrees to keep the Promoter fully indemnified from all such taxes, levies, costs and consequences.

12.3. From the date of the possession or Completion/Occupation Certificate, whichever is earlier, in respect of the Apartment, the Purchaser herein shall be liable to bear and pay all taxes, cesses in respect of the Apartment and proportionate maintenance charges in respect of the building and expenses for common facilities such as common electricity meter, water pump/s expenses for elevator etc. in respect of the Property to the respective authorities and/or to the Society. But it is specifically agreed between the Parties hereto that, the Promoter shall not be responsible/liable to pay or share the aforesaid expenses in respect of unsold premises/apartments situated in the Building to be constructed on the said Property.

### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser as follows:

- i. The Society has clear and marketable title with respect to the Property and the Promoter has development rights in the Property as declared in the title certificate annexed to this agreement and in pursuance thereof the Promoter has the requisite rights to carry out development upon the Property and also has actual and physical possession of the Property for construction of the Building;
- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Property and has obtained/shall obtain requisite approvals from time to time to complete the construction of the Building;
- iii. There are no encumbrances upon the Property or the Building except those disclosed to the Purchaser;

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iv. There are no litigations pending before any Court of law with respect to the Property or Building, except those disclosed in the title certificate(s);

v. All approvals/licenses and permits issued by the competent authorities with respect to the Building to be constructed are valid and subsisting and have been/will be obtained by following due process of law. Further, all approvals, licenses and permits issued/to be issued by the competent authorities with respect to the Building have been/shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Building and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or any other agreement / arrangement with any person or party with respect to the Apartment hereunder agreed to be sold, which may, in any manner, affect the rights of the Purchaser under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Apartment to the Purchaser in the manner contemplated in this Agreement;

ix. The Society/Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Building to the competent authorities; and

x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Property) has been received or served upon the Society/Promoter in respect of the Property and/or the Building to be constructed except as disclosed to the Purchaser.

#### 14. COVENANTS OF THE PURCHASER

The Purchaser himself with intention to bring all persons into whosoever hands the Apartment may come, doth hereby covenant with the Promoter as follows for the apartment and also for the building in which the Apartment is situated:

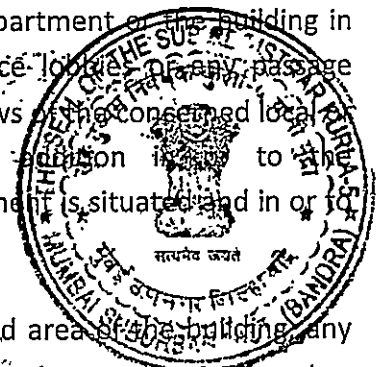
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- a) To maintain the apartment at the Purchaser's own cost in good tenantable repair and condition from the date of possession of the apartment is taken and shall not do or cause to be done anything in or to the Apartment or the building in which the Apartment is situated, staircase, entrance, lobbyes or any passage which may be against the rules, regulations or bye laws of the concerned local authority or change/alter or make addition to the Apartment and/or to the building in which the Apartment is situated and in or to the Apartment itself or any part thereof.
- b) Not to store in/outside the Apartment or surrounded area of the building any goods which are of hazardous, combustible or dangerous nature or are too heavy as to damage the construction or structure of the building or storing of such goods is objected to by the concerned local authority or any other authority or under any law and shall not carry out or caused to be carried out heavy packages upto upper floors, which may damage or likely to damage staircase, common passages, lift / elevator or any other structure of the building including entrances of the building and in case of any damage is caused to the building in which the Apartment is situated on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for all the consequences of the breach.
- c) To carry out at his own cost all internal repairs to the Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter. Provided that for the defect liability period such repairs shall be carried out by the Purchaser with the written consent and under the supervision of the Promoter and shall not do or cause to be done anything contrary to the rules, regulations and bye-laws of the concerned local authority or other public authority. But in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned authority and/or other public authority.
- d) Not to demolish or cause to be demolished at any time or cause to make any addition and/or alteration of whatsoever nature in or to the Apartment or any part thereof and not to make any addition or alteration in the elevation including doors, windows, railing or to cover the adjacent terraces and sit out to create any roof or canopy or enclosures of any sort in any manner or to open any additional door or windows to any outer wall of the Apartment and outside colour scheme of the building and shall keep the sewers, drains, pipes, and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect other parts of the building and



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shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC pardis or other structural members in the Apartment.

- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Property and the building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Apartment in the compound or any portion of the Property and the building.
- g) As per MCGM norms the dry and wet garbage shall be separated and wet garbage generated in the building shall be treated separately on the same plot by the residents, occupants and new flat purchasers of the apartments in the new building.
- h) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposits and other charges demanded by the Promoter and/or concerned local authority or Government or electric supply company for giving water, electricity or any other service connection to the building in which the Apartment is situated.
- i) To bear and pay the local taxes, water charges, insurance and such other levies, if any from the date of completion/occupation certificate in respect of the Apartment or from the date of possession, whichever is earlier, and also any additional increased taxes, insurances etc. which are imposed by the concerned local authority and/or the Government and/or other public authority on account of change of user of the Apartment by the Purchaser viz. user for any purposes other than for residential purposes as shown in the sanctioned plan.
- j) The Purchaser shall not let, sub-let, sell, transfer, assign or part with the Apartment or Purchaser's rights or interest under this agreement or part with the possession of the Apartment until all the dues payable by the Purchaser to the Promoter under this agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser has intimated in writing to the Promoter and/or the Society, as the case may be, and obtained written consent for the same.
- k) The Purchaser shall observe and perform all the rules and regulations which the Society has adopted or may adopt in future and the additions, alterations,

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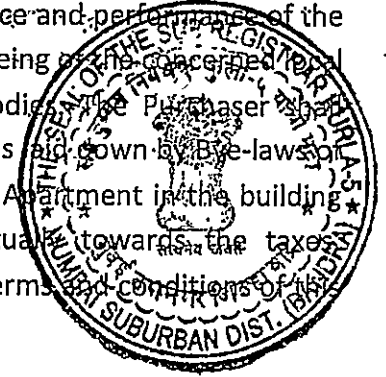
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and/or amendments thereof that may be made from time to time for protection and maintenance of the Property and building which is to be constructed thereon and apartments therein and for the observance and performance of the building rules, regulations and bye-laws for the time being or the concerned local authority and the Government and other public bodies. The Purchaser shall observe and perform all the stipulations and conditions laid down by Bye-laws of the Society, regarding the occupation and use of the Apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement.



- l) The Purchaser shall permit the Promoter and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Apartment and the Property and building or any part thereof to view and examine the state and condition thereof and/or to carry out any works in the Apartment or other parts of the Building.
- m) That only the said Apartment is agreed to be sold hereunder and at no time the Purchaser shall demand partition of his interest in the said building and/or said property, it being hereby agreed and declared by the Purchaser that his such interest in the said Apartment is impartable.
- n) The Purchaser hereby expressly agrees and covenants with the Promoter that in the event of all Floors of the said proposed building on the said property being not ready for occupation simultaneously and in the event of the Promoter offering license to enter upon the said Apartment to the Purchaser earlier than completion of all the floors and wings on the said property then and in that event the Purchaser has no objection to the Promoter completing the construction of the balance Floor/s or building on the said property without any interference or objection by the Purchaser. The Purchaser further confirms that he shall not object to construction of the balance floor/s or building, wing/s or part/s thereof by the Promoter on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoter shall be entitled to either by themselves or through their nominee, construct and complete the said floor or floors or wing/s or building/s on the said property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser.

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**15. SPECIAL COVENANTS AS TO THE ALTERATION AND SCHEME**

15.1. The Purchaser shall not make or allow any internal changes, as to shifting of walls, toilets, chiselling walls and R.C.C. by the members in the Apartment and no request for providing or shifting of walls, toilets etc. in the Apartment shall be entertained.

15.2. The Promoter herein has specifically informed to the Purchaser and the Purchaser herein is also well aware that, the Promoter herein is developing the scheme with intention to have the homogeneity in the scheme as to landscaping, height and elevation of the building/s, outer colour scheme, terrace, windows and grills etc. and hence the Purchaser or any owner or occupier of the apartment/s in the building shall and will not be entitled to disturb the aforesaid homogeneity of the scheme or to erect any outer expansions by any manner and/or to install or hang any plants or to erect any type of permanent or temporary structure on the terraces or to store soil or heavy things on terraces. The Purchaser shall observe that, outlet of rain water / water of adjacent terraces / sit-outs / roofs shall always have proper flow and shall not obstruct the uninterrupted flow of water in any manner. The Purchaser herein specifically undertakes to abide aforesaid conditions and on relying upon this undertaking, the Promoter herein has agreed to allot and sale the apartment to the Purchaser herein, subject to the terms and condition of this Agreement.

15.3. In the Building the Promoter herein are providing amenities / material / plant and equipment in common facilities like elevator, electric room, tower parking etc. and which has to be operated / used by the persons in the Building with adequate knowledge and due diligence and observe all types of safety and considering this aspect, it is specifically agreed between the parties hereto that, the Promoter shall not be responsible after handing over of the Building to the Society and the Society shall set its own norms for use of common amenities in order to avoid damages due to misuse, injuries and causalities / calamities occurred and any damages of whatsoever nature caused to any person or property for that, the Promoter and/or its partners shall and will not be responsible in any manner whatsoever under any circumstances.

**16. PROMOTER'S EXCLUSIVE RIGHT OF ALLOTMENT OF PARKING SPACES:**

As the available parking spaces in the new building may not be sufficient for allotment to all the purchasers, to avoid the disputes between apartment holders about parking spaces, the Promoter herein shall be entitled to allot the available parking spaces under stilt, tower parking and within open areas and such allotment by the promoter shall be binding on all the purchasers of apartments in the said new building.

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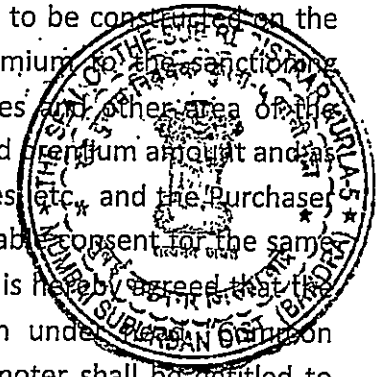
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**17. THE PROMOTER'S RIGHT TO DEAL WITH THE TERRACES ETC.**

As per Development Control Rules applicable to the Building to be constructed on the Property, the Promoter herein is required to pay the premium to the sanctioning authority / local authority for obtaining sanction for terraces and other area of the buildings and considering these aspects, the Promoter has paid premium amount and as such, the Promoter shall be entitled to deal with such terraces etc. and the Purchaser herein by executing this Agreement has given his/her irrevocable consent for the same and the exclusive right of the Promoter to deal with same. It is hereby agreed that the areas mentioned in the Third Schedule hereunder written under "Common Amenities" only shall be the common facilities and the Promoter shall be entitled to declare all other common areas in the Building as restricted or reserved areas and facilities or alienate and dispose of such other areas and facilities in such manner as the Promoter thinks fit.



**18. THE PROMOTER'S RIGHT TO PROVIDE WITH A REFUGE AREA**

The Promoter herein is required to provide with Refuge area as per the directions of the Chief Fire Officer, Mumbai Fire Brigade. The Purchaser has been informed that as per the condition that may be imposed by the Chief Fire Officer B.M.C., the occupants of the Building are required to do the following acts, deeds and things and/or required to observe the following: -

- (i) Entrance door to the Refuge Area shall bear a signboard painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY"
- (ii) Adequate drinking water facilities shall be provided in the Refuge Area.
- (iii) Adequate emergency lighting facility connected to the staircase, corridor lighting circuits shall be provided in the Refuge Area.

The Promoter or the Society, as the case may be, shall comply with the above requirements and the other fire safety measures as per the directions and regulations of the Chief Fire Officer, Mumbai Fire Brigade and further modifications made thereto, from time to time.

**19. SPECIFIC COVENANTS**

The Parties hereto hereby specifically covenant with each other as under:

- a) The relation between Promoter and the Purchaser herein for the transaction in respect of the Apartment is of seller and buyer respectively and the Promoter

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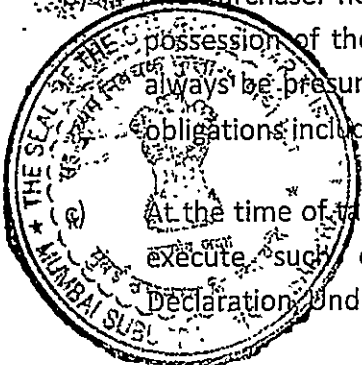
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has agreed to sell the Apartment for the sale consideration on the terms and conditions set forth in this Agreement.

- b) The Purchaser herein admits and agrees to always admit that, after delivery of possession of the Apartment by the Promoter to the Purchaser herein, it will always be presumed that the Promoter has discharged and performed all their obligations including those under RERA.



At the time of taking possession, the Purchaser shall inspect the Apartment and execute such other documents such as Possession Letter, Indemnity, Declaration, Undertaking, etc., as might be required by the Promoter.

- d) The Purchaser is hereby prohibited from raising any objection in the matter of sale of flats, apartments being commercial or otherwise in the buildings which are to be constructed on the Property, as well as in amenity space and allotment of exclusive right to use terrace/s, car parking spaces, tower parking, garden space, spaces for advertisement or any others space/s whether constructed or not and called under whatever name, etc. on the ground of nuisance, annoyance or inconvenience, for any profession, trade or business etc. that has been or will be permitted by law or by local authority in the concerned locality. For the aforesaid purpose, the Purchaser by executing these presents has given his/her irrevocable consent and for this reason a separate consent for the same is not required.
- e) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law in respect of any right or interest in the Property on which the building is to be constructed or any part thereof except the apartment. The Purchaser shall have no claim save and except in respect of the apartment hereby agreed to be sold and all rights of ownership in all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, garden space etc. will remain the property of the Promoter until the new building is handed over to the Society.
- f) Any delay tolerated or indulgence shown or omission on the part of the Promoter in enforcing the terms and conditions of this Agreement or any forbearance or giving time to the Purchaser by the Promoter shall not be construed as the waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.
- g) All the power, authorities and rights of the Society and/or buyers of the apartments /units in the buildings, shall always be subject to the Promoter's over

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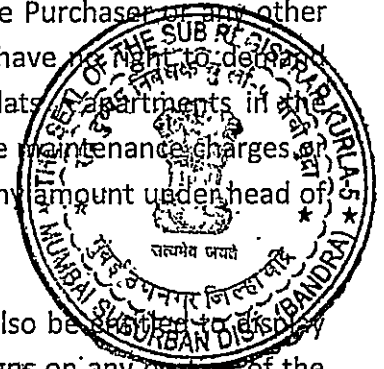
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all right to sell/dispose of unsold apartments and allotment of exclusive right to use unallotted parking space/s, terrace/s, space/s for garden purpose, space/s for advertisement etc. and all other rights thereto. The Purchaser or any other apartment holder in the building or the Society shall have no right to demand any amount from the Promoter, in respect of the flats/apartments in the building to be constructed on the Property, towards the maintenance charges, proportionate share in the common expenses etc. or any amount under head of donation or transfer charges etc.



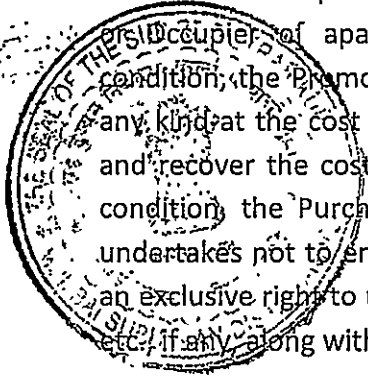
- h) The Promoter and/or their nominees or assigns shall also be entitled to display advertisements or hoardings or sign boards or neon signs on any portion of the said property or building including the terrace wall, parapet walls, dead wall and compound walls and shall be exclusively entitled to the income that may be derived by display of the said advertisements or hoardings till the time of handover of the said property along with the building and other amenities to the Society. The Promoters and/or their nominees or assigns shall also be entitled to install V-Sat Antenna and Broadcasting and Communication Towers on the terrace of the Building with all necessary permissions, sanctions from the competent authorities for the same and with proper precautions and care till handover of the said property along with building and other amenities to the Society and to appropriate the entire income or consideration in respect thereof for themselves.
- i) Notwithstanding anything contained anywhere in this Agreement, it is specifically agreed between the parties hereto that, the Promoter shall have all the rights under this Agreement and other agreements in respect of the other apartments which shall continue to subsist until all the payments in respect of all the apartments in the building forming part of the Promoted Allocated Area are received by the Promoter.
- j) The Promoter herein has neither undertaken any responsibility nor agreed anything with the Purchaser orally or otherwise and there is no implied agreement or covenant on the part of the Promoter, other than the terms and conditions expressly provided under this agreement and this agreement shall supersede any such prior writings or communications.
- k) If any marginal open space adjacent to the building, at ground floor or adjacent terrace or terrace above any apartment, has been allotted by the Promoter to the Purchaser of any apartment in the building, then such respective buyer and occupier of the such apartment shall use the same being open space or terrace etc. and not entitled to erect any type of permanent or temporary structure

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thereon or to store soil or solid things on any part of the terrace, to use any part of the terrace or parapet wall as the part of the flower bed and if any such buyer or occupier of apartment holders in the building commit breach of this condition, the Promoter herein shall be entitled to remove such structure/s of any kind at the cost and risk of such respective apartment buyers or occupiers and recover the cost of removal from such buyer or occupiers. In light of this condition, the Purchaser herein undertakes to abide aforesaid condition and undertakes not to erect any type of structure in any premises being allotted as an exclusive right to use the terrace, sitout, passages, open space, parking space etc. if any along with the apartment.

- l) Considering the Building to be constructed on the Property is residential building having residential flats/apartments and for that, having internal approach road and to have the security for the human beings, the Purchaser or his/her agents shall not damage the internal road and it is specifically prohibited to bring any heavy vehicle such as Trucks, Bulldozers, Buses, Tractors etc. inside the Building by any purchaser/occupant in the Building or any third party and considering this aspect the Purchaser herein shall observe the aforesaid condition personally as well as by any person occupying or visiting the Apartment.
- m) The Promoter herein by spending huge amount in providing specifications in the Apartment and for the buildings under construction on the Property, hence Purchaser / unauthorised persons / any agency shall not disturb the same under any circumstances the concealed plumbing, concealed wiring etc. and considering this aspect and to have the safety measures in place, the Purchaser shall not make or change all these amenities otherwise guarantee / warranty thereof may lapse as well as durability and stability of the building as to the R.C.C. frame work, concealed wiring load etc. may get damaged/affected and neither the Purchaser nor occupier of the Apartment or any person on behalf of them is entitled to chisel such internal walls in any manner or remove the walls or any part thereof or erect any additional wall or make any structural changes or in any manner increase the electrical load in the Apartment because wires will not take additional load and such an act will be amount to material breach of condition of this Agreement. Similarly after completion of the Building and handover to the society, the society will have absolute authority to expel the member of the Apartment and dispose of such apartment in market by following due process of law. This condition is the essence of contract and the Purchaser herein undertakes to abide the same.
- n) The Promoter herein by spending huge amount has intended to make external elevation for the building under construction on the Property and to have the

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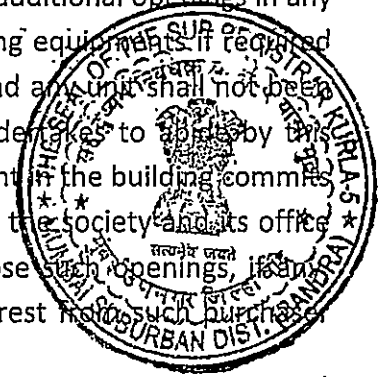
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such external look for long, the Promoter herein has specifically informed the Purchaser that any buyer of any apartment in the building shall and will not be entitled to chisel any external walls and / or have any additional openings in any manner for any purpose and further shall install cooling equipments if required at the places provided for the same inside the duct and any unit shall not be seen on external elevation. The Purchaser herein undertakes to abide by this condition and if any owner or occupier of any apartment in the building commits breach of this condition then, the Promoter as well as the society and its office bearers shall have absolute right and authority to close such openings, if any, and recover the cost incurred for the same with interest from such purchaser and/or occupier of the apartment.



- o) The Promoter herein has specifically informed the Purchaser that the guarantee for plaster of paris work, water proofing and anti-termite treatment in the Building shall stand automatically extinguished if any purchaser or occupier of apartment in the building/wing chisel or damage the aforesaid works in any manner. Considering this aspect, the Purchaser herein undertakes not to chisel/damage any such work in any manner, which may affect or lead to cancellation of the aforesaid guarantee or warranty.
- p) The parties hereto are well aware that, the Flat Number is three or four digits, first one or two digits denote floor of the building / wing and last digit denote the flat number.
- q) It is expressly agreed that nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or any portion of the said land and/or building. The Purchaser shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and the Promoter have right to use and enjoy/use/allot at all times the facilities like all compulsory open spaces, parking spaces, internal common roads, pathways, garden, recreation ground and facilities, playing equipments, storm water drainage, common areas and facilities, sewerage lines, water courses, electricity-cables, electrical substations, telephone cables, underground and overhead water tanks, water pipe line, pump rooms auxiliary tank, common lighting, dish antenna, common antenna, cable video, meter rooms, servants common toilets, lifts, society office room, stilt in the compound, lift machine room and all such amenities/facilities that may be provided by the Promoter until the said structure of the building is handed over to the Society.

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**20. NAME OF THE SCHEME AND BUILDINGS / WINGS**

Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoter herein has decided to have the name of the Building "ADITYARAJ SIGNATURE" (Tagore Nagar Arunodaya Co-Operative Housing Society Ltd) and the building will be denoted by such letters and either erect or affix Promoter's name board at suitable places as decided by the Promoter at the entrances of the building. The Purchaser or other apartment holders in the building/s or the Society are not entitled to change the aforesaid Building name and/or remove or alter Promoter's name board in any circumstances.

**21. PROMOTER NOT TO CREATE MORTGAGE/CHARGE ON APARTMENT**

The Promoter shall be entitled to raise loan and mortgage the Promoter Allocated Area. However, after the Promoter executes this Agreement, the Promoter shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then, notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has purchased or agreed to purchase such Apartment.

**22. BINDING EFFECT**

Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Schedule and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser(s) fails to execute and deliver to the Promoter this Agreement within 15 (fifteen) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and the booking amount/EMD shall stand forfeited.

**23. ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

Ali      P.V.      Ananda      Shalini

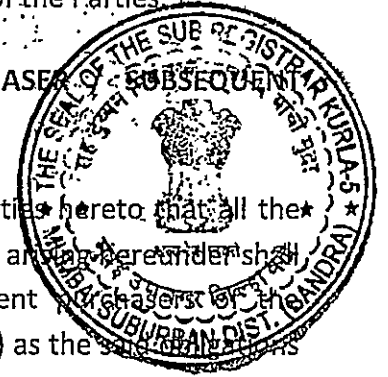
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**24. RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

**25. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER AND SUBSEQUENT PURCHASERS**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations of the Purchaser and hereunder shall apply not only on the Purchaser but also on any subsequent purchaser of the Apartment (in case of a transfer subject to the provisions hereof) as the same shall go along with the Apartment for all intents and purposes.



**26. Seeking NOC from Builder for re-selling your Allotted Flat/ Unit.**

The buyer of flat has to seek NOC from the builder/developer while re-selling his Flat/Shop/Unit/Parking Space till the O.C is Obtained/Granted.

**27. SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable.

**28. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other purchaser(s) in the Building, the same shall be in proportion to the RERA carpet area of the Apartment to the total RERA carpet area of all the Apartments in the Building.

**29. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments, forms and writings and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction

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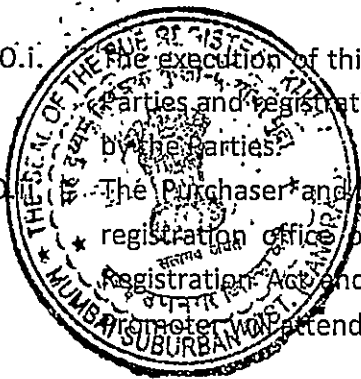
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contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**30. REGISTRATION OF THIS AGREEMENT**

30.i. The execution of this Agreement shall be complete only upon its execution by the parties and registration at the office of the Sub-Registrar by admission of execution by the Parties.

30.ii. The Purchaser and/or the Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Indian Registration Act and the Purchaser and the authorised signatory/attorney of the Promoter shall attend such office and admit execution thereof.



**31. SERVICE OF NOTICES:**

That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Purchaser : 1. MS AKANSHA SAGAR  
2. MR. RAMESHCHANDRALACHARIRAMSAGAR

Mail ID : akansha.sagar@outlook.com

Contact Number : 9869573088

Residential Address : Flat No 302, Splendor Godrej Hill Society,  
Khadakpada, Kalyan (W) 421301

Name of Promoter : M/s. ADITYARAJ ENTERPRISES NX

Office Address : Shop no 2, Ground Floor, Purnima Pride, Building No. 03,  
Tagore Nagar, Vikhroli (E), Mumbai – 400 083.

Notified Email ID : [adityarajenterprises913@gmail.com](mailto:adityarajenterprises913@gmail.com)

It shall be the duty of the Purchaser and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address

*Ali*

*PN*

*Akansha*

*Ramesh*

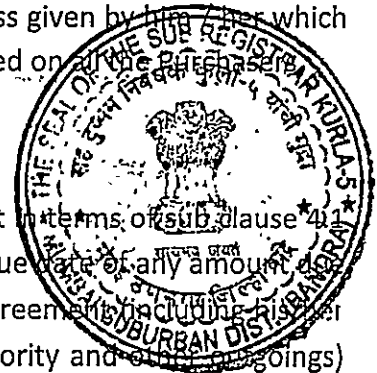
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shall be deemed to have been received by the Promoter or the Purchaser, as the case may be.

That in case there are joint purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by the Purchaser which shall for all intents and purposes to consider as properly served on all the Purchaser.

### 32. TERMINATION OF AGREEMENT

31.1 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, taxes and/or other outgoings, the Promoter shall, at their discretion and option, be entitled to terminate this Agreement.



Provided that the Promoter shall give notice of 15 (fifteen) days in writing to the Purchaser at the address and e-mail id provided by the Purchaser, of the Promoter's intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement. In such an event, the Promoter through any of its partners shall be entitled to act as attorney of the Purchaser for the purpose of execution and registration of the requisite cancellation agreement and the Purchaser shall not be entitled to raise any objection in that regard.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser the instalments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Promoter, after deducting 10% (ten percent) of the total sale consideration as predetermined liquidated damages and the loss, if any, the Promoter may be suffer on resell of the Apartment to any other Purchaser.

31.2. For the purpose aforesaid, the Purchaser hereby appoints the Promoter and its partners as attorney(s) of the Purchaser to inter alia execute and present for registration the Cancellation Agreement or any other deed, document and writing signifying cancellation and termination of this Agreement in such form and manner as the Promoter may deem fit in its sole discretion and thereupon the Purchaser shall have no rights or interest left in the Apartment or any other claim hereunder save and except refund of the amounts

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paid by the Purchaser after deducting 10% of the total sale consideration and the loss, if any, the Promoter may suffer on resell of the Apartment to any other Purchaser PROVIDED HOWEVER THAT the Purchaser shall have no claim in the profit, if any, realized by the Promoter on reselling the Apartment at higher price..

32.3. It is specifically agreed between the Parties hereto that, if the transaction in respect of the Apartment between the Promoter and Purchaser herein is terminated as stated in sub-clause (a) and (b) hereinabove written, then all the instruments and writings under whatsoever executed between the parties hereto or between the Promoter and Purchaser herein shall stand automatically cancelled and the Purchaser shall have no right, title, interest or claim against the Promoter.

31.4. Notwithstanding any of the above clauses, in the event the Promoter is unable to give possession of the Apartment on the due date, for any reason whatsoever, the Purchaser will be entitled to terminate this Agreement and on such termination by the Purchaser, the Promoter shall within 60 (sixty) days of such termination refund the entire amount received from the Purchaser under this Agreement with interest as specified in the Rules.

### 33. DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Authority under RERA.

### 34. GOVERNING LAW

The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and subject to clause 33 above, the courts and tribunals at Mumbai will have the jurisdiction.

### 35. MEANING OF WORDS IN THE AGREEMENT

In this Agreement unless context otherwise implies:

- The expression defined herein shall have the respective meaning assigned to them.
- The singular wherever used shall include plural and vice-versa.
- The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

*Ali*

*QV*

*Amrta*

*Rama*

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**36. MISCELLANEOUS:**

- a) The titles of the clauses are for ease of reference only and shall not control or affect the meaning or construction or scope of any provision hereof.
- b) Print and electronic media advertisement, the Brochure, layout display plan, model of the Building, perspective and such other sale promotional and publicity literature shall be informative in its nature and subject to change from time to time without notice and shall not constitute part of this contract and shall not be enforceable against the Promoter.



**37. EFFECT OF LAWS:**

This Agreement shall always be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) read with Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of estate agents, rates of interest and disclosures on website) Rules, 2017.

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*Amber*      *Amber*

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**FIRST SCHEDULE ABOVE REFERRED TO  
DESCRIPTION OF THE PROPERTY**

All that piece and parcel of the land bearing Survey No. 113, [part] City Survey No. 355 [part] admeasuring 908.29sq. mtrs. or thereabouts of Tagore Nagar Arunodaya Co-Operative Housing Society Ltd. lying, being and situate at "TAGORE NAGAR ARUNODAYA CO-OPERATIVE HOUSING SOCIETY LTD" Building No. 39, Tagore Nagar, Village Hariyali, Vikhroli (East), Mumbai 400 083, Survey No. 113 (Part) City Survey No. 355 (Part), in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:

On or towards the North	:	Building No. 40
On or towards the South	:	Building No. 38
On or towards the East	:	200".00" wide Eastern Express Highway.
On or towards the West	:	40".00" wide Road.

**SECOND SCHEDULE ABOVE REFERRED TO  
DETAILS OF THE APARTMENT**

1.1 Residential Apartment being Flat No. 703 having Rera carpet area admeasuring 36.32 Sq. Mtrs. Situated on the 7<sup>th</sup> Floor in of the Building to be named as "ADITYARAJ SIGNATURE", Society Formed as "Tagore Nagar Arunodaya Co-Operative Housing Society Ltd" under construction on the land more particularly described in the First Schedule hereinabove written.

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THIRD SCHEDULE REFERRED TO ABOVE

LIST OF AMENITIES

A. Amenities

- Society Office

B. Building Specifications

- A grand entrance lobby.
- Well-designed lift lobbies at each level.
- CCTV System for Building Periphery & Video Door Phones
- High speed Elevators.

C. Apartment Specifications

(i) Living Room and Bedrooms

- Anodized aluminium windows.
- Vitrified or similar flooring in living and dining, bedrooms.
- Telephone, internet & cable TV connection.
- Flush doors in all rooms.

(ii) Kitchen

- Granite platform with modern stainless-steel sink.
- Service platform
- Ceramic tiles till dado height
- Exhaust fan
- Modular Kitchen with cook top & chimney

(iii) Bathroom

- Anti-skid tiles
- Dado of ceramic/vitrified tiles
- Fittings & fixtures- Jaguar/Kerovit (Kajaria)/Kohler/Vitraor equivalent
- Hot & cold mixer in all bathrooms/basins
- Premium sanitary ware-Hindware/ Parryware/ similar/
- Hot Water geyser in all bathrooms
- Exhaust fan.

(iv) Other Apartment features

- Plaster of Paris / Gypsum finish with emulsion paint on walls and ceiling.

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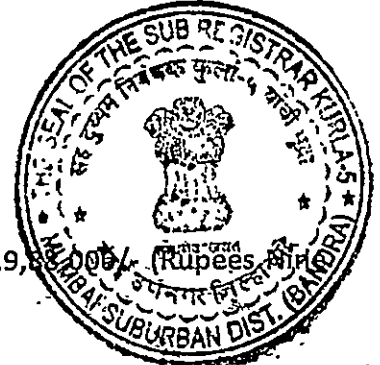
Amba.

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## RECEIPT



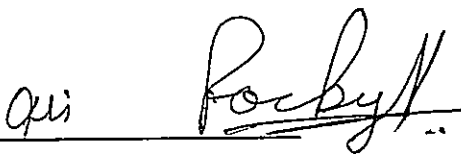
RECEIVED of and from the within named the Purchaser a sum of Rs.9,88,000/- (Rupees Nine Lakhs Eighty Eight Thousand Only) in total as below

Sr No	Date	Cheque No	Name of Bank	Branch	Amount
1	15-04-2023	343032	State Bank of India	KhadakpadaKalyan	Rs 51,000/-
2	25-05-2023	451983	Punjab National Bank	Kalyan	Rs 4,01,000/-
3	15-05-2023	343034	State Bank of India	KhadakpadaKalyan	Rs 4,89,000/-
<b>Total in Flat Consideration Account (Rupees Nine Lakhs Forty One Thousand Only)</b>					<b>Rs. 9,41,000/-</b>
1	25-05-2023	451983	Punjab National Bank	Kalyan	Rs 47,000/-
<b>Total in GST Account (Rupees Forty Seven Thousand Only)</b>					<b>Rs. 47,000/-</b>

For sale/allotment of Residential Apartment being Flat No.703 situated on 7<sup>th</sup> floor in the Building to be named as "ADITYARAJ SIGNATURE", Society Formed as "Tagore Nagar Arunodaya Co-operative Housing Society Limited" under construction on the land more particularly described in the First Schedule hereinabove written.

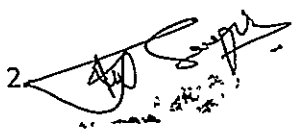
WE SAY RECEIVED Rs.9,88,000/-  
(Subject to realization of cheque)

for M/s. ADITYARAJ ENTERPRISES NX (Promoter)

  
 Partner/Authorized Signatory

Witnesses:

1. 

2. 





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# KRINJALS AHUJA

Off. Office No. 3, 3<sup>rd</sup> floor, Fine Mansion, D.N. Road, Fort, Mumbai - 400001  
 Email: aditya@krinjal.com

ADVOCATE HIGHER COURT



FORVAT - A

(Circular No. - 28/2021)

To

M/s. Adityara Enterprises NX

## LEGAL OPINION REPORT

Sub: Title clearance certificate with respect to Plot of land bearing CTS No. 355 (PART), Survey No. 113 (PART), Admeasuring area about 954 Sq mtr. Situated at Tagore Nagar, Arundhaya Co-op. Housing Society Ltd, Building - 39 of Village - Hanyali, Taluka - Kurlas Vikrol (East), Mumbai - 400083 (hereinafter referred as "The Said Plot")

Ref: 1. Search Report for 30 years (year 1991-2021) dated 29<sup>th</sup> June, 2021 by Search Clerk Swapnil More.

2. Search fee challan GRN no. MH002953540202122B dated 29<sup>th</sup> June, 2021

I have investigated the title of the said plot on the request of Developer M/s. Adityara Enterprises NX and following documents are

1. Description of the Property: Plot of land bearing CTS No. 355 (PART), Survey No. 113 (PART), Admeasuring area about 954 Sq mtr. Situated at Tagore Nagar, Arundhaya Co-op. Housing Society Ltd, Building - 39 of Village - Hanyali, Taluka - Kurlas Vikrol (East), Mumbai - 400083 (hereinafter referred as "the Said Plot").

2. The List of documents inspected:

a. Search Report for 30 years dated 29<sup>th</sup> June, 2021 by Search Clerk Swapnil More.

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b. Development Agreement dated 25<sup>th</sup> January, 2021 registered at the Sub-Registrar of Assurances, Kurla bearing Document Registration serial no. KRL-1/1630/2021.

c. Registered Power of Attorney registered at the Sub-Registrar of Assurances on 25<sup>th</sup> January, 2021, Kurla - 1, bearing Document Registration serial no. KRL-1/1632/2021.



On the basis of the above mentioned documents relating to title of the said Plot, in my opinion that the title of the Developer M/s. Adityaraj Enterprises NX is clear marketable and without any encumbrances vide Development Agreement registered at the Sub-Registrar of Assurances between Tagore Nagar Anudaya Co-operative Housing Society Ltd, Building no.39 through its members and M/s. Adityaraj Enterprises NX (Developer) through its partners registered at Kurla - 1 vide Document Registration no. KRL-1/1630/2021 Development Agreement registered at the Sub-Registrar of Assurances between Tagore Nagar Anudaya Co-operative Housing Society Ltd through its members and M/s. Adityaraj Enterprises NX (Developer) through its partners registered at Kurla - 1 vide Document Registration no. KRL-1/1632/2021 and Registered Power of Attorney registered at the Sub-Registrar of Assurances on 25<sup>th</sup> January, 2021 by Tagore Nagar Anudaya Co-operative Housing Society Ltd Building no.39 through its members in favor of M/s. Adityaraj Enterprises NX (Developer) at Kurla - 1 vide Document Registration Serial no. KRL-1/1632/2021.

Owner of the land:

1. Maharashtra Grah Nirman Bhavan, Mumbai. CTS No. 355 (Part) (As per Property card)

5/A The Search report and Power of Attorney reflecting to flow of the title of the Developer on the said Plot is enclosed herewith as Annexure "A Colly".

Encl. Annexure "A Colly".

*Krinjal S. Ahuja*

Krinjal S. Ahuja  
Advocate High Court  
Mob: 9594788326  
8652454465

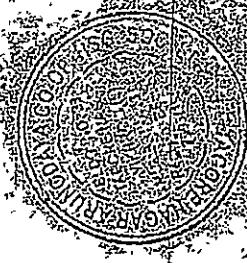
Date: 01.07.2021

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CHAIRMAN SECRETARY

AGS@KARAKODAYA.CO.IN 833563111

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MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY



Public Information Cell, Greater Mumbai / MHADA  
 (Approved Planning Authority for MHADA layouts constituted as per government  
 regulation No. MBP/15/467/CR-9/2015/UD-II dt. 23 May, 2018.)  
**ZERO FSI APPROVAL (NO) FOR ZERO FSI**  
 NO. MH/BB/PC/CELL/MHADA - 8/842 /2021  
 Dated: 11.06.2021

To:  
 M/s. Anudaya Enterprises Pvt. Ltd.  
 C.A. to Tagore Nagar Anudaya Co. Op. Hsg. Soc. Ltd.  
 Shop No. 2, Block No. 3, Punjma CHS Ltd., Tagore Nagar,  
 Vikhroli (B), Mumbai - 400083

Sub:- Proposed redevelopment of existing building No. 39 known as "Tagore Nagar Anudaya Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355(pt) of Village Haniyali at Tagore Nagar, MHADA Layout, Vikhroli (B), Mumbai-400083.

Ref:- Application of Architect in ward no. E-1-2099 dt. 18.05.2021

Dear Applicant,

With reference to your Notice U/S- 17/69 of MRTP Act-1966 submitted with letter No. MH/UD/18.05.2021 and delivered to MHADA on: 18.05.2021 and the plans, Sections, Specifications and Description and other particulars and details of your buildings at building No. 39 known as "Tagore Nagar Anudaya Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355(pt) of Village Haniyali, at Tagore Nagar, Vikhroli (B), Mumbai-400083 furnished to this office under your letter, dated: 18.05.2021. I have to inform you that I may approve ZERO FSI ICA the building to be proposed to be erected or executed and I therefore hereby formally intimate to you U/S- 15(d) of MRTP Act-1966 as amended upto date, my approval by reasons thereof subject to fulfilment of conditions mentioned as under:-

गृहनिर्माण भवन, कलानगर, बंदरा (पूर्व), मुंबई - ४०००५१  
 दूरध्वनी : ६६००५०००  
 फॅक्स नं. : ०२२-२६५९२०५८

Gita Nirmal Bhavan, Kalanagar, Bandra (East), Mumbai-400051,  
 Phone: 66405000  
 Fax: No. 022-26592058  
 Website: www.mhadc.maharashtra.gov.in

2023-24  
 2023

**CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK**

1. That the commencement certificate, U/S-44/69(1) of MRTP Act shall be obtained.
2. That the compound wall shall be constructed as per demarcation as per Executive Engineer (Ghatkopar Division)/M.C.B. before C.C.
3. That the Structural Engineer shall be appointed and supervision as per appendix 'A' of D.C. Regulation-110(3) (ix) shall be submitted.
4. That the structural Design and calculations for the proposed structure for system analysis as relevant IS code along with Plan shall be submitted before C.C.
5. That the valid Janata Insurance Policy shall be submitted.
6. That the requisitions of clause 49 of DCPR-2034 shall be complied with records of quality of work, verification report etc shall be maintained on site till completion of the entire work.
7. That the bore well shall be constructed in consultation with H.P. /MCGM.
8. That the work shall be carried out between 6:00 a.m. to 10:00 p.m. as per circular no. CHE/DP/7749/GEN dt 07/06/2016.
9. That the information Board shall be displayed showing details of proposed work name of owner, developer, architect/M.S.R./C.C. consultant etc.
10. That the specific NOC as per Hon'ble Supreme Court of India (S.A.S.P. Civil No. D23703/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
11. That the safety measure shall be taken on site as per relevant provision of I.S. Code and Safety regulation.
12. That the final outcome on parking provision by Govt. of Maharashtra (G.D.D.) shall be binding on you.
13. That the owner shall undertake that he will be abide by DCPR-2034 and will process the said proposal as per DCPR-2034 or as per demand raised by authorities or advised by authorities.
14. That the existing structure shall be demolish as per the process of law. This IOA for zero FSI is valid for 1 year i.e. upto 14/7/2024.



-Sd-  
 (Dinesh Mahajan)  
 Executive Engineer B.P. Cell  
 Greater Mumbai/M.B.A.D.A.

करल - ५		
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Copy to

1) The Hon'ble. Chief Officer, AMB for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/AMB/REB/NOC/1188/1082/2021 dated 19.05.2021 for gross plot area 908.99 Sq. Mt. (which includes lease deed area adm. 754.36 Sq. Mt. + Additional Land Area adm. 154.63 Sq. Mt.)

2) Self approved plan for information and necessary action please.

3) Architect/Builder/Cell/AMB for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/AMB/REB/NOC/1188/1082/2021 dated 19.05.2021 for gross plot area 908.99 Sq. Mt. (which includes lease deed area adm. 754.36 Sq. Mt. + Additional Land Area adm. 154.63 Sq. Mt.)

4) Self approved plan for information and necessary action please.

3) Copy to Executive Engineer, H.S.C. Kuria Division Mumbai Board for information & necessary action.

You are hereby informed to verify the dimensions of attached plan with demarcation issue by you vide letter No. BB/HCD/MB/3487/2011 dated 12.10.2011 having gross plot area 954.00 Sq. Mt. (which includes lease deed area adm. 754.36 Sq. Mt. + Additional Land Area adm. 199.64 Sq. Mt.)

The above approval parameter may please be incorporated in layout while getting approval of the layout of Jagore Nagar MHADA Colony, Vikhroli (East). It is also requested that the difference if any observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

Copy submitted for information please.

- Copy to
- 1) Dy. Chief Engineer, B.P. Cell, MHADA
  - 2) Asst. Commissioner, S. Ward (MCGM)
  - 3) O.A. & C. S. Ward (MCGM)
  - 4) A.E.M. W. S. Ward (MCGM)
  - 5) Architect Shri. Ankit Makani

*(Dinesh Mahajan)*  
 Executive Engineer, B.P. Cell  
 Greater Mumbai, MHADA.

करल - ५		
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**SPECIAL INSTRUCTIONS**

THIS INFORMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Every person who shall erect a new domestic building shall cause the same to be built so that every part of the same shall be:

- Not less than 2 feet (60 cms.) above the center of the drain at the nearest point at which the drain from such building is connected with the sewer than existing on the area to be drained in the street.
- Not less than 2 feet (60 cms.) above every portion of the 5 feet (160 cms.) of such building.
- Not less than 92 ft. (Town Hall) above Town Hall Drain.



3. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice on erection of a new building for occupation or building which has been vacant to the Commissioner within ninety days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 107 of the Act from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the SVP & CEO / MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.

5. Proposed date of commencement of work should be communicated.

D. One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

Attention is drawn to the notes accompanying this information of Approval.

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NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work. Temporary permission payment or deposit should be obtained and affixed to these plans before for continuation purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and to the Architect submitted along with the building completion certificate.
3. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers before starting the work.
4. Water connection for constructional purpose from M.H.A.D.A. mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
5. The owners shall intimate the Hydraulic Engineer or his representative in wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purpose. Failing this it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
6. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks, metal, sand, precast debris, etc. should not be deposited over footpaths or public street by the owner/ architect/ their contractors, etc. without obtaining prior permission from the Ward Officer of the area.





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8. The work above plinth should not be started before the same is shown to this office, Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.

9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Engineer will require time to consider alternative site to avoid the excavation of a road and footpath.

10. All the terms and condition of the approved layout/sub-division and/or No. of should be adhered to and complied with.

11. The compound wall or fencing should be constructed below widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

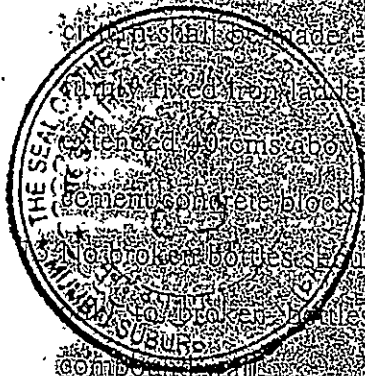
12. No work should be started unless the existing structures proposed to be demolished are demolished.

13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966 (12 of the Town Planning Act) will be withdrawn.

14. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece with locking arrangement provided with a bolt and

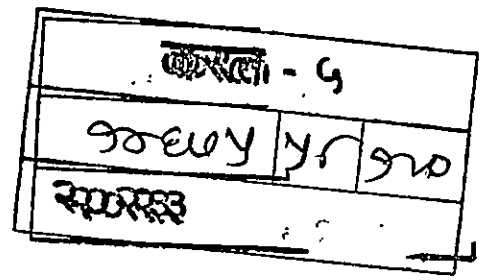


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Large screw on highly serving the purpose of lock and the warning pipes of the above are tested with screw of dome shape piece (like a garden man rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The condition should be made easily, safely and permanently accessible by providing a fixed iron ladder. The upper ends of the ladder should be earmarked and extended 30 mm above the top, where they are to be fixed as its lower ends in cement concrete block. No broken bottles should be fixed over boundary walls. This prohibition refers to broken bottles to not for the use of plane glass for coping over

(Dhruv Mahajan)  
 Executive Engineer, B.P. Cell  
 Greater Mumbai/AMBADA.



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT 23 May, 2018.)

### FURTHER COMMENCEMENT CERTIFICATE

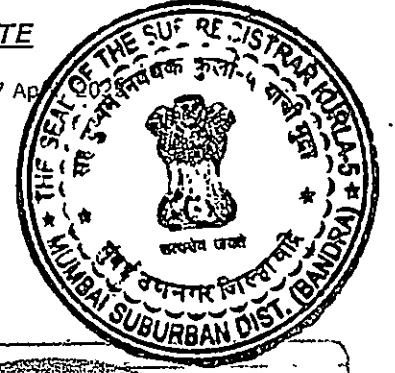
No. MH/EE/(BP)/GM/MHADA-8/842/2022/FCC/1/Amend

Date : 27 April 2022

To

M/s. Adityaraj Enterprises NX  
C.A. to Tagore Nagar Arunodaya  
Co. Op Hsg. Soc. Ltd.

Shop No 2, Bldg. NO. 3, Purnima  
CHS Ltd., Tagore Nagar, Vikhroli  
(East), Mumbai - 400 083



Sub : Proposed redevelopment of existing building-No. 39 known as "Tagore Nagar Arunodaya-Co-Op. Hsg. Soc. Ltd." on plot bearing G.T.S.-No-355 (pt) of Village Hariyali at Tagore Nagar MHADA Layout, Vikhroli (E), Mumbai-400-083

Dear Applicant,

With reference to your application dated 26 April, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 Proposed redevelopment of existing building No. 39 known as "Tagore Nagar Arunodaya Co-Op. Hsg. Soc. Ltd." on plot bearing G.T.S. No. 355 (pt) of Village Hariyali at Tagore Nagar MHADA Layout, Vikhroli (E), Mumbai- 400 083..

The Commencement Certificate/Building permission is granted on following conditions:

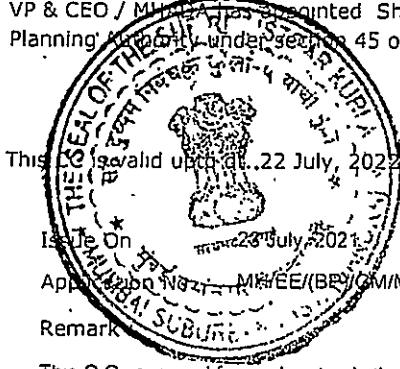
1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue
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. This Certificate liable to be revoked by the VP & CEO, MHADA if
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

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misrepresentation and the appellant 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 Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth
8. 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.

VP & CEO / MHADA appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act



This CC is valid upto date 22 July, 2022

Issue On : 22 July, 2022

Valid Upto : 22 July, 2022

Application No. : MH/EE/(BR)/GM/MHADA-8/842/2021/CC/1/Old

Remark :

This C C is issued for work upto plinth as per approved ZERO FSI IOA plans dtd 18 06 2021

Issue On : 08 February, 2022

Valid Upto : 22 July, 2022

Application No. : MH/EE/(BR)/GM/MHADA-8/842/2021/ECC/1/Old

Remark :

This C.C. further extended upto top of 4th floor i.e. Still 1st to 4th upper floors as per approved amended plans dtd. 24.08.2021.

Issue On : 27 April, 2022

Valid Upto : 22 July, 2022

Application No. : MH/EE/(BR)/GM/MHADA-8/842/2022/FGG/1/Amend

Remark :

This C.C. further extended upto top of 22nd floor i.e. Still 1st to 22nd upper floors as per approved amended plan dtd. 24.08.2021.

✓  
Name : Anil Namdeo  
Rathod  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 27-Apr-2022 17:

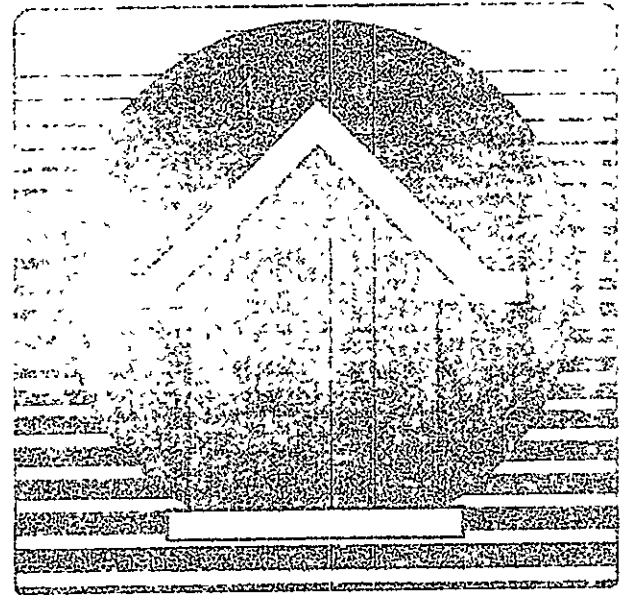
Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA

Copy submitted in favour of information please

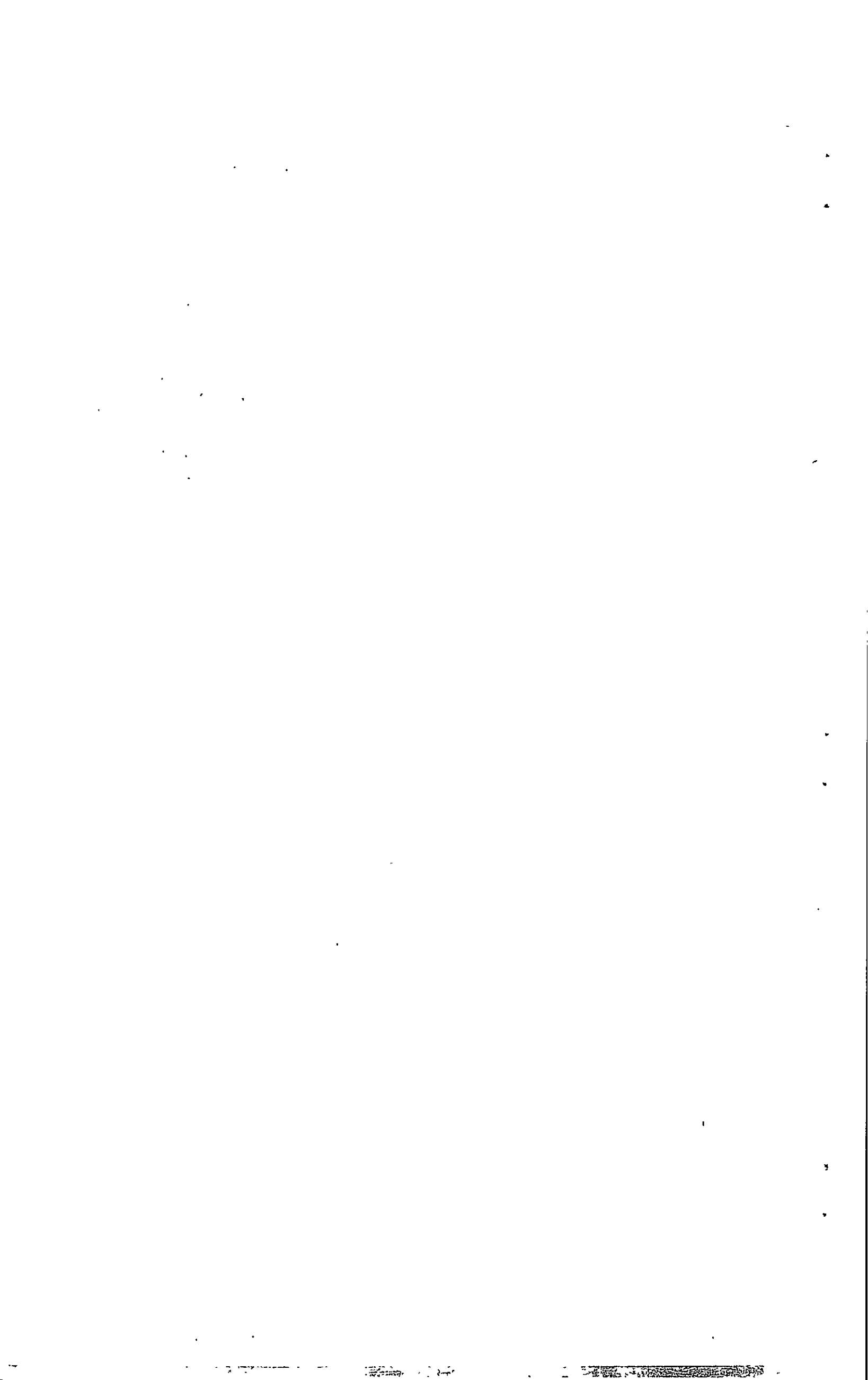
1. Chief Officer Mumbai Board
2. Deputy Chief Engineer /B.P Cell/MHADA.

करल - ५		
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3. Asst. Commissioner S Ward MCGM.
- Copy to -
4. EE Kurla Division / MB.
5. A.E.W W S Ward MCGM.
6. A.A & C S Ward MCGM
7. Architect / LS - ANKIT MAGANLAL MAKANI
8. Secretary Tagore Nagar Arunodaya Co. Op. Hsg. Soc Ltd.



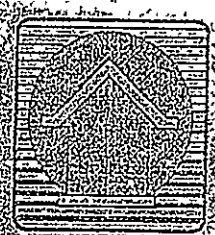
MAGANLAL MAKANI



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महाराष्ट्र निवास व क्षेत्र विकास प्राधिकरण  
 MAHARASHTRA HOUSING AND  
 AREA DEVELOPMENT AUTHORITY

महाराष्ट्र  
 MHADA



**Building Permission Cell, Greater Mumbai**

(A designated Planning Authority for MHADA layouts constituted under the provisions of the Maharashtra Building Regulation No. 185/167 CR 5/2015/UD-I/1/1/22

AMENDED PLAN

No. MH/EE(B.P)/GM/M

Date: 27/11/2023



To  
 Shri. Anil Makani (Architect)  
 Shop No. A-05, Ahiya Bldg.  
 Near Don Bosco School  
 Opp. Neoplus Children Hospital, Link Road  
 Borivali (West), Mumbai - 400 092

Sub: Amended plans for proposed redevelopment of existing building No. 39 known as Jagore Nagar Anudaya Co-Op. H.S. Soc. Ltd. (non-plate bearing) C of S. No. 355 (b) of Village Hanvala at Jagore Nagar, MHADA layout, Mulholla (C), Mumbai.

Ref: your application no. ward no. B.T. 33 dated 01/08/2023.

Dear Applicant,

With reference to your above letter, this is to inform you that the above plans submitted by you are hereby issued subject to the compliance of the conditions mentioned in B.O.A dated 18/06/2021 and subject to compliance of following conditions:

**4 CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.**

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites, payment fees, deposits & premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A.A. & C.C. Sward shall be submitted.

गुहा निवास भवन, कलानगर, बांद्रा (पूर्व), मुंबई - ४०० ०५१.  
 टेलिफोन: ६६४०५०००  
 फॅक्स: ०२२-२६५९२०५१

Guha Niwasi Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.  
 Phone: 66405000  
 Fax No: 022-26592051  
 Website: www.mhada.maharashtra.gov.in

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- 1. That the Extra water and sewerage charges shall be paid to MCGM & receipts shall be submitted.
- 2. That the fire insurance policy shall be submitted.
- 3. That the annual progress report shall be submitted by L.S.
- 4. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
- 5. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. 23703/2017) Order in Dumping Ground Court Case dated: 15/03/2018 issued from concerned department/S.W.M. Department.
- 10. The safety measures shall be taken on site as per relevant provision of T.S. Code and safety regulation.
- 11. That the NOC from local electric supply co. shall be submitted.
- 12. That the final outcome of parking provision by Govt. of Maharashtra, W.D.S. shall be binding on you.
- 13. That the Regulator is stating that the encroachment abutting road side shall be removed with the due process of law.
- 14. That the plan shall be got checked by this office staff.
- 15. That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks shall be submitted for: a) S.W.D. b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h) NOC from Electric Supply Company.
- 16. That the Material testing report for construction materials used at site shall be taken as per required frequency.
- 17. That the yearly progress report on the work will be submitted by the Architect.
- 18. Architect/Structural consultant shall verify the scheme is progress as per sub structure, super structure & C.I.P.
- 19. That the permission from National Board of Wild Life (NBWL) shall be obtained as the land under reference is falls within 10 KM buffer from the boundary of Eco Sensitivity zone of thane creek flamingo sanctuary.



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**GENERAL CONDITIONS TO BE COMPLIED BEFORE OF**

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. That the low lying plot will be filled up to a reduced level of  $+27.85\text{ M}$  from Mean Datum of 0.15 m above adjoining road level which will be stoned with minimum earth boulders etc. and will be levelled, rolled and sloped towards road side.
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway up to staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D., b) Water Works, c) C.F.O./ Fire Fighting Provisions, d) Fire authority, e) Hydraulic Engineer, h) MHADA / MCOVI if any, g) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date license copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe / soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system of the residential part of the building shall not be affected if applicable.
12. That final completion plans for completion of work on site shall be submitted.



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13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.

14. That the Form most elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Airport Authority NOC shall be submitted before O.C.C.

15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.

16. That the provision of bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.

17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.

18. That the Recreational ground shall be kept open to all public of the layout with the separate gate for access and accordingly, display board shall be fixed

19. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

A copy of set of amended plans is hereby returned as a token of approval.

--Sd--  
 (Anil N. Rathod)  
 Executive Engineer (E.S.)  
 B.P. Cell/COMB/11/33/20

Copy to:  
 1) The Honble Chief Officer, M.B. for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. COMB/RE/NOC/11/33/1820/2021 dated 12/08/2021 for gross plot area 908.29

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Sq. Mt. (which includes Lease deed area adm. 754.36 Sq. Mt. & Additional Land Area adm. 153.93 Sq. Mt.).

A set of approved plan for information and necessary action  
 2) The Architect/Layout Cell/M.B. for information and necessary action please.

The plans are approved as per NOC issued by M.B. Board vide no. COMB/RE/NOC/7-1/88/1820/2021 dated: 12.08.2021 for the plot area 954.00 Sq. Mt. (which includes Lease deed area adm. 754.36 Sq. Mt. & Additional Land Area adm. 153.93 Sq. Mt.).



A set of approved plan for information and necessary action please  
 1. Copy to Executive Engineer HSG. Kurla Division/Mumbai Board for information & necessary action:-

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No. EE/HGD/MB/3287/2011 dated: 12.10.2011 having gross plot area 954.00 Sq. Mt. (which includes Lease deed area adm. 754.36 Sq. Mt. & Additional Land Area adm. 199.64 Sq. Mt.).

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar MHADA Colony, Vikhroli (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P. MHADA within a period of one week.

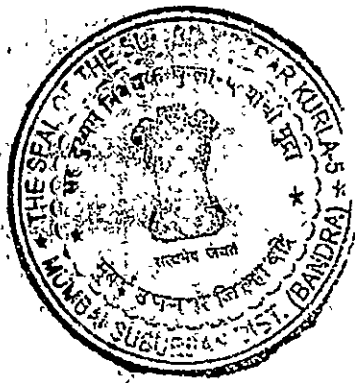
Copy submitted for information please.

- COPIES TO:-
- 4) Dy. Chief Engineer/ B.P. Cell/MHADA
  - 5) Asst. Commissioner 'S' Ward (MCGM)
  - 6) A.A. & C. 'S' Ward (MCGM)
  - 7) A.E.W.W. 'S' Ward (MCGM)
  - 8) M/s. Adityaraj Enterprises, NXX
  - C.A. to Tagore Nagar Arunodaya Co. Op. Hsg. Soc. Ltd.

Approved  
 (Signature)  
 Executive Engineer (H.S.)  
 B.P. Cell/MHADA

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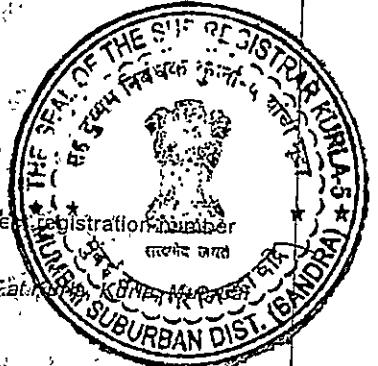


Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number R51800030225

Project: ADITYARAJ SIGNATURE , Plot Bearing / CTS / Survey / Final Plot No.: 113 PART at Kurla, Suburban, 400083.

1. Adityaraj Enterprises Nx having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400083.
2. This registration is granted subject to the following conditions, namely:
  - The promoter shall enter into an agreement for sale with the allottees.
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5.
  - OR  
 That entire of the amounts to be realised hereinafter by promoter on the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 05/08/2021 and ending with 31/12/2025, unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter, including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid -  
 Digitally Signed by  
 Dr. Vasant Premchand Prabh  
 (Secretary, MahaRERA)  
 Date: 05-08-2021 11:47:34

Dated: 05/08/2021  
 Place: Mumbai

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



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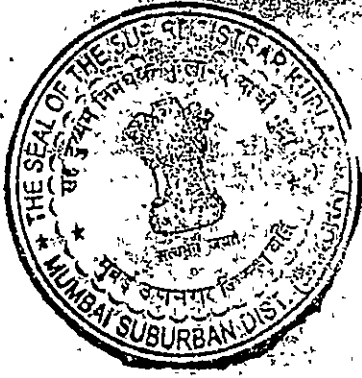
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AB JH 00901/18720/10/37/21

With the limits of Municipal Corporation of Mumbai, Maharashtra, India

2023



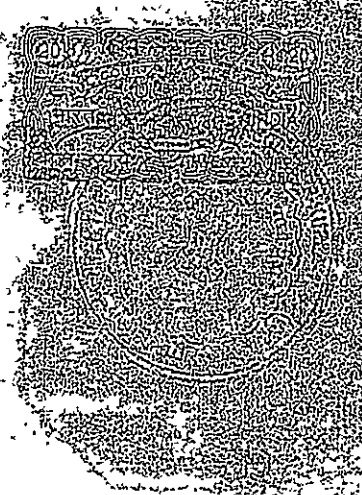
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Payment Details

Sl. No.	Invoice Type	Verification no./Vendor	GRN/Canc.	Amount	Used	Invoice Number	Invoice Date
1	Contract	AD/10080/182021/0372		120500	SD		
2	DHC		250120210185	2000	BE	250120210185	25/01/2021
3	DHC		250120210502	1000	BE	250120210502	25/01/2021
4	DHC		2501202102014	2000	BE	2501202102014	25/01/2021
5	Contract		AD/10080/182021/0372	1000	BE	AD/10080/182021/0372	25/01/2021

ISO Stamp, DCA, IAR Registration, e-Procurement, DHC Document and IP/GHI/ETI



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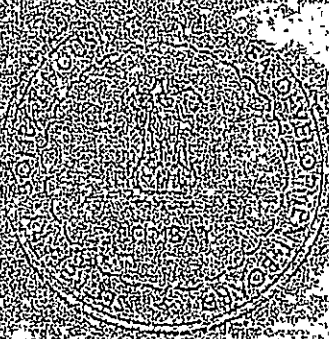
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महाराष्ट्र शासन, अहमदनगर, अहमदनगर जिल्हा, अहमदनगर

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महाराष्ट्र शासन, अहमदनगर, अहमदनगर जिल्हा, अहमदनगर  
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MUNICIPAL CORPORATION OF GREATER MUMBAI  
ASSESSMENT & COLLECTION DEPARTMENT

Online NOC SX/NDC/07-01-2021/42945/D/07/01/2021

Subject :- No dues certificate dt. 07/01/2021 for SAC No. SX0300610090000



Sir,

With reference to your request in respect of below mentioned property.

Prop A/C No. - SX0300610090000

Billing Name & Address :- THE SECY BUILDING NO 39, TAGORE NAGAR, VIKHROLI, MUMBAI - 400083

Assessee Name THE MAHARASHTRA HOUSING BOARD

& Address - S-1271 (15)/39, TAGOR NAGAR, VIKROLI-HOUSE, (INDUSTRIAL QRS) N-04027/1007D

It is hereby informed that, as per the office records, there are no Property Tax dues against the property mentioned above upto 31.03.2020.

The above No dues Certificate is subject to amendments on account of revisions in property or 31.03.2020 whichever is earlier. This certificate may be used as reference document only and is not valid for the use of any official or legal matters. Other departments are requested to confirm the facts with A & C Dept. before proceeding further.

This is computer generated invoice no signature required.

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MUNICIPAL CORPORATION OF GREAT MUMBAI

MUMBAI FIRE BRIGADE

Office of Deputy Chief Fire Officer, Mumbai Fire Brigade, Regional Command Centre (R-VI), Vikhroli Fire Station, Near Vikhroli Bus Stop, Vikhroli (W), Mumbai - 400079, Tel No. 25130730/25130701



Substantiating Fire-fighting and fire protection arrangements for the proposed construction high-rise residential building (redevelopment of Toger, Nagar, Anundiyas) bearing CTS No. 355 (P), S. No. 443 (P) of village layout, Vikhroli (E), Mumbai for M.F.B. A.D. Board.

- Ref: i) Letter from Ankit M. Makani dated 19/03/2021
- ii) M.F.B. No. HR/ER-VI/OA dated 07/04/2021
- iii) Schematized plans submitted by Architect on 12.05.2021

Architect: Ankit M. Makani

This is a proposal for the construction high-rise residential building having a plot on ground + 1<sup>st</sup> to 29<sup>th</sup> upper residential floors with a total height of 69.80 mtrs measured from general ground level up to terrace level as shown on plans.

The Floor-Wise user of the High Rise Residential Building are as under:

Floors	Use
Ground floor	02 tier stack car parking + meter room + pump room + entrance lobby + toilets
1 <sup>st</sup> to 7 <sup>th</sup> , 9 <sup>th</sup> to 14 <sup>th</sup> & 15 <sup>th</sup> to 22 <sup>nd</sup> floors	07 nos. of flats on each floor
3 <sup>rd</sup> floor	05 nos. of flats + society office + refuge area
15 <sup>th</sup> floors	05 nos. of flats + refuge area
Terrace	Open to sky (treated as refuge area)

Details of Staircase & Lifts for High Rise Residential Building are as follows:

Staircase Description	Width of Staircase	No. of staircase	Type
Leading from ground level to terrace level	1.50 mtrs.	01 no.	Enclosed

Staircase of the building is externally located adequately ventilated to outside air as shown on plans.

Lifts Type	Profile;	Nos. of Lifts;
Passenger	Leading from ground level up to top floor level	01 nos.

Makani  
 12/05/21

Shridhar  
 07/05/21

Signature  
 12/05/21

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Passenger	Leading from ground level up to terrace level.	01 nos.
Fire Lift	Leading from ground level up to terrace level.	C1 no.

The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

The side open spaces around the building are as follows:

North side: 60mtrs. (to 18.30 wide Proposed Road on West side)

South side: 60mtrs. (to 18.30 wide Proposed Road)

East side: 60mtrs. (to 18.30 wide Proposed Road)

West side: 18.30mtrs. (to 18.30 wide Proposed Road)

Floors	Refuge area (required)	Refuge area (proposed)	At the height from ground level.
8th floor	89.45sq.mtrs.	89.48sq.mtrs.	25.17mtrs.
15th floor	106.85sq.mtrs.	106.57sq.mtrs.	45.00mtrs.

In addition to above terrace of the building will be treated as refuge area. Refuge area calculation shall be verified by D.B.P. Cell/MHADA as per DOPR 2034.

The proposal has been considered favorably taking into consideration the following:

- i) This proposal falls under 33(5) of DOPR 2034.
- ii) The bldg. abuts on 18.30 mtrs. wide proposed Road on West side as shown on the plan hence building is accessible for Fire appliances in case of emergency.
- iii) The refuge area of the building is accessible for specialized appliances of this department from West side.
- iv) The building will be protected in built Fire fighting system such as Wet riser, Hydrant system, Fire alarm system, Sprinkler system, Automatic smoke detection system etc.
- v) During construction stage and prior to final occupation partly agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Department.
- vi) Architect has proposed 1st refuge area on 8th floor & 2nd refuge area on 15th floor. As per norms 3rd refuge area shall be provided on 2nd floor. However, architect has represented that due to planning constraint it is not possible to provide refuge area on 2nd floor & requested to treat terrace of the building (terrace above 2nd floor) as refuge area. This is considered subject to necessary approval from V.P. (MHADA).

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xii) This is a proposal directly submitted by Architect as per BOBD it is compulsory to issue Fire Safety certificate. Hence it is considered and approved, only fire safety point of view. No any contraventions and objectionable matter (if any) approved by this dept. Hence this proposal shall not consider as precedence for approval further for Architectural side sanctions.

In the view of the above, as far as this department approval is issued herewith by stipulating fire protection lighting safety requirements for the proposed construction of residential building having still on ground + 1st to 2nd floor residential floors with a total height of 69.80mts. measured from ground level up to terrace level, as per the details shown on the enclosure in token of approval, subject to satisfactory compliance of requirements;



**1. ACCESS:**

There shall be no compound wall on 18.00mts wide Proposed Road on West side and the courtyard shall be flush with the road level. However, removable bollard chain link may be permitted.

**2. COURTYARDS:**

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing upto 40mtres each with a point load of 10 Kgs per sq.cms.
- ii) The courtyards shall be kept free from obstruction at all times.
- iii) No structure of any kind shall be permitted in courtyards of the building.

**3. STAIRCASE:**

- i) The layout of the main staircase of the building shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one non fire R.C.C. self closing door (63 mm. thickness) placed in the enclosed wall of the staircase at landing.
  - ii) The light width of the staircase shall not be less than 0.150mts. throughout its height.
  - iii) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
  - iv) Operable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
  - v) Nothing shall be kept or stored in staircase, corridor/passage.
- The terrace door shall be provided in the following manner:
- A. The top of portion of the doors shall be provided with louvers.
  - B. The single latch lock shall be installed from the terrace side at the height of not more than one metr.
  - C. The glass front of 6 inch diameter with unbreakable glass shall be provided just above the single latch lock so as to open the latch in case of any emergency by breaking glass.

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*(Handwritten signatures and stamps)*

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CORRIDOR / LIFT LOBBY:

- i) Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
- ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- iii) Self glowing / fluorescent exit signs in green color shall be provided showing the means of escape for entire building.



STAIRCASE AND CORRIDOR LIGHTINGS:

The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch in a location on any ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points.

Staircase and corridor lighting shall also be connected to alternate supply. Portable lights / instant lights or Battery/UPS operated lights shall be provided at strategic locations in the staircase and lift lobby of each floor of the building.

6. ELECTRIC CABLE SHAFT AND ELECTRIC METER ROOM:

- i) Electric cable shaft shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Electric cable shaft shall be sealed at each floor level with non combustible materials such as vermiculite, concrete. No storage of any kind shall be done in electric shaft.
- iii) Electric wiring / cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire-resistance for the entire building with provision of ELCB/MCB.
- iv) Electric meter room shall be provided at ground floor level. It shall be adequately ventilated & easily accessible.
- v) Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits.
- vi) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred.

7. ESCAPE ROUTE LIGHTING:

Escape route lighting (staircase and corridor lights) shall be on independent circuits as per rules.

8. ENTRANCE DOOR AND EXIT/ENTRANCE STAIRCASE:

- i) Entrance door including flat entrance and kitchen doors (if provided) shall be of solid core having fire resistance of not less than one hour (solid wood of 45mm thickness).
- ii) The fire resistance rating for staircase exit R.D. Lift lobby / protected lobby & the lift doors as per NBC provisions.



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LIFT :

A. PASSENGER LIFTS:

- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shutter fire resistance as per NBC. No collapsible shutter shall be permitted.
- iv) One of the lift shall be converted into fire lift and shall conform to specifications laid down under the regulations.
- v) Threshold of non combustibile material shall be provided at the entrance of each landing door.



B. FIRE LIFT:

- i) To enable fire services personnel to reach the upper floors with minimum delay, one lift shall be provided and shall be available for exclusive use of the firemen in an emergency.
- ii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 volt supply.
- iii) Fire lift should be provided with a ceiling hatch for use in case of emergency. So that when the car gets stuck up, it shall be easily operable.
- iv) In case of failure of normal electric supply, it shall automatically changeover to alternate supply. For apartment houses this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- v) The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. So this lift can be used by the occupants in normal times.
- vi) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- vii) The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.
- viii) Fire lift shall be constructed as per prevailing Indian & International standard.

C. CAR PARKING:

- i) Car parking shall be permitted in the designated area.
- ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.

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- iii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iv) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- vi) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- The driveway shall be properly marked & maintained unobstructed
- The Automatic Sprinkler System provided to the entire car parking area.



- 10. STACKED CAR PARKING:**
- a. Structural deck shall be of steel construction.
- b. Vertical deck separation having multi-car parking level, vertical separation between the upper & lower decks by using the non-perforated and non-combustible materials. (Structural steel plate) shall be provided. This is to prevent impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- c. Elements of the stacked car parking structure shall have 1 hr. fire resistance.
- d. Each car parking deck shall have 1 hr. fire resistance.
- e. Parking area shall be accessible by trained staff when carrying out the maintenance work.
- f. The parking system is to be ceased during the maintenance operation.
- g. Automatic sprinkler system shall be provided in car parking area.
11. **FALSE CEILING (if provided):**  
False ceiling, if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.
12. **MATERIALS FOR INTERIOR DECORATION/FURNISHING:**  
The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.
13. **FIRE FIGHTING REQUIREMENTS:**
- A) **UNDERGROUND WATER STORAGE TANK:**  
An underground water storage tank of 1,50,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection.
- B) **OVERHEAD WATER STORAGE TANK:**  
A tank of 30,000 liters capacity shall be provided on staircase shaft above terrace level. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non return valve and gate valve.

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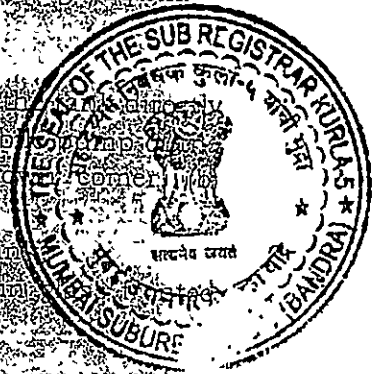
**(C) WET RISER CUM DOWN COMER:**

Wet riser cum down comer of internal diameter of 150mm, of C.I. 'C' class pipe shall be provided at lift lobby as shown on the enclosed plan, with twin hydrant outlet and hose reel on each floor in such a way as not to reduce the width of the passage. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs / sq. cm.

**(D) FIRE SERVICE INLET :-**

A fire service inlet on the external face of the building near the fronting the courtyards shall be provided to connect the main fire service independently to (a) The wet riser cum down comer, (b) Sprinkler system.

- i) Breeching connection inlet shall be provided to refill the C.I. tank.
- ii) Operating switches of fire pumps shall be also provided in boxes at ground floor.



**(E) AUTOMATIC SPRINKLERS SYSTEM:**

Automatic sprinkler system shall be provided in each habitable room of each flat, society office, in lift lobby / common corridor at each floor level, as well as in entire car parking at stall covering every car. The automatic sprankler system shall be installed as per the standard laid down by T.A.C and relevant I.S. specifications.

**(F) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP & BOOSTER PUMP:**

- i) Wet riser shall be connected to a fire pump at ground level of 2400 litres / min capacity giving a pressure of not less than 3.2 kgs / sq.cms. at the topmost hydrant along with jockey pump of a suitable size.
- ii) Booster pump of capacity of 900 liters / min, having a pressure of not less than 3.2 kgs. / sq.cms. at the hydrant outlets of the wet riser shall be provided at the terrace level of the building.
- iii) An independent sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- iv) Electric supply (normal) to these pumps shall be on independent circuit.
- v) Only surface mounted pump or vertical turbine pump shall be installed for firefighting system.
- vi) Switch of booster pump shall be provided at terrace level / ground floor as well as on refuge area of building.

**(G) EXTERNAL HYDRANTS:**

Courtyard hydrants shall be provided with the connections for the level of the wet riser on ground floor for every 30.00 mtrs distance around the building.

**(H) HOSES & HOSE BOXES:**

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Two Hose Boxes each with two hoses of 15mts. length of 63mm dia along with branch shall be provided near wet riser landing valve on ground floor as well as each floor level.

I) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of LV/HV supply from a separate substation OR from a appropriate changeover switch shall be provided for fire lifts, fire pumps, booster pump, sprinkler pump, jockey pump, staircase and fire alarm system. It shall be housed in separate cabin.



PORTABLE FIRE EXTINGUISHERS:

- i) One dry chemical powder type fire extinguisher of 6 kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept in each meter room as well as in each lift machine room.
- ii) Two dry chemical powder type fire extinguisher of 6 kgs capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept at ground floor in car parking area at prominent place.
- iii) One dry chemical powder type fire extinguisher of 6 kgs capacity having B.I.S. certification mark shall be provided on each floor & refuge area.

K) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:

Following fire protection arrangement shall be provided with the following fire protection measures shall be provided & same shall be maintained in good working condition at all the times.

- a) Dry riser of minimum 15 cm diameter pipe with hydrant outlets on the floor connected with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept on each floor for every 100 sq. mts area.
- c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

L) MANUAL FIRE ALARM SYSTEM:

The building shall be provided with manual fire alarm system with main control panel at ground floor level and pill-boxes and hooters at each upper floor level in accordance with I.S. specification

M) AUTOMATIC SMOKE DETECTION SYSTEM:

Automatic smoke detection system shall be installed in each society office, pump room, electric meter room & in each lift machine room of the building as per IS specifications with main console panel at ground floor level.

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N) SIGNAGES:

Self glowing/fluorescent exit signs in green color shall be provided showing the means of escape for the entire building.

O) PUBLIC ADDRESS SYSTEM:

The building shall be provided with public address system as per fire codes with main control operator at console panel at ground floor.

P) TRAINED FIRE STAFF/SECURITY GUARDS:

The trained fire staff / Security guards having basic firefighting & fix firefighting installation shall be provided building. They will be responsible for the following:

- i) Maintenance of all the first aid firefighting equipments, fixed installations & other firefighting equipments / appliance in good working condition at all times.
- ii) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & to conduct the fire drills and evacuation drills.
- iii) To liaise with the City Fire Brigade on regular & continual basis.

Q) PANEL BOARD OF FIRE FIGHTING SYSTEM:

Fire alarm system, smoke detection system, sprinkler system, public address system, alternate supply, etc. panels shall be installed on ground floor at the location shown in the plans & which shall be manned 24 hrs.

14. REFUGE AREA:

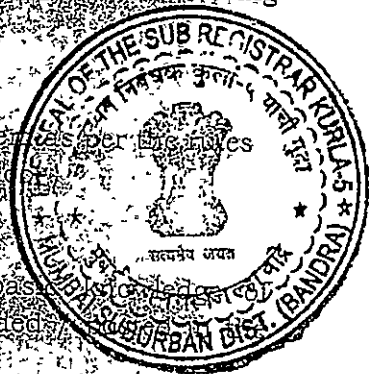
Refuge area provided on 8<sup>th</sup> & 15<sup>th</sup> floor levels shall be conforming to the following requirements:

i) Manner of refuge area:

- a) The refuge area shall be so located that it shall preferably face the access road / wider open space of the building.
- b) The refuge area shall be provided with railing / parapet of 1.20 mt.
- c) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
- d) The lift/s shall not be permitted to open into the refuge areas.
- e) The refuge area provided within building line shall be accessible from common passage / staircase.

ii) Use of refuge area :

- a) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies which occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.



*Mishra*  
12/01/24

*Chhabra*  
12/01/24

*[Signature]*

करल - ५	
१९९५	२०२०
२०२३	

b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.

iii) Facilities to be provided at refuge area

Adequate emergency lighting facility shall be provided.

iv) Terrace floor as a refuge floor:

a. The necessary facilities such as emergency lighting, drinking water etc. shall be provided.

The door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA"

Necessary permission for licensable trade activity, additions/alterations etc. shall be obtained from competent authority

Elevation features if any, for entire building shall be as per circular issued M.C's Under No CHE/DP/5440/GEN Dated 28.12.2016 and DCPR-2034.

The Party has paid the Scrutiny Fees of Rs 4,73,170/- vide, SAP Receipt 4358985, 86, 87 (SAP DOC No. 1004064320) dated-12.05.2021 on the total gross build up area of 7277.80sq. mtrs as-certified by the Architect, Dated-07.05.2021.

However, E.E.(MHADA) is requested to verify the total built-up area & inform this Department for the purpose of levying additional Scrutiny fees.

Note:

- 1) The firefighting installation shall be carried out by approved Licensed Agency.
- 2) The Area Calculation submitted by Architect in the plans shall be verified by E.E.(E.P.) CELX(MHADA) Greater Mumbai & if any change then the proposal shall be referred back to this Department.
- 3) The area size to consult with MEP Consultant for the sprinkler system, Detection system, Fire alarm system, Wet riser system, Public address system, Electrical duct, etc. to be verified & examine.
- 4) There shall be no tree located in compulsory open spaces.
- 5) E.E.(MHADA) is requested to verify the proposal as per DCPR-2034.
- 6) The plans approved along with this recommendation letter are approved from Fire Risk / Fire Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- 7) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view & issued on the request letter from

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Architect. Any authorized or legal matter shall be cleared by Owner / Occupier / Developer / Architect etc.

- 8) The width of abuts road, open spaces mentioned in plans as submitted by the Architect attached herewith. These parameters shall be verified by E.E. (MHADA) before granting any permission (I.O.D. / C.C. / further C.C.). If found any contradiction, the proposal shall be referred back to this Department.
- 9) This recommendation letter is issued from fire risk point of view only without prejudice to legal matters pending in court of law.
- 10) Necessary permission shall be obtained from competent authority for the elevation at terrace level.
- 11) E.E. (MHADA) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- 12) The 1<sup>st</sup> & 2<sup>nd</sup> refuge area is proposed respectively on the 1<sup>st</sup> & 2<sup>nd</sup> floors of the building and as per DCPR-2034, next refuge area shall be provided on 22<sup>nd</sup> floor; however no floor is proposed above 22<sup>nd</sup> floor, hence no floor above 22<sup>nd</sup> floor shall be treated as refuge area.
- 13) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

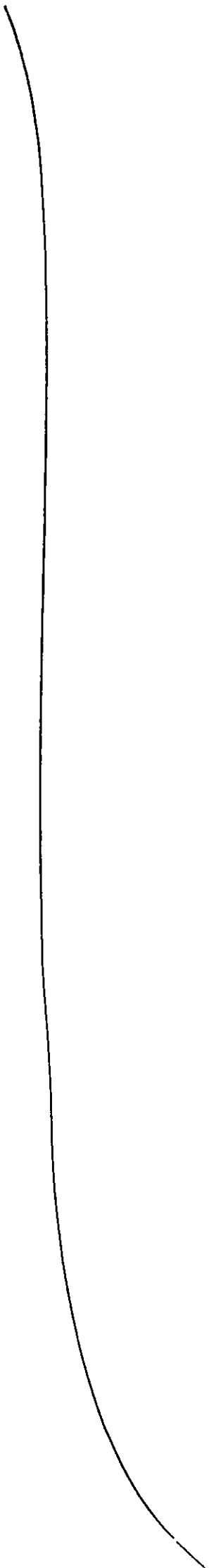


Copy to:  
E.E. (MHADA):

Dy. Chief Fire Officer,  
Mumbai Fire Brigade.

Dy. Chief Fire Officer,  
Mumbai Fire Brigade.

2022  
ग्रेन्य रेग्यो  
2022





520/11598

पावती

Original/Duplicate

Friday, August 20, 2024

नादेश क्र. 39म

1:29 PM

Regn: 39M

पावती क्र. 2247 दिनांक 20/08/2021

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल5-11598-2021

दस्तऐवजाचा प्रकार: कुलेमुखत्यापत्र

सादर करण्याच्या वेळी: मेसर्स: आदित्यराज इंटेल्यान्स एन्टरप्रायझेस प्रा. लि. अर्जादाराची श्रे: खुशाचानी

नोंदणी फी

₹. 100.00

दस्त: हाताळणी फी

₹. 500.00

पृष्ठांची संख्या: 25

**DELIVERED**

एकूण

₹. 600.00

आपणाला मूळ दस्त, यवनेल प्रिंट, सूची-२ अंदाजे

1:43 PM ह्या वेळी मिळेल.

जिल्हा कार्यालय Kurta-5

वाजारे शुल्क ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क ₹. 500/-

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: ₹. 500/-

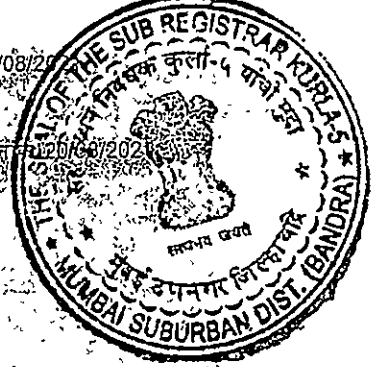
डीडी/घसादेश/पे ऑर्डर क्रमांक: 2008202102775 दिनांक: 20/08/2021

वेळेचे नाव व पत्ता.

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/घसादेश/पे ऑर्डर क्रमांक: M#005031110202122 दिनांक: 20/08/2021

वेळेचे नाव व पत्ता.



4WZuskilVg

20/08/2021

8/20/2021

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करल - ५  
 गवेय १ ७५  
 २०२१



Document Handling Charges  
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

2008202102775

Receipt Date 20/08/2021

Received from ADITYARAJ ENTERPRISES NX, Mobile number 9800000000, an amount of Rs:500/-, towards Document Handling Charges for the Document to be registered on Document No. 11598 dated 20/08/2021 at the Sub Registrar office Joint S.R.O. No. 5 of the District Mumbai Sub-urban District

DEFACED

₹ 500

DEFACED

Payment Details

Bank Name SBIN

Payment Date 20/08/2021

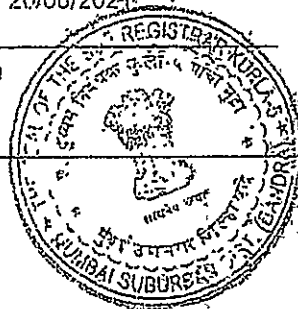
Bank CIN 10004152021082002273

REF No. IGALUOPWS5

Deface No. 2008202102775D

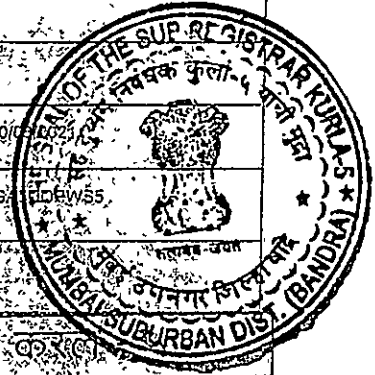
Deface Date 20/08/2021

This is computer generated receipt, hence no signature is required



करल - ५  
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2008202102775	Date 20/08/2023
Received from ADITYARAJ ENTERPRISES NX Mobile number 9800000000 an amount of Rs.500/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub-Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 20/08/2023
Bank CIN 10004152021082002273	REF.No. 1021082023
This is computer generated receipt, hence no signature is required.	



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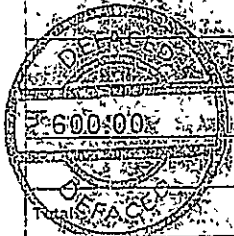
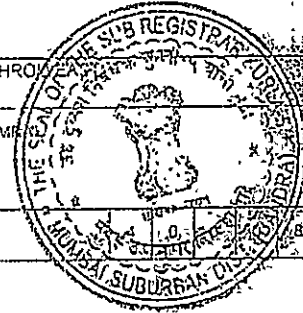
करल - ५		
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करल - ५		
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CHALLAN  
MTR Form Number-6

GRN	MH005031170202122E	BARCODE	Date		17/08/2021-12:30:55	Form ID	25/2	
Department	Inspector General Of Registration			Payor Details				
Stamp Duty				TAX ID / TAN (If Any)				
Registration Fee				PAN No.(If Applicable)				
Office Name	REGISTRAR KURLA NO 1			Full Name				ADITYARAJ ENTERPRISES NX
Location	MUMBAI			Flat/Block No				CTS NO 355 PT, VILLAGE HARIYALI
Year	2021-2022			Premises/Building				
Amount In Rs	600.00			Road/Street				VIKHOI
Amount In Rs	100.00			Area/Locality				MUMBAI
Amount In Rs				Town/City/District				
Amount In Rs				PIN				
Remarks (If Any)								
SecondPartyName=POA CHANDRASHEKHAR PAL-								
Amount In	600.00			Six Hundred Rupees Only				
Word	600.00							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank C/N	Fal. No	00040572021081701570 IK08FUGFF7		
Cheque/DD No				Bank Date	RBI Date	17/08/2021-12 31:32	Not Verified with RBI.	
Name of Bank				Branch-Branch				STATE BANK OF INDIA
Name of Branch				Scroll No , Date				230 , 18/08/2021



Department ID: Mobile No: 9819017714  
 NOTE: This Challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document  
 उद्देश्य: असेल कडक वरवीं नोंद घेतल्या जाणाऱ्या कागदांसाठी केवळ असेल कार्यालयातच दस्तऐवजी करणं शक्य आहे. असेल कार्यालयात नोंद घेतल्या जाणाऱ्या कागदांसाठी केवळ असेल कार्यालयातच दस्तऐवजी करणं शक्य आहे.

Challan Defaced Details

Sr No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS) 520-11598	0002466307202122	20/08/2021-13:29:42	IGR561	100.00
2	(IS) 520-11598	0002466307202122	20/08/2021-13:29:42	IGR561	500.00
Total Defacement Amount					600.00

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CHALLAN  
 MTR Form Number-6

GRN: H00503110202122E	BARCODE	17/08/2021 12:30:55	Form ID: 252
Department: Inspector General Of Registration	Stamp Duty	TAX ID / TAN (If Any)	2023
Type of Payment: Registration Fee	Registration Fee	PAN No. (If Applicable)	
Office Name: KRL1_JT SUB-REGISTRAR KURLA NO 1	Full Name: ADITYARAJEN	Flat/Block No.	CTS NO. 355
Location: MUMBAI	Year: 2021-2022 One Time	Promises/Building	VILLAGE HARALI
Account Head Details	Amount In Rs:	Road/Street	VIKROLI REAS
0030045501: Stamp Duty	500.00	Area/Locality	MUMBAI
0030053301: Registration Fee	100.00	Town/City/District	
		PIN	3
		Remarks (If Any)	
		Second Party Name=POA: CHANDRA	
		Amount In Words	Six Hundred Rupees Only
Total	600.00	Words	
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ret. No.	00040572021081201570 JK06FUGFF7
Cheque/DD No.	Bank Date	RBI Date	17/08/2021 12:30:55 Not Verified with RBI
Name of Bank	Bank Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	



Department ID: Mobile No: 9819017714  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 लक्ष्मी चालन करपत्र दुरुय्यम निबंधन कार्यालयाम नोदणी करारवयाच्या दस्तावेजां लागू आहे. नोदणी न करता वयाच्या दस्तावेजां अदर चालन लागू नाही.

*(Handwritten Signature)*

करम - 6		
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2022		

करम - 6		
99800	2	920
2022		



SPECIAL POWER OF ATTORNEY

This Special Power of attorney Executed on this 20<sup>th</sup> day of August, 2021 TO ALL TO WHOM THESE PRESENTS SHALL COME, We, 1. MR. ROCKY R. KHUSHALANI; aged about 40 years, 2. MR. AJAY M. KHUSHALANI, aged about 42 years, and 3. MR. MANISH J. DOULTANI, aged about 44 years are partners of M/S. ADITYARAJ ENTERPRISES NX, a partnership firm registered under the Indian Partnership Act, 1932, with the Registrar of Firms. Mumbai, having PAN-No. ABTFA1531A and having its Registered office at Shop No.2, Ground Floor, Eurnima Pride, Building No.03, Tagore Nagar, Vikh-oli (East), Mumbai-400083. DO HEREBY SEND GREETINGS:

*(Signature)*

*(Signature)*

*Rocky R.*

*(Signature)*

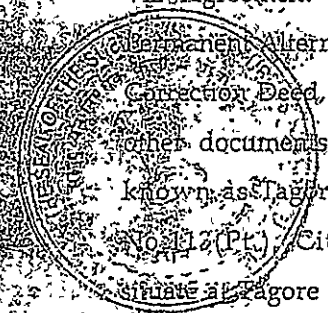
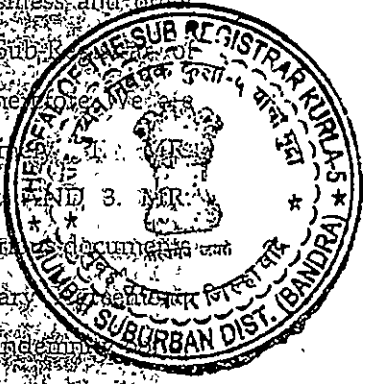
*(Signature)*

*(Signature)*

Stamp: 2021

करल - ५  
 १०६५ २३ १०  
 २०२३

WHEREAS We state that due to our preoccupation in the business and other commitments, we are unable to attend the office of the Sub-Registrar of Assurances within Mumbai and Mumbai Suburban District, the undersigned is desirous of appointing our constituted Attorneys namely 1. MR. CHANDRASHEKHAR S. PAL, 2. MR. NARAYAN S. PAL AND 3. MR. MANGESH CHAVAN (any one) who will lodge and attend the various documents viz. Agreement for sale, Sale Deed, Agreement, Supplementary Agreement, Permanent Alternate accommodation Agreement, Undertakings, Indemnity Deed, Rectification Deed, Deed of Confirmation, Declaration and any other documents pertaining to the our Re-development of Building No. 39 known as Tagore Nagar Arunodaya Co-operative Housing Society Ltd., Survey No. 112 (PK), City Survey No. 355 (Pt.) Village: Hariyali being and situate at Tagore Nagar, Vikhroli (East), Mumbai 400083, which is undergoing in the name of our firm M/S. ADITYARAJ ENTERPRISES NX, by Development agreement dated 25<sup>th</sup> day of January, 2021 was lodged and same has been registered under serial No KRL-1/1630/2021, dated 28/01/2021. Copy of Index II annexed as Annexure hereinafter.



NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH We,

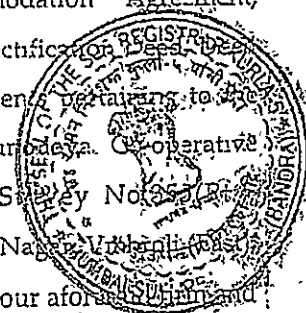
1. MR. ROCKY R. KHUSHALANI, aged about 40 years, 2. MR. AJAY M. KHUSHALANI, aged about 42 years, and 3. MR. MANISH J. DOULTANI, aged about 44 years are partners of M/S. ADITYARAJ ENTERPRISES NX do hereby nominate, constitute and appoint 1. MR. CHANDRASHEKHAR S. PAL, 2. MR. NARAYAN S. PAL AND 3. MR. MANGESH CHAVAN as true and lawful attorney for the following purpose :-

1. To comply with all requisitions and formalities required to effectuate the legal and perfect registration of the abovementioned documents executed by the firm and to follow all the guidelines under the Indian Registration Act 1908 as well as Bombay Stamp Act in the name of our firm

Handwritten signatures: Rocky, Ajay, Manish, Mangesh Chavan.

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 १०६५ ०११०  
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करल - ५  
 १०६५ ०११०  
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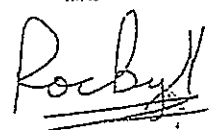



...with the execution of various documents which executed by Executor  
 No.2 i.e. MR. AJAY M. KHUSHALANI and any one of Executor No.1 i.e.  
 MR. ROCKY R. KHUSHALANI or Executor No.3 i.e. MR. MANISH J.  
 DOULTANI like Agreement for sale, Sale Deed, Agreement,  
 Supplementary Agreement, Alternate Accommodation Agreement,  
 Undertakings, Indemnity bond, Correction Deed, Rectification Deed,  
 Confirmation, Declaration and any other documents pertaining to the  
 Building No 39, known as Tagore Nagar Arundhaya Cooperative  
 Housing Society Ltd., Survey No.113(Pt.). City Survey No.252 (Pt.)  
 Village Hariyali lying, being and situate at Tagore Nagar, Vashi Coast  
 Mumbai 400083, which is undergoing in the name of our aforesaid  
 and lodge the same with the office of the Sub-Registrar of Assurances and admit  
 execution thereof;




We hereby agree, ratify and confirm whatsoever our attorney shall do or  
 support to do lawfully of cause to be done by virtue of these presents.

IN WITNESS WHEREOF, the parties here into have set and subscribed their  
 respective signatures on this 22<sup>nd</sup> day of August, 2021.


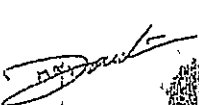

SIGNED, SEALED AND DELIVERED by  
 the within named "EXECUTORS"  
 1. MR. ROCKY R. KHUSHALANI



  
  


2. MR. AJAY M. KHUSHALANI

3. MR. MANISH J. DOULTANI  
 Partners of M/S. ADITYARAJ ENTERPRISES NX

In the presence of . . . . .  
 1.   
 2. 



करल - ५	
१०२५५	२५/१०
२०२३	

१०२५५	२५/१०
२०२३	



SIGNED, SEALED AND DELIVERED BY

The within named "POWER OF ATTORNEY HOLDER"



MR. CHANDRASHEKHAR S. PAL

MR. NARAYAN S. PAL

MR. MANGESH S. CHAVAN

In the presence of .....

1.

2.



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 १०९५५ ६०१०  
 २०२३

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18) ...  
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 39) ...  
 40) ...

(8) ...  
 (9) ...

- (9) ... 29/1/2021
- (10) ... 28/01/2021
- (11) ... 18/3/2021
- (12) ... 8/10/2020
- (13) ... 30/00

3.3.2021 7.0

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१३६०५	९१०
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(Index-2) (स्वी - २)

(1) (1) (1)

(1) within the limits of any Municipal Corporation or any Cantonment

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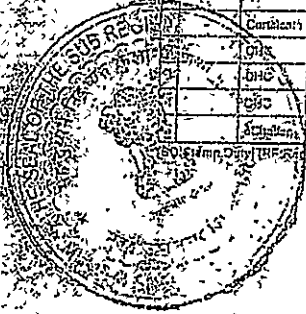
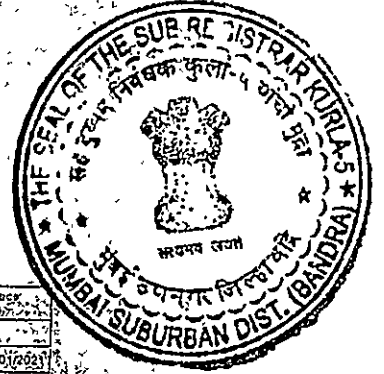
करल - ५  
 २०२३

Index 7: सूची - ७

Payment Details

Charge Type	Fee/Waiver no/Vendor	SRA License	Amount	Used	Defect Number	Defect Status
Stamp	ADJ/1108901/18/2021/037/2		2500	2500	2501202101010101	25012021
DHC		25012021041005	1000	1000	2501202105024000	25012021
DHC		2301202102314	2000	2000	2501202102014000	25012021
Stamp	MH0103474/2020/21		6000	6000	2501202101010101	25012021

Stamp Duty [MF] Distribution Fee [DHC Document Handling Charges]



खरीदार

महाराष्ट्र  
 महाराष्ट्र न्यायपालिका  
 मुंबई उपनगर जिल्हा

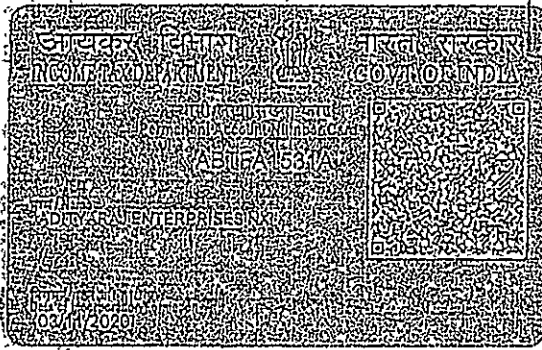
Series v1.2

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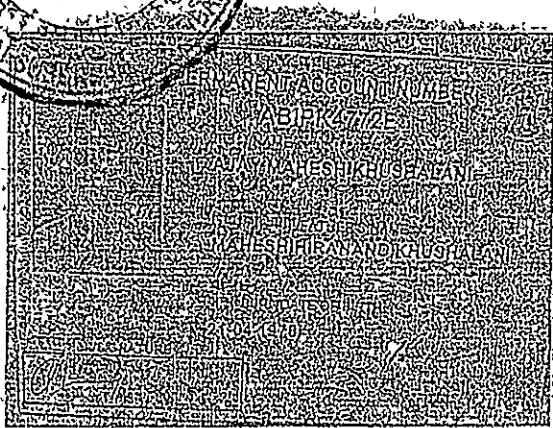
करल - ५  
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Adityaraj Enterprises NX  
 ABTFA 1531A

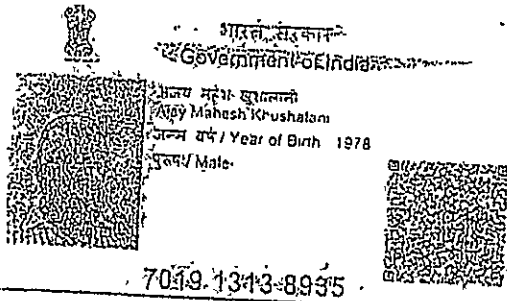
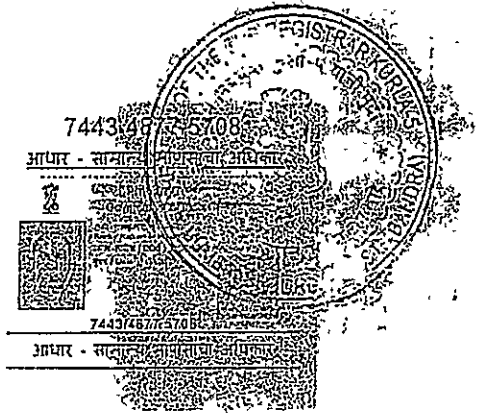
करल - ५  
 ११५६६ २३ १३  
 २०२१



*Asi*

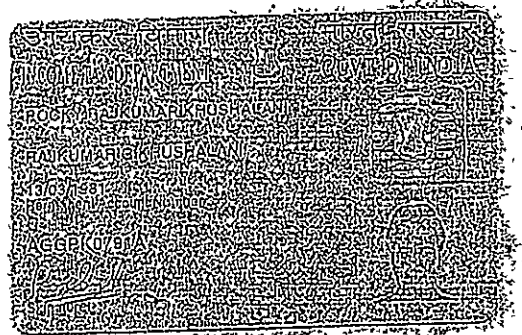


*Asi*

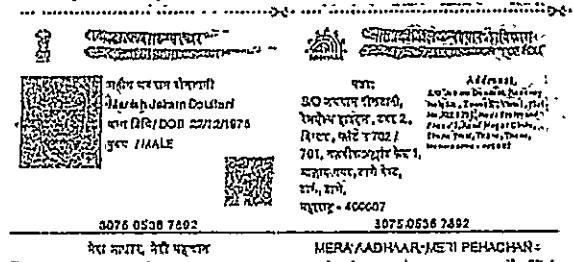
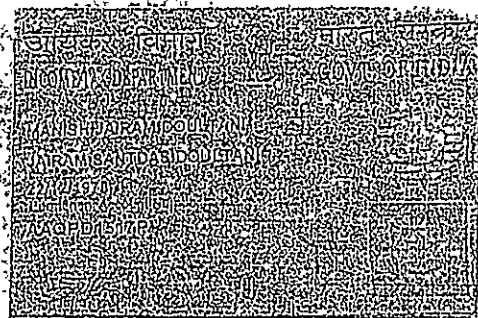


आधार - सामान्य माणसाचा अधिकार

*Asi*



*Rocky*



3076 0536 7692 3075 0536 7692  
 मेरा आधार, मेरी पहचान MERA/AADHAR-MERI PEHACHAN

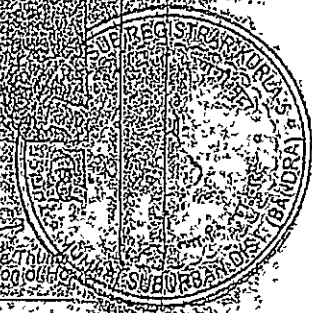
*Asi*

करल - ५  
 ३०६५ ९०९ ९२०  
 २०२३

नायक विभाग  
 INCOME DEPARTMENT  
 PAL GHANDESI JEKHAN S  
 SHRIPAT SHIVNAYAK  
 10/08/1985  
 AMZPE 2972M



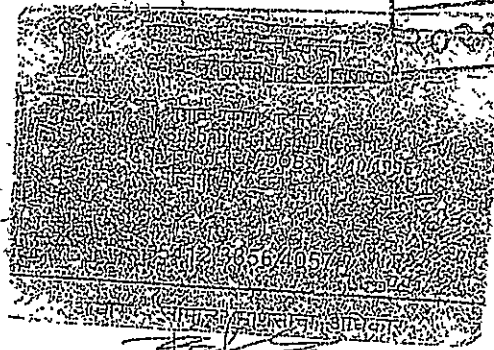
MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 DL No: MH032014001061  
 Valid till: 01-04-2015 (NT)  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 GOV DOI  
 MCWG 02-04-2014  
 LMV 02-04-2014  
 DOB 25-10-1985 HG  
 Name: HARAYAN PAL  
 S/DW of SHASHIKANT PAL  
 Add: 65/13 MSRB2, KURLA RLY CRTS, KURLA WEST MUMBAI  
 PIN: 400024  
 Signature/ID of Issuing Authority: MH03 2014275



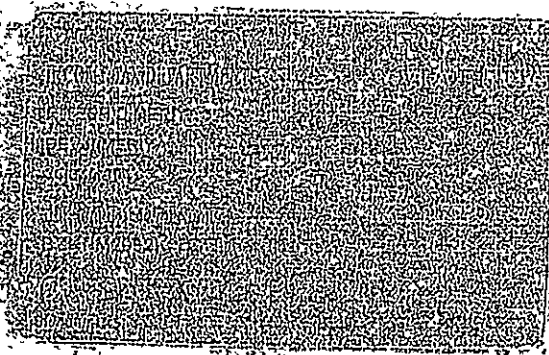
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 Valid till: 01-04-2015 (NT)  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 GOV DOI  
 MCWG 23-02-2015  
 LMV 14-02-2011  
 DOB 12-08-1991 HG  
 Name: MANGESH CHAVAN  
 S/DW of SRAM CHAVAN  
 Add: BLDG. No 60105, MUNICIPAL LABOUR CAMP, P/1 FOKHANE MARG, CHEMBUR, MUMBAI  
 PIN: 400024  
 Signature/ID of Issuing Authority: MH03 2014974

करल - ५  
१०६०५ २०१२०  
२०२३

करल - ५  
११५२ १५ २५



सचिन शामजी पट्टनार  
Sachin Shamji Pattnar  
जन्म तारीख / DOB  
15/08/1990  
पुत्र / MALE





करल - ५  
JULY 203 920  
2023

करल - ५  
JULY 203 920  
2023

आयकर विभाग  
INCOME TAX DEPARTMENT

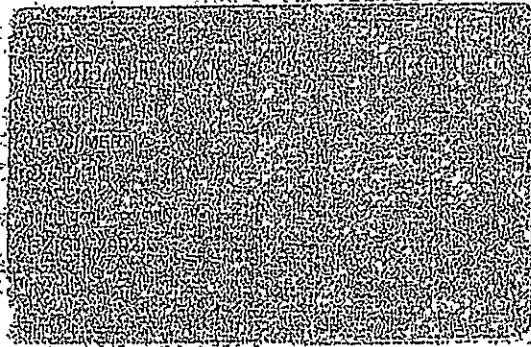
PAL GHANDRASHEKHAR S  
SHRIPAT SHIVNAYAK PAL  
1010871885  
Permanent Account Number  
AMZPP2972M

Signature



करल - ५		
११६५	१००	१२०
२०२३		


करल - ५		
११६५	१००	१२०
२०२१		



*[Handwritten signature]*



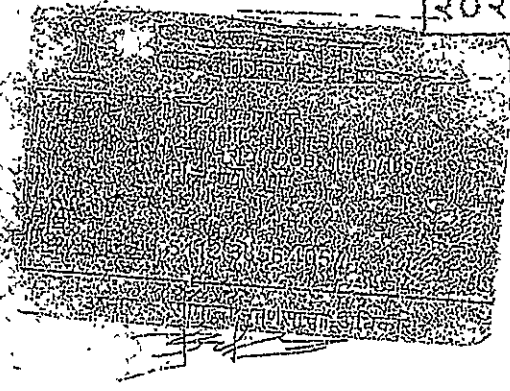
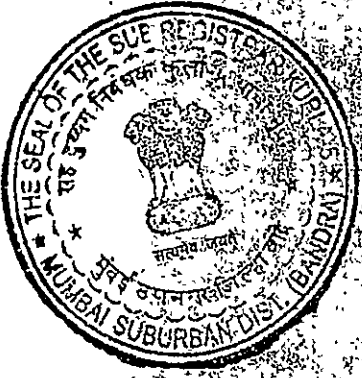
करल - ९		
९०६५५	१०५	१२०
२०२३		
११५६	१८५	२५
२०२१		

  
 सचिन शामल पारमार  
 Sachin Shamal Pamar  
 जन्म तारीख १९७५  
 १५/०८/१९७५  
 पुणे / MAHE  
 २०६०६



करल - ५		
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२०२३		

करल - ५		
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२०२१		



करल - ५  
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करल - ५  
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 २०२३

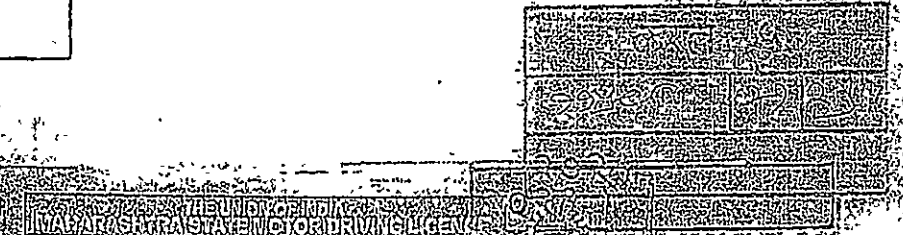
MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 १०९५ १००१०  
 २०२३  
 AUTHORITY TO DRIVE FOLLOWING CATEGORIES OF VEHICLES (प्रकारों के वाहनों के लिए अधिकार)  
 GOV DOJ  
 MCWG 25-08-2016  
 LMV 12-08-2016  
 DOB 17-08-1991  
 Name: MANGESH CHAVAN  
 S/O: W/O: SHANTI CHAVAN  
 400 BLDG NO. 09/05A MUNICIPAL LABOUR CAMP  
 P. ISKORHARDE KARGE, CHEMBUR, MUMBAI  
 PIN: 400088  
 Signature & ID No. [Signature]  
 Issuing Authority: MH032016374



Scanned by CamScanner



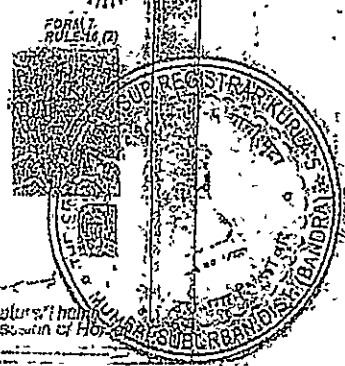
करल - ५		
जसेय	२०६	३२०
२०२३		



THE UNION OF INDIA  
 INDIAN MOTOR DRIVING LICENCE  
 DL No. MH03/2014/0018314 DOI: 02-04-2014  
 Valid till: 02-04-2014 (NFI)  
 AUTHORIZED TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA:  
 GOV. DOI  
 MCWG 02-04-2014  
 CMVS 02-04-2014



DOB: 25-10-1985 B  
 ARAYAN, PAL  
 SHASHIKANT, PAL  
 MSIRBZ, KURLA-RLY QRTS, KURLA (W)  
 MUMBAI  
 Valid till: 02-04-2014  
 Issued at: Mumbai  
 License Authority: MH03/2014/275



Summary J. (Dastgoshwara bhag 1)

करल - ५  
गोपनीय २०२१  
Page 1 of 1  
२०२३

S26/1/598

शुक्रवार २० ऑगस्ट २०२१ १:२९ म.नं.

दस्तावेजांचा भाग  
करल - ५  
२०२१

दस्तावेजांक करल ५ / १५९८ / २०२१

प्राधान्य क्र. ०१७

मोबदला: र. ००७

मरलें सादाक शुल्क: र. ५००७

दस्तावेजांचा नि. करल ५ ची कार्यालयांत

५/१५९८ वर दि. २०-०८-२०२१

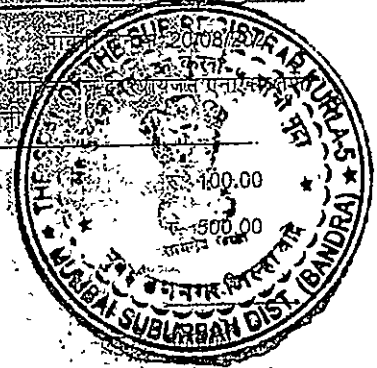
दोषी २२ म.नं वा. हजर केला.

पुस्तकी १२२१७

नाहणी फी

दस्तावेजांच्या फी

पुस्तकी संख्या: २५



दस्तावेजांच्या करणाच्याही सहो:

Jointly Kurla-5

Jointly Kurla-5

दस्तावेजांच्या करणाच्या सहो

दस्तावेजांच्या करणाच्या सहो

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा त्याच्या अंतर्गत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद नसलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. १ २० / ०८ / २०२१ ०१ : २२ : ४३ PM ची वेळ: (सादरीकरण)

शिक्का क्र. २ २० / ०८ / २०२१ ०१ : २३ : ४८ PM ची वेळ: (फी)



करल  
2022

करल - 4

करल 5  
रली क्रमांक: 11598/2021



अनुक्रम: 1) पं. नं. 694, मा. नं. 6 वा मजला, इमारतीचे नाव: ओमप्रकाश ऑफिस, ब्लॉक नं. - , रोड नं. आवेडकर भाईनच्या खवळ, चेंबर, मुंबई, महाराष्ट्र, MUMBAI.  
2) पं. नं. 694, मा. नं. 6 वा मजला, इमारतीचे नाव: ओमप्रकाश ऑफिस, ब्लॉक नं. - , रोड नं. आवेडकर भाईनच्या खवळ, चेंबर, मुंबई, महाराष्ट्र, MUMBAI.

उपस्थित अंगठ्यांचा ठराव


धरित दस्तऐवज करून देणार संश्लेषित कुलमुद्रासह या दस्तऐवज करून दिल्याचे जतून भरतात  
शिवका क्र. 3 चौ. वेळ: 20 / 08 / 2021 01 : 47 57 PM

ओळख: खोलीतून घेतले निवेदीता करणाऱ्या को हे दस्तऐवज करून देणाऱ्यांना व्यक्तीस ओळखतात, व त्याची ओळख नसल्यास  
अनु क्र: पं. नं. 694, मा. नं. 6 वा मजला

- नाम: सुधांत पं. देकर  
वय: 24  
पता: चेंबर, मुंबई  
पिन कोड: 400071
- नाम: रितेश मेहेरा  
वय: 26  
पता: चेंबर, मुंबई  
पिन कोड: 400071

स्वाक्षरी  
स्वाक्षरी

उपस्थित अंगठ्यांचा ठराव


उपस्थित पक्षधाराची व्यक्ती उपस्थित नाही

- अनु क्र
- पं. नं. 694, मा. नं. 6 वा मजला, इमारतीचे नाव: ओमप्रकाश ऑफिस, ब्लॉक नं. - , रोड नं. आवेडकर भाईनच्या खवळ, चेंबर, मुंबई, महाराष्ट्र, MUMBAI.
  - पं. नं. 694, मा. नं. 6 वा मजला, इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं. थिल्डिंग न 03, रोड नं. टागोर नगर, विन्कोळी-पूर्व, मुंबई, महाराष्ट्र, MUMBAI.  
ABTFA1531A

Sr.	Purchaser	Type	Verification r o/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADITYA BAI ENTERPRISES	Challan	200040572021081701570	MH005031110202122E	500 00	SD	0002466387202122	20/08/2021
2				MH005031110202122E	100	RF	0002466387202122	20/08/2021
				2008202102775	500	RF	2008202102775D	20/08/2021



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दस्ता तारखत भाग-2



07/09/2021 12:38:50 PM  
दस्ता क्रमांक : करल5/11598/2021  
दस्तावापरकार : कुलमुखत्यारपत्र

- | अनु क्र. | पक्षकाराचे नाव व पत्ता   | पक्षकाराचा प्रकार                                 |
|----------|--|---|
| 1        | नाव: मेसर्स आदित्यराज इटरप्रायजेस एनएक्स तर्फे भागीदार रॉकी आर. सुयातानी<br>पत्ता: प्लॉट नं. शोप नं. 2, माळा नं. तळमजला, इमारतीचे नाव: पृथिवी प्राईड, ब्लॉक नं. विल्डिंग नं. 03, रोड नं. दागोर नगर, विल्कोची पूर्व, मुंबई, महाराष्ट्र, MUMBAI<br>पिन नंबर: ABTF1531A   | कुलमुखत्यार देणार<br>वय: 40<br>स्वाक्षरी:         |
| 2        | नाव: मेसर्स आदित्यराज इटरप्रायजेस एनएक्स तर्फे भागीदार अजय एस. सुयातानी<br>पत्ता: प्लॉट नं. शोप नं. 2, माळा नं. तळमजला, इमारतीचे नाव: पृथिवी प्राईड, ब्लॉक नं. विल्डिंग नं. 03, रोड नं. दागोर नगर, विल्कोची पूर्व, मुंबई, महाराष्ट्र, MUMBAI<br>पिन नंबर: ABTF1531A    | कुलमुखत्यार देणार<br>वय: 42<br>स्वाक्षरी:         |
| 3        | नाव: मेसर्स आदित्यराज इटरप्रायजेस एनएक्स तर्फे भागीदार प्रवीण डे. देवतानी<br>पत्ता: प्लॉट नं. शोप नं. 2, माळा नं. तळमजला, इमारतीचे नाव: पृथिवी प्राईड, ब्लॉक नं. विल्डिंग नं. 03, रोड नं. दागोर नगर, विल्कोची पूर्व, मुंबई, महाराष्ट्र, MUMBAI.<br>पिन नंबर: ABTF1531A | कुलमुखत्यार देणार<br>वय: 41<br>स्वाक्षरी:         |
| 4        | नाव: चंद्रशेखर एस. पात<br>पत्ता: प्लॉट नं. ऑफिस नं. 601, माळा नं. 6 वा मजला, इमारतीचे नाव: ओमप्रकाश आर्केड, ब्लॉक नं. - , रोड नं. अविडकर गार्डनच्या जवळ, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI.<br>पिन नंबर:   | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय: 35<br>स्वाक्षरी: |
| 5        | नाव: नारायण एस पात<br>पत्ता: प्लॉट नं. ऑफिस नं. 604, माळा नं: 6 वा मजला, इमारतीचे नाव: ओमप्रकाश आर्केड, ब्लॉक नं. - , रोड नं: अविडकर गार्डनच्या जवळ, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI<br>पिन नंबर:  | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय: 34<br>स्वाक्षरी: |
| 6        | नाव: मोशे एस चव्हाण<br>पत्ता: प्लॉट नं: ऑफिस नं. 604, माळा नं: 6 वा मजला, इमारतीचे नाव: ओमप्रकाश आर्केड, ब्लॉक नं: - , रोड नं: अविडकर गार्डनच्या जवळ, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI.<br>पिन नंबर:  | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय: 31<br>स्वाक्षरी: |

अभियंताचा ठराव

99990

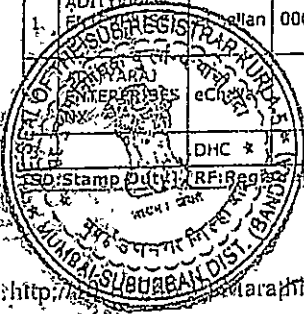
अभियंताचा ठराव

वरील दस्तऐवज करून देणार नकारकर्त्या कुलमुखत्यारपत्र चा दस्त ऐवज करून दिव्याचे कदुले करतात.  
थिबका क्र: 2 वी वेळ: 20 / 08 / 2021 01 : 47 : 57 PM

- ओळख:
- खातीव, इ-सम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीचा ओळखतात, व त्यांची ओळख पटवतात
- | अनु क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार |
|----------|---|-------------------|
| 1        | नाव: सुशांत पाटेकर .<br>वय: 24<br>पत्ता: चेंबूर, मुंबई<br>पिन कोड: 400071 |                   |
| 2        | नाव: सविन परमार .<br>वय: 30<br>पत्ता: चेंबूर, मुंबई<br>पिन कोड: 400071    |                   |

थिबका क्र: 4 वी वेळ: 01 / 09 / 2021 12 : 22 : 30 PM  
थिबका क्र: 4 वी वेळ: 01 / 09 / 2021 12 : 24 : 00 PM नोंदणी मुक्तक 4 मध्ये

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Debate Number	Debate Date
1	ADITYARAJ EMERGENCIES	Callan	00040572021081701570	MH005031110202122E	500.00	SD	000246387202122	20/08/2021
		DHC *	एकूण / .....	2003202102775			2003202102775SD	20/08/2021



सह. दुय्यम संबंधक, कुर्ला क. ५.  
सह. दुय्यम संबंधक, कुर्ला क. ५.  
http://www.mumbai.gov.in/Reports/Html/Reports/... 01-2021

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२०२३	



करल - ५

१०६०५ ११३ १२०

२०२३

## घोषणापत्र

मी, अशोक चव्हाण..... याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला - ६  
यांचे कार्यालयात कशरनाम..... या शिर्षकाचा दस्त नोंदणीसाठी सादर  
करण्यात आला आहे. मे.स.स. अ.दि.त्य.रा.ज. इंटर.प्रा.य.ज.स. पुन.पु.व.स. इ.  
यांनी दि. २०/०१/२०२१..... रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी  
सादर दस्त नोंदणीस सादर केला आहे./ निष्पादीत करून कबुलीजबाब

सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द  
किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही  
किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार रद्दबातल ठरलेले नाही सदर  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्तकृती करण्यास मी पूर्णतः  
आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे  
नियम ८२ अन्वये मी पात्र राहीन याची जाणीव आहे.



दिनांक: ११/७/२०२३

Meharjan  
कुलमुखत्यारपत्र धारकाचे

नाव व सही

करण - ५
१०६५५ ११०१०
२०२३

# हमीपत्र

आम्ही

लिहून देणार :- M/S. ADITYARAJ ENTERPRISES NX



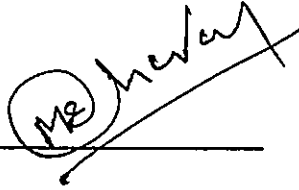
MS. AKANSHA SAGAR

MR. RAMESHCHANDRA LACHARIRAM SAGAR

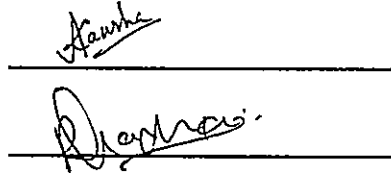
या हमीपत्रांद्वारे सह निबंधक कुर्ला - २ यांना हमी देतो की सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (कार पार्किंग) यांची विक्री, हस्तांतरण होत नाही.

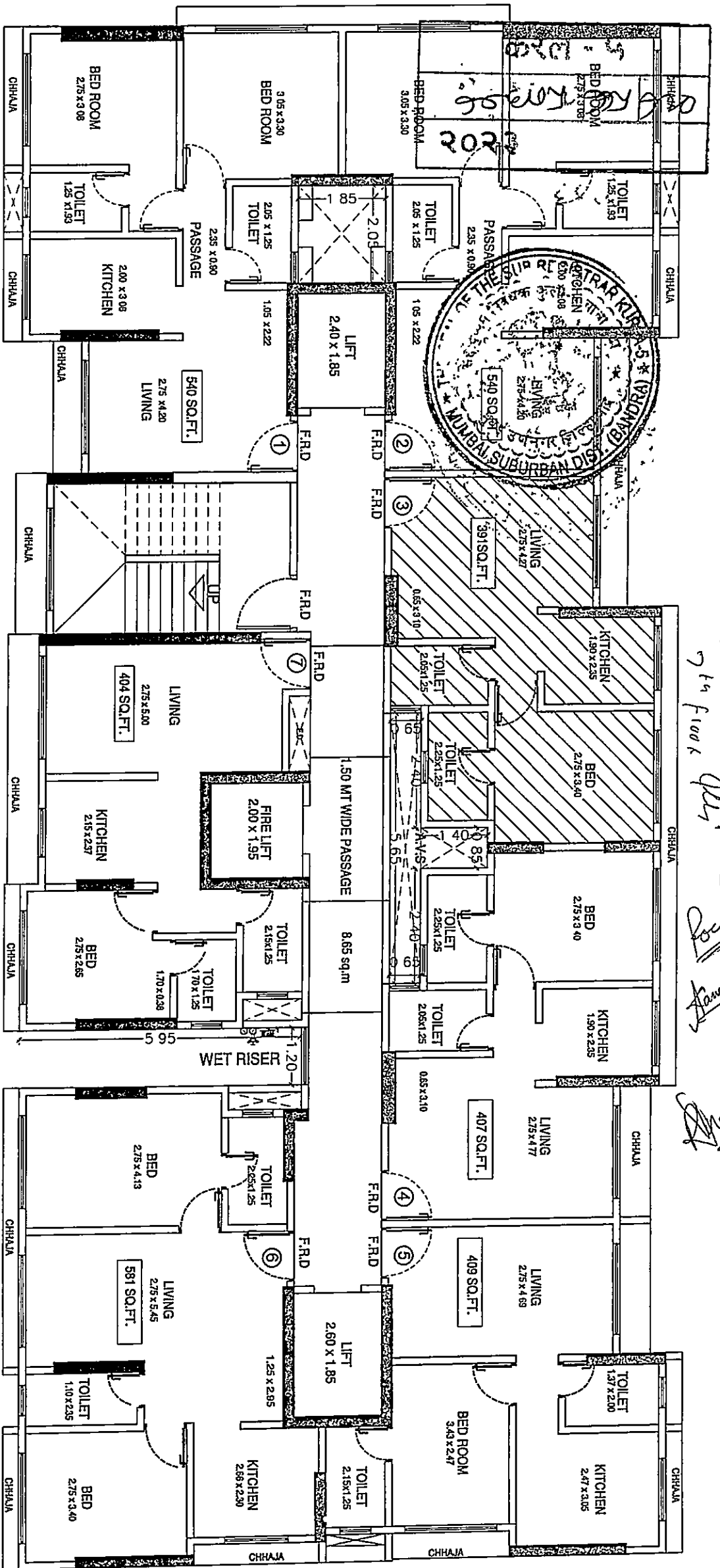
दिनांक:- 11/7/2023

लिहून देणार सही :-



लिहून घेणार सही :-





F14 No 703  
 7th Floor  
*Handwritten signatures and initials*

**1st to 7th 9th to 14th & 16th floor plan**

SCALE:- 1:100

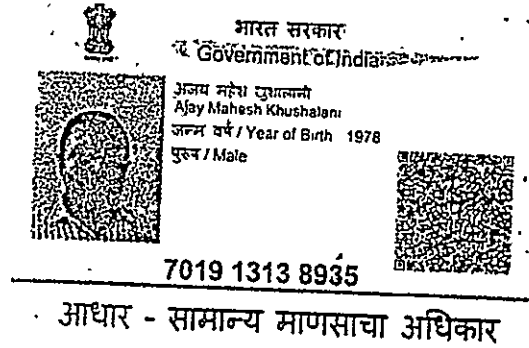
**M/S. ADITYARAJ ENTERPRISES NX**  
 "Building No. 39 known as "Tagore Nagar Arunodaya Co. Op. Hsg. Soc. Ltd." Hariyali Village, Tagore Nagar Vikhroli (E), Mumbai-400 083. Survey No. 113 (Part), City Survey No.355 (Part),

करत - ५  
755000; 79620  
2023

Adityaraj Enterprises NX  
ABTFA 1531A



*Qli*



*Qli*



*Rocky*



भारतीय विशिष्ट ओळख प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2006/60022/81807

नोंदविण्याचा क्रमांक / Enrollment No 1216/00056/01478

11/08/2014

To  
 Ritu Kamleshwar Bagoria  
 रीतू कमलेश्वर बागोरिया  
 Plot No 101  
 Kherwadi  
 Bandra East  
 Mumbai  
 Bandra East, Andhan, Mumbai Suburban,  
 Maharashtra - 400051  
 7045627736

11/10/2011

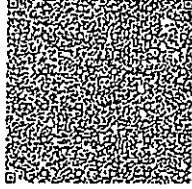
To  
 कमलेश्वर मदनलाल बागोरिया  
 Kamleshwar Mandantal Bagona  
 S/O Mandantal Bagona  
 Plot No 101, Kherwadi  
 Bandra(East) S.O  
 Bandra(East) Mumbai  
 Maharashtra 400051  
 9930648360

करल - ५  
 ३०६५५ ९९० ३१०  
 २०२३

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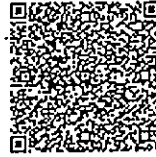
KA821524932FH



Ref 330 / 13E / 825415 / 626179 / P



UE455224485IN



आपला आधार क्रमांक / Your Aadhaar No. :

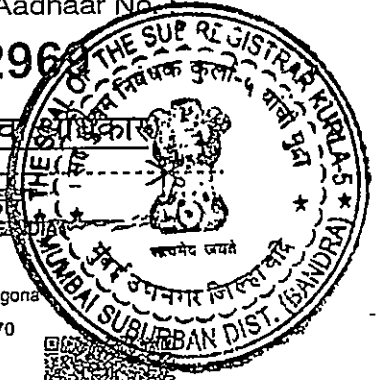
7540 2658 3973

माझे आधार, माझी ओळख

आपला आधार क्रमांक / Your Aadhaar No.

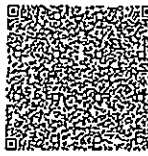
3915 9199 2969

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India

रीतू कमलेश्वर बागोरिया  
 Ritu Kamleshwar Bagoria  
 जन्म तारीख / DOB 15/07/1981  
 स्त्री / Female



7540 2658 3973

माझे आधार, माझी ओळख



भारत सरकार  
 GOVERNMENT OF INDIA

कमलेश्वर मदनलाल बागोरिया  
 Kamleshwar Mandantal Bagona  
 जन्म वर्ष / Year of Birth 1970  
 पुरुष / Male



3915 9199 2969

आधार - सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**A/SFPS8051A**

नाम / NAME  
**RAMESHCHANDRA LAGHARIRAM SAGAR**

पिता का नाम / FATHER'S NAME  
**LACHARIRAM SAGAR**

जन्म तिथि / DATE OF BIRTH  
**15-01-1964**

हस्ताक्षर / SIGNATURE  
  
 आयकर आणवत (कंप्यूटर केंद्र)  
 Commissioner of Income-tax (Computer Operations)

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 अकांशासगर  
 AKANSHASAGAR  
 रमेशचंद्रासगर  
 RAMESHCHANDRA SAGAR  
 23/12/1995  
 Permanent Account Number  
**GPARS6369B**

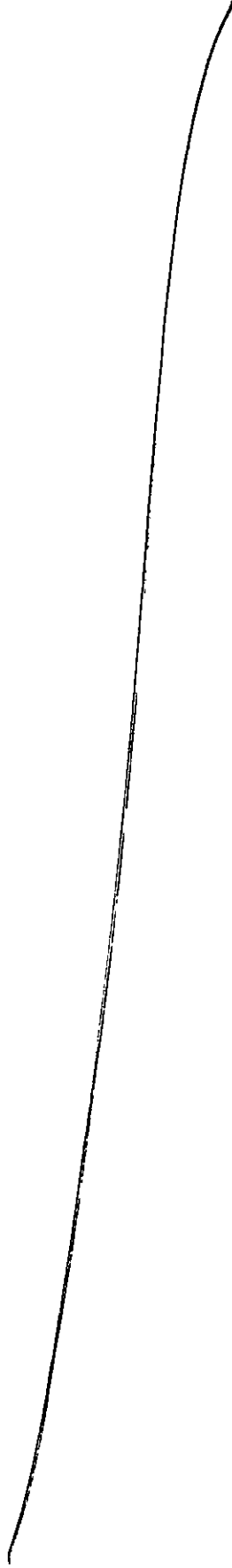
भारत सरकार  
 GOVT OF INDIA

भारत सरकार  
 GOVERNMENT OF INDIA

मंगेश शामजी चवण  
 Mangesh Shamji Chavan  
 जन्म तारीख / DOB 12/08/1991  
 पुरुष / MALE  
 Mobile No 9892128057  
**3379 9363 9956**  
 AVID - 91275045286790948

माझे आधार, माझी ओळख

करल - ५		
१४६०५	११६	१२०
२०२३		





520/14675

मंगळवार, 11 जुलै 2023 9:48 म.पू.

दस्त गोषवारा भाग-1

करल5

दस्त क्रमांक: 14675/2023

करल - ५

१०६०५ ११९२०

२०२३

दस्त क्रमांक: करल5 /14675/2023

वाजार मूल्य: रु. 58,65,539/-

मोबदला: रु. 62,00,000/-

भगलेले मुद्रांक शुल्क: रु.3,72,000/-

दु. नि. मद्र. दु. नि. करल5 यांचे कार्यालयात

पावती:15528

पावती दिनांक: 11/07/2023

अ. क्र. 14675 वर दि.11-07-2023

मादरकरणाचे नाव: आकांशा सागर

गेजी 9.46 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृथांची संख्या: 120

एकूण: 32400.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Kuria-

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)  
दस्ता प्रकार: करणनामा

Joint S.R. Kuria-5

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

गिह्का क्र. 1 11 / 07 / 2023 09 : 46 : 03 AM ची वेळ: (सादरीकरण)

गिह्का क्र. 2 11 / 07 / 2023 09 : 47 : 34 AM ची वेळ: (फी)



## प्रातज्ञापत्र

'सादर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातीत संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील. तसेच, हस्तांतरण दस्तामुळे राज्य शासन/केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

१)

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लिहून घेणारे

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100

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दम्न गोपवाग भाग-2

करल 5  
दम्न क्रमांक. 14675/2023

11/07/2023 9 55.24 AM

दम्न क्रमांक करल5/14675/2023

दम्नाचा प्रकार - करगनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	उत्पा प्रमाणित
1	नाव मेमर्न आदित्यराज इटरप्रायजेस पत्ता: मुंबई नगर, मुंबई, महाराष्ट्र, मुम्बई. पत्ता प्लॉट नं. 2, माळा नं. तळ मजला , इमारतीचे नाव, पूर्णिमा प्राईट, ब्लॉक नं विल्डिंग नं 03, रोड नं टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर ABTFA1531A	लिहून घेणा वय :-31 स्वाक्षरी:- <i>Meheraj</i>		
2	नाव आकाशा सागर पत्ता प्लॉट नं. 320, माळा नं. -, इमारतीचे नाव: स्प्लेंडर गोदरेजहिल मोनायटी, ब्लॉक नं. -, रोड नं: खटकपाडा कल्याण पश्चिम, महाराष्ट्र, THANE पिन नंबर GPAPS6369B	लिहून घेणा वय :-27 स्वाक्षरी:- <i>Handa</i>		
3	नाव रमेशचंद्र लाचारीगम सागर पत्ता प्लॉट नं: 302, माळा नं. -, इमारतीचे नाव: स्प्लेंडर गोदरेजहिल मोनायटी, ब्लॉक नं. -, रोड नं: खटकपाडा कल्याण पश्चिम, महाराष्ट्र, THANE पिन नंबर ASFPS8051A	लिहून घेणा वय -59 स्वाक्षरी:- <i>Dechna</i>		

वरील दम्नगवज करून देणार तथाकथीन करगनामा चा दम्न गवज करून दिल्याचे कबुल करताना  
थिका क्र.3 ची वेळ: 11 / 07 / 2023 09 : 48 : 52 AM

ओळख -

खालील दम्न अने निवेदीन करताना की ते दम्नगवज करून देणा-यानां व्यक्तीश ओळखतात, व न्याची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	उत्पा प्रमाणित
1	नाव. गीतु बागोरीया वय 41 पत्ता. बांद्रा पूर्व, मुंबई पिन कोड 400051		
2	नाव. कमलेश्वर बागोरीया वय 52 पत्ता बांद्रा पूर्व, मुंबई पिन कोड 400051		

थिका क्र.4 ची वेळ: 11 / 07 / 2023 09 : 50 : 58 AM

थिका क्र.5 ची वेळ: 11 / 07 / 2023 09 : 54 : 24 AM नोंदणी पुस्तक 1 मध्ये

Joint S R, Kuria 5

सह. दुय्यम निबंधक

Payment Details

कुर्ला-5 (वर्ग-5)

करल 5  
9910V 2023

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADITYARAJ ENTERPRISES NX	eChallan	00040572023071053510	MH004971244202324E	372000.00	SD	0002561632202324	11/07/2023
2		DHC		1007202313519	2000	RF	1007202313519D	11/07/2023
3		DHC		1007202313888	400	RF	1007202313888D	11/07/2023
4	ADITYARAJ ENTERPRISES NX	eChallan		MH004971244202324E	300000.00	SD	0002561632202324	11/07/2023

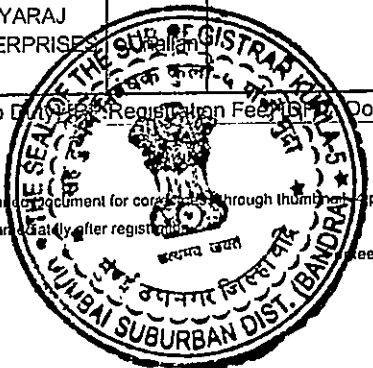
(SD:Stamp of Registrar, Registration Fee, Document Handling Charges)

पुस्तक क्रमांक 99, क्रमांकावर नोंदणी क्रमांक 14675/2023

दिनांक: 99 10V / 2023

- 1 Verify Scan the document for correctness through thumbprint (pages on a side) printout after scanning
- 2 Get print immediately after registration

Feedback, please write to us at feedback.isanta@gmail.com



सह. दुय्यम निबंधक, कुर्ला-5  
मुंबई उपनगर जिल्हा

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11/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

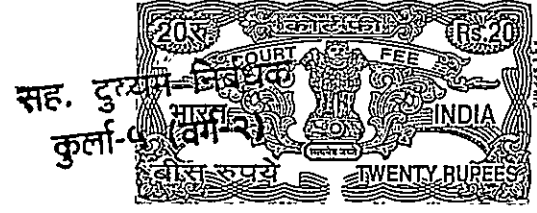
दस्त क्रमांक : 14675/2023

नोंदणी :

Regn 63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6200000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5865538.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbal Ma.na.pa. इतर वर्णन :सदनिका नं: 703, माळा नं: 7 वा मजला, इमारतीचे नाव: टागोर नगर अरुणोदय को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 39,आदित्यराज सिग्नेचर, रोड : टागोर नगर,विक्रोळी पूर्व,मुंबई- 400083, इतर माहिती: क्षेत्रफळ 36.32 चौ. मीटर्स रेरा कार्पेट.( ( C.T.S. Number : 355 (Part) ; ) )
(5) क्षेत्रफळ	1) 39.95 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स आदित्यराज इंटरप्रायजेस एनएक्स तर्फे भागीदार मजबूत खुशलानी आणि रॉकी आर. खुशलानी ह्यांच्या तर्फे मुखत्यार म्हणून मंगेश चव्हाण वय:-31; पत्ता:-प्लॉट नं: शांभू नं. 2, माळा नं: तळ मजला , इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं: विल्डिंग नं. 03, रोड नं: टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ABTFA1531A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आकांशा सागर वय:-27; पत्ता:-प्लॉट नं: 320, माळा नं: -, इमारतीचे नाव: स्पेन्डर गोदरेजहिल सोसायटी , ब्लॉक नं: -, रोड नं: खडकपाडा कल्याण पश्चिम , महाराष्ट्र, THANE. पिन.कोड:-421301 पॅन नं:-GPAPS6369B 2): नाव:-रमेशचंद्र लाचारीराम सागर वय:-59; पत्ता:-प्लॉट नं: 302, माळा नं: -, इमारतीचे नाव: स्पेन्डर गोदरेजहिल सोसायटी, ब्लॉक नं: -, रोड नं: खडकपाडा कल्याण पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-ASFPS8051A
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	11/07/2023
(11) अनुक्रमांक, खड व पृष्ठ	14675/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	372000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADITYARAJ ENTERPRISES NX	eChallan	00040572023071053510	MH004971244202324E	372000.00	SD	0002561632202324	11/07/2023
2		DHC		1007202313519	2000	RF	1007202313519D	11/07/2023
3		DHC		1007202313888	400	RF	1007202313888D	11/07/2023
4	ADITYARAJ ENTERPRISES NX	eChallan		MH004971244202324E	30000	RF	0002561632202324	11/07/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]







**ADITYARAJ**  
G R O U P

# ADITYARAJ ENTERPRISES NX

**BUILDERS, DEVELOPERS & PROMOTERS**

**CREATING LANDMARKS SINCE 1967 | AN ISO 9001:2015 CERTIFIED GROUP**

## DEMAND LETTER No. 1

To,  
MS. AKANSHA SAGAR  
MR. RAMESHCHANDRA LACHARIRAM SAGAR  
Flat No 302, Splendor Godrej Hill Society,  
Khadakpada, Kalyan (W) 421301.

Date: 13<sup>th</sup> July 2023

**Subject:** Request for Payment towards Flat No 703 on the 7<sup>th</sup> Floor in the building "Tagore Nagar Adityaraj Signature (Arunodaya CHS Ltd)" Building No. 39, Tagore Nagar, Village Hariyali, Vikhroli (E), Mumbai - 400 083, Registered by Sale Agreement dated 11<sup>th</sup> July 2023 Vide Registration No. KRL5-14675-2023.

Dear Sir/Madam,

With reference to the Sale Agreement of Flat No. 703, in of our project "Tagore Nagar Adityaraj Signature (Arunodaya CHS Ltd)" which is sold to you for Sale Consideration of Rs 62,00,000/- (Rupees Sixty Two Lakhs Only) & Development Charges of Rs 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) for Terms & Condition agreed in Sale Agreement Mentioned above.

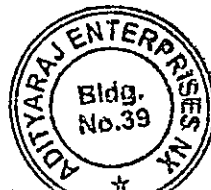
We hereby call upon you to make the payment due towards **COMPLETION OF TWENTY-THREE SLAB, BLOCK WORK, INTERNAL & EXTERNAL PLASTER (80% OF A.V)** as per details mentioned below:

**i) Towards Consideration of Flat:**

Description	Amount Due	Amount Paid	Amount Payable
On Completion of Twenty Three Slab, Block Work, Internal & External Plaster (80%)	49,60,000/-	9,41,000 /-	40,19,000/-
CGST @ 2.5% - Rs 1,24,000 /- SGST @ 2.5% - Rs 1,24,000 /- Total GST - Rs 2,48,000/-	2,48,000/-	47,000/-	2,01,000/-
<b>Total Amount Outstanding</b>			<b>42,20,000/-</b>

**ii) Towards Development Charges :**

Description	Amount Due	Amount Paid	Amount Payable
On Completion of 23 <sup>rd</sup> RCC Slab.	2,00,000/-		2,00,000/-
CGST @ 9% - Rs 18,000/- SGST @ 9% - Rs 18,000/- Total GST - Rs 36,000/-	36,000/-		36,000/-
<b>Total Amount Outstanding</b>			<b>2,36,000/-</b>





Kindly issue separate Cheques/ DD OR Separate Bank Transfers / RTGS / NEFT towards due/ Outstanding amount of Rs 42,19,000/-and GST Amount Rs 2,37,000/- in favour of "ADITYARAJ ENTERPRISES NX RERA", Please note separate tax deduction source @1.00% Challan under section 194-IA of Income Tax Act 1961 is applicable on amounts excluding tax amounts i.e. GST.

Details of our Bank Account is as below:

ACCOUNT NAME: ADITYARAJ ENTERPRISES NX RERA.  
ACCOUNT NUMBER:50200053975174.  
TYPE OF ACCOUNT: CURRENT.  
BANK - HDFC Bank, Rambaug, Kalyan (W)  
IFSC CODE - HDFC0000194.

You are requested to remit the above amount within a period of 15 Days after demand from the date of letter (i.e. 28<sup>th</sup> July 2023). Please ignore this letter in case the payment has been already made.

Thanking you,

FOR M/S ADITYARAJ ENTERPRISES NX

Partner



Note:

1. Delay in payment will attract Interest as per clause mentioned in Agreement.
2. Mention Flat No and wing behind the cheque/DD.
3. Bank Charges (if any) will be applicable.
4. Our Pan No ABTFA1531A ; GST No 27ABTFA1531A1ZT
5. TDS amount to be deposited as per provision of Income Tax Act 1961.
6. Proof of TDS amount deposited to be submitted to us in form of Challan and TDS Certificate.

**ANKIT M. MAKANI**  
ARCHITECTS, PLANNERS & INTERIOR DESIGNERS

DATE: 27/02/2023

**CERTIFICATE**

TO WHOMSOEVER IT MAY CONCERN

This is to state that construction work of proposed redevelopment building no.39 known as "Tagore Nagar Arunodaya Co-Operative Housing Society LTD" on plot bearing C.T.S.No.355 (pt) s.no. 113(PT) of RE Hariyali Village, MHADA Layout, Vikhroli (E), Mumbai - 400083 being carried out by M/S Adityraj Enterprises NX C.A. to owner Tagore Nagar Arunodaya CHS LTD. The construction work is tabulated as below.

SR. NO.	WORK DESCRIPTION	STATUS
01	R.C.C. Slab	23 <sup>rd</sup> Slab completed
02	Blockwork	19 <sup>th</sup> Floor completed
03	External Plaster	14 <sup>th</sup> Floor completed
04	Internal Plaster	18 <sup>th</sup> Floor completed
05	Concealed Plumbing	14 <sup>th</sup> Floor completed
06	Concealed Electrical	18 <sup>th</sup> Floor completed

Thanking You,

Yours faithfully,

  
**ANKIT M. MAKANI**  
Registered Architect  
CA/2016/78764  
Ankit Makani  
(CA/2016/78764)



# ADITYARAJ ENTERPRISES NX

BUILDERS & DEVELOPERS

Shop No 2, Ground floor, Building No 3, Purnima CHS Ltd, Tagore Nagar, Vikhroli (East) Mumbai 400083.  
Tel.25744343

Receipt No. 515

Date: 15-4-2023

Received with thanks from Mr/Mrs. / M/s. Ramesh chandra Sagar.

the sum of Rupees fifty one Thousand only.

by Cash/Cheque / Draft No. 343031 Drawn on State Bank of India  
dated 11-4-23 in Parts / Full-payment towards Flat Consideration / GST on A/c. of Flat No 703

Building No 39, ADITYARAJ SIGNATURE (Arunodaya CHS Ltd), Tagore Nagar, Vikhroli (E) Mumbai 400083  
For ADITYARAJ

₹ 51,000/-

Subject to realization of cheque.



Aul ratory

Pradeep - 8097887838

# ADITYARAJ ENTERPRISES NX

BUILDERS & DEVELOPERS

Shop No 2, Ground floor, Building No 3, Purnima CHS Ltd, Tagore Nagar, Vikhroli (East) Mumbai 400083  
Tel. 25744343

Receipt No 541

Date. 12-5-2023

Received with thanks from Mr/Ms. / M/s. Ramesh chandrag sagare

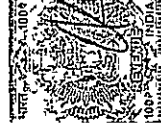
the sum of Rupees four lacs eighty nine thousand only

by Cash/Cheque / Draft No. 343034 Drawn on State Bank of India  
dated 12.5.23 in Parts / Full payment towards Flat Consideration / GST on A/c. of Flat No. 703

Building No 39, ADITYARAJ SIGNATURE (Arunodaya CHS Ltd), Tagore Nagar, Vikhroli (E), Mumbai 400083  
For ADITYARA RISES NX

₹ 4,89,000/-

Subject to realization of cheque



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# ADITYARAJ ENTERPRISES NX

BUILDERS & DEVELOPERS

Shop No 2, Ground floor, Building No 3, Purnima CHS Ltd, Tagore Nagar, Vikhroli (East) Mumbai 400083.

Tel.25744343

Date: 12-05-2023

Receipt No. 540

Received with thanks from Mr./Mrs / M/s Ramesh chandrag sagdne

the sum of Rupees four lacs and forty eight thousand

only

by Cash/Cheque / Draft No. 451983 Drawn on Punjab National Bank  
dated 25-5-23 in Parts / Full payment towards Flat Consideration / GST on A/c. of Flat No. 703

Building No 39, ADITYARAJ SIGNATURE (Arunodaya CHS Ltd), Tagore nagar, Vikhroli (E), Mumbai 400083  
For ADITYARAJ

₹ 448000/-

4,01,000 flat  
41,000 GST  
448000

Subject to realization of cheque

Auth:



atory







**ADITYARAJ**  
G R O U P

# ADITYARAJ ENTERPRISES NX

## BUILDERS, DEVELOPERS & PROMOTERS

CREATING LANDMARKS SINCE 1967 | AN ISO 9001:2015 CERTIFIED GROUP

To:  
The Assistant General Manager  
State Bank of India  
RACPC, Mumbai

Dear Sir,

We, ADITYARAJ ENTERPRISES NX, and here by certify that:

1. We have transferable rights to the property described below, which has been allotted by us to **MS. AKANSHA SAGAR & MR. RAMESHCHANDRA LACHARIRAM SAGAR** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement No **KRL5- 14675-2023** dated **11<sup>th</sup> July 2023** (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	703
Building No./Name	Building No. 39 Adityaraj Signature (Arunodaya CHS Ltd).
Plot No	City Survey No. 355 (Part)
Street No./Name	Tagore Nagar
Locality Name	Tagore Nagar
Area Name	Vikhroli East
City Name	Mumbai
Pin Code	400083

2. That the total consideration for this transaction is 62,00,000/- (Rupees Sixty Two Lakhs Only) towards sale document and Rs. 3,10,000/- (Rupees Three Lakhs Ten Thousand Only) towards GST.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

Off. Add. Adityaraj-101 Bldg. No.3  
Purnima CHS Ltd. Tagore Nagar  
Vikhroli (East) Mumbai-400083  
Tel. No. 022-25749999/565674343

Recd. Off. Shop No.2 Bldg. No.3  
Purnima CHS Ltd. Tagore Nagar  
Vikhroli (E) Mumbai-400083  
Email- adityarajenterprises913@gmail.com



5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.

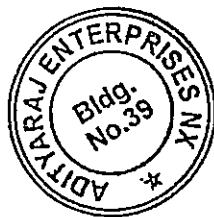
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring ADITYARAJ ENTERPRISES NX RERA, HDFC Bank, RAMBAUG, KALYAN WEST Branch, Account No. 50200053975174, IFSC Code: HDFC0000194

9. In case of cancellation of the sale-agreement for any reason, We shall refund the amount paid by Purchaser's after deducting charges as per clause in Sale Agreement by crossed cheque favouring the Bank A/c" MS. AKANSHA SAGAR & MR. RAMESHCHANDRA LACHARIRAM SAGAR", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the firm vide PARTNERSHIP DEED (description of document of delegation of authority to the signatory.)

Yours faithfully,



Authorized Signatory.

Name - MR. AJAY KHUSHALANI

Designation - Partner

Place - Vikhroli (E)

Date - 17/07/2023