

# BEAUTY LANDMARK CO-OP. HOUSING SOCIETY LTD.

MUM/WVS/HSG/(TC)/11122/2019-2020/01.01.2020 Dated: 01/01/2020  
CTS NO.149, 149/1, OFF VILLAGE KANJUR, J.M..ROAD, BHANDUP (W), MUMBAI 40078

## BILL

Unit No. : 0604 Unit Area : 430.00 SqFt Unit Type : N/A Bill No. : 22  
Name : RAJSHREE NARESH KADAM/ MR. NARESH VISHNU KADAM Bill Date : 04/04/2023  
Bill For : April : 2023 Due Date : 20/04/2023 00:00  
Wing : A Floor No : 06

Sr.	Particulars Of Charges	Amount
1	SERVICE CHARGES CONTRIBUTION	3,000.00
2	SINKING FUND CONTRIBUTION	90.00
3	REPAIRS & MAINT. FUND CONTRIBUTION	269.00
4	SOCIETY WELFARE CONTRIBUTION	100.00
E.&O.E.		
	Sub Total	3,459.00
	Adjustment Credit/Rebate	0.00
	Interest On Arrears	0.00
	Previous Arrears	
	Principal	0.00
	Interest	0.00
	<b>Total Due Amount and Payable</b>	<b>3,459.00</b>

Rupees Three Thousand Four Hundred Fifty Nine Only

### Notes:

- 01) BILL TO BE PAID BEFORE DUE DATE, IF DEFULT CHARGED INTEREST @21%p.a. ON ARREARS
- 02) CHEQUE TO BE ISSUED ON SOCIETY NAME AND REVERSE SIDE OF CHEQUE TO BE MENTION FLAT NUMBER AND MOBILE NUMBER.
- 03) RECEIPT OF PAYMENT WILL BE PRINT BELOW OF NEXT BILL.
- 04) ONLINE PAYMENT TO BE TRANSFER BY NEFT ONLY AND MENTION YOUR FLAT NUMBER EVERY PAYMENT.
- 05) FOR NEFT PAYMENT BANK DETAILS : SB BANK A/C NO. 83780100004746 A/C NAME:BEAUTY LANDMARK CO OP HSG. SOCIETY LTD  
IFSC CODE : BARBOVJBHND, MICR CODE : 400012392

## R E C E I P T

Received with thanks from **RAJSHREE NARESH KADAM/ MR. NARESH VISHNU KADAM**

Details of payments received are as under: Period :- **01/03/2023 To 03/04/2023**

Unit No: 0604

Receipt	Date	Chq No.	Chq Date	Bank & Branch	Towards bill no.	Amount
957	03/2023	00:00		NEFT,	1133, Bill Date: 01/03/2023	3,459.00
					<b>Total :</b>	<b>3,459.00</b>

Rupees three thousand four hundred fifty-nine only

( Subject to Realisation of Cheque )

For BEAUTY LANDMARK CO-OP. HOUSING SOCIETY LTD

Authorised Signature

**BILL PRINTED BY : S. DHURI & ASSOCIATES ( CELL : 9757168560)**



# BEAUTY LANDMARK CO-OP. HSG. SOCIETY LIMITED

Regd. No. MUM/WS/HSG/TC/11122/2019-2020 YEAR 2020

First Floor 102, Jangal Mangal Road, Bhandup West, Mumbai - 400 078.

## SHARE CERTIFICATE

AUTHORISED SHARES CAPITAL RS. 50000/-  
DIVIDED IN TO 1000 SHARES OF RS. 50/- EACH)

Flat No. 604

No. of Shares 10

Share Certificate No. 023

This is to certify that Smt./Smt./Mrs. Rajeshree. Naresh. Kadam &

Mr. Naresh. Vishnu. Kadam.

are the Registered Holder of Ten fully paid up shares of ₹ 50/- ( ₹ Fifty) each  
numbered from BL-211 to BL-220 both inclusive; for ₹ 500/- ( ₹ Five Hundred only)  
Beauty Landmark Co-op. Hsg. Society Limited subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Bhandup (W), Mumbai-400078.

this 6<sup>th</sup> day of March 2022

Authorised  
M. C. Member

Secretary

Chairman

P.T.O.

*Smt. Nareshree*

*M. C. Member*

*Chairman*

# BEAUTY GANRAJ CONSTRUCTION LLP

Regi. Office : 202, Odyssey IT Park, Road No. 9, Nr. Old Passport Office, Wagle Estate, Thane (W) - 400 604.



BGC

Date 20/10/2018

To,

Mrs. Rajshree Kadam

Mr. Naresh Kadam

Re: Possession of Flat No. 604 on 6th Floor ("said Flat"), in building known as " **BEAUTY LANDMARK**", ("Building") situated at to be/being constructed on the property being all those pieces or parcels of land bearing CTS No. CTS No. 149, 149/1 or thereabout situate, laying & being at Village Kanjur, Bhandup (West), Taluka Mulund & Mumbai Suburban district, vide Agreement dated 19/07/2016

Dear Sir,

- 1) You confirm having this day received from us vacant possession of Flat No. 604 on 6th Floor ("said Flat"), in building known as "BEAUTY LANDMARK", together with fixtures, fittings, installations and all other amenities therein agreed in good condition and order.
- 2) You agree to maintain the said flat and its fixtures in the same order and condition in which they were delivered to you and agree to repair the same at your cost at any time hereafter.
- 3) You shall sign all the necessary papers, applications and bye laws of the proposed organisation as and when required by us.
- 4) As the development of **BEAUTY LANDMARK** is taking place in a phased manner, you agree to us providing to you the facilities of a Fitness Centre, parking facilities and/or other recreation facilities/amenities as per the approved plans or amendments from the SRA (hereinafter for brevity's sake referred to as "the Special Common Areas and Facilities") in the phased manner over a period of time. No Objection or claim will be made by you for the aforesaid Special Common Areas and Facilities being made available, at a later date.
- 5) You shall observe, perform and comply with rules, regulations and bye- laws of the organization.
- 6) You agree to maintain the flat and its surroundings in neat and hygienic conditions and if any damages to the staircase or common corridors and wall is caused while moving furniture, you shall immediately repair such damage at your cost.
- 7) You shall immediately pay an amount of Rs. 2,21,500/- (Rupees Two Lakh Twenty One Thousand Five Hundred Only) towards other charges as mentioned in the aforementioned agreement and GST on above amounting to Rs. 26,580/- (Rupees Twenty Six Thousand Five Hundred Eighty Only )
- 8) You will immediately pay an amount of Rs. 49,680/- (Rupees Forty Nine Thousand Six Hundred Eighty Only) towards advance maintenance for 18 months as mentioned in the aforementioned agreement



Site Address : M/s. Beauty Ganraj Construction LLP, Jungle Mangal Road, Near Sheetal Apartment, Bhandup (W), Mumbai - 400 078.

# BEAUTY GANRAJ CONSTRUCTION LLP

Regl. Office : 202, Odysseay IT Park, Road No. 9, Nr. Old Passport Office, Wagle Estate, Thane (W) - 400 604.



**BGC**

- 9) You will pay municipal taxes and other outgoing for the maintenance of the said flat in the building and amenities provided therein in advance every month without any dispute or delay from the date as mentioned in the intimation letter of possession of the said flat.
- 10) You hereby confirm that prior to taking possession of the said flat; you have inspected the flat and tested all installations, fittings etc., which you have found in perfectly good condition and in order. You have no complaints whatsoever regarding the workmanship and/or the quality of the materials and there is no pending or additional work to be done in the flat.
- 11) You also further affirm that you are aware that's this is a SRA Project consisting a composite building with Rehab and Sale wing along with shops of rehab member in below the sale wing and you will not raise any objections/ litigations etc. for the same.
- 12) Any further work or alterations to be done in the said flat shall be done at your expense alone and the Developer shall not be held responsible for the same.
- 13) You have also inspected the general amenities in the building such as lifts, water pumps, tanks, open areas, common areas, entrance lobbies, basement/ or lower ground areas, entry and exit points, access ways, etc., and you are fully satisfied as to its quality and working conditions and further there won't be any allegation's/ litigation's or whatsoever it may be.
- 14) You shall not make alterations/ additions in the said flat without consent in writing from us and/or the organisation, as the case may be.
- 15) You shall not make any alterations and/or modifications to the common areas/ passages etc., surrounding and/or near your flat.
- 16) You will not throw dirt, rags. Garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the Property and the building. If you or any members of your family or your servant or your guests commit any violation this term, you shall be liable to pay to us [(and pursuant to the formation of the organization a penalty of Rs. 5,000/-(Rupees Five Thousand Only)] for each such occasion.
- 17) You shall maintain the common grill design as already approved by us. You will not modify the grill design or shift its location. You will not fix any fixtures or grills on the exterior of the Building for the purpose of drying clothes or any other purpose and undertake not to have any laundry drying outside the Flat. If it is found that you have violated this term, you shall be liable to pay to the Developer (and pursuant to formation of an Organization, to such Organization) a penalty of Rs. 30,000/- (Rupees Thirty Thousand Only) for each such occasion.
- 18) You will not make any internal changes including, enclosing of A/C ducts, bathroom ducts, kitchen drying areas, shifting of any internal walls.



Site Address : M/s. Beauty Ganraj Construction LLP, Jungle Mangal Road, Near Sheetal Apartment, Bhandup (W), Mumbai - 400 078.

# BEAUTY GANRAJ CONSTRUCTION LLP

Regd. Office : 202, Odyssey IT Park, Road No. 9, Nr. Old Passport Office, Wagle Estate, Thane (W) - 400 604.



**BGC**

- 19) You will not be allowed to chisel any column or beams. We will not be held responsible to any damages caused to the structure if you carry out any of these works.
- 20) You will keep the said Flat including the passages, lobbies and staircase clean at all times. All rubbles, wood saw dust, sand, bricks and all other wastage building materials will have to be carried down by your labour every day at your cost and deposit at a place allotted by us. No storage of any building materials will be permitted in the parking stilts, or at any other building premises without our permission.
- 21) You are not permitted to build any loft tanks. You will be totally held responsible for any short circuits, any water leakage or any choke ups in your toilets or drainage lines due to your negligence.
- 22) You will take prior written approval from RCC consultant and / or the society before making internal changes in the said flat.
- 23) You will pay taxes including service tax and / or any other indirect tax, if any which may be applicable with regard to the said Flat and / or agreement dated 19/07/2016 entered between us.
- 24) You agreed to abide by the above clause and will not claim anything whatsoever against us.
- 25) You also further agree and declare that this writing shall be binding upon you, your heirs and executors, administrator and assigns forever.
- 26) You also declare that this possession letter can also be treated as NOC for amalgamating the adjoining plot/s with existing scheme or building/s and for the same you have No Objection for the same as long as your internal or external shape and size as committed for sale flat/s is being handed over to you; and in future you shall not claim/s for any type/s of compensation/s or arise any obligation/s, litigation/s in whatsoever in nature or manner.
- 27) You declare that you have read all the above clauses and have understood them properly.

In token of your acceptance of the above terms, please sign at the foot of the letter.

For BEAUTY GANRAJ CONSTRUCTION LLP

PARTNER

Mrs. Rajshree Kadam

Mr. Naresh Kadam

## -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमयुएम/ डब्ल्युएस/एचएसजी/(टीसी)/१११२२/२०१९-२०२०/सन २०२०  
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,  
ब्युटी लॅन्डमार्क को-ऑप हौसिंग सोसायटी लि.,  
सी.टी.एस नं. १४९,१४९/१ ऑफ व्हिलेज कांजुर,  
भांडूप-पश्चिम, मुंबई-४०००७८.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व  
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात  
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र  
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे  
वर्गीकरण ' गृहनिर्माण संस्था '

असून उप-वर्गीकरण ' भाडेकरु सहभागीदारी संस्था '

आहे.

कार्यालयीन मोहर



सही

हुद्दा

( संजिव लव्हेकर )  
सहस्यक निबंधक,  
सहकारी संस्था एस-विभाग, मुंबई

स्थळ : मुंबई

दिनांक : ०१/०१/२०२०.

**CP2-T-50454A/B**

**REMINERALIZATION DOSING TANK**

WORKING VOLUME(LITERS) : 92  
 TANK SIZE(D X HT) : 0.8m x 0.8m  
 OPERATING PRESSURE/TEMP(barg/°C) : ATM/12 TO 40  
 DESIGN PRESSURE(barg) : -4 TO 85  
 DESIGN TEMP (°C) : FRP  
 TANK MATERIAL : 3 DAYS  
 STORAGE PERIOD TRIM : CP2-VT504703-1POU-NN

**CP2-P-50456A/B**

**REMINERALIZATION DOSING PUMPS**

NORMAL CAPACITY (LPH) : 1.27  
 DIFFERENTIAL HEAD (m) : 40.4  
 DISCHARGE PRESSURE(barg) : 3.79  
 ABSORBED POWER (kW) : 0.0059  
 DESIGN PRESSURE (barg) : 10  
 DESIGN TEMP. (°C) : -4 TO 85  
 MATERIAL(LIQUID END/DIAPHRAGM) : PP/PTFE  
 TRIM :

CP2-  
MIXER  
ABSOR-  
MIXER

SKID UNDER SHED

SERVICE WATER HEADER  
 MCP1-POMJ0R0037-C01  
 -0001 (SHEET 021)

CP2-1/2"-W561875-1POU-NN

CP2-1/2"-W504792-1POU-NN

CP2-1/2"-W504795-1POU-NN

CP2-1/2"-W504804  
 1POU-NN

CP2-1/2"-W504803  
 1POU-NN

CP2-1/2"-W504805  
 1POU-NN

NOTE 8  
 SIZE : 1/2" X 1/2"  
 PSET : 6 Barg.  
 BLOCKED IN  
 SCENARIO

504  
 PSV  
 505A

504  
 PG  
 518

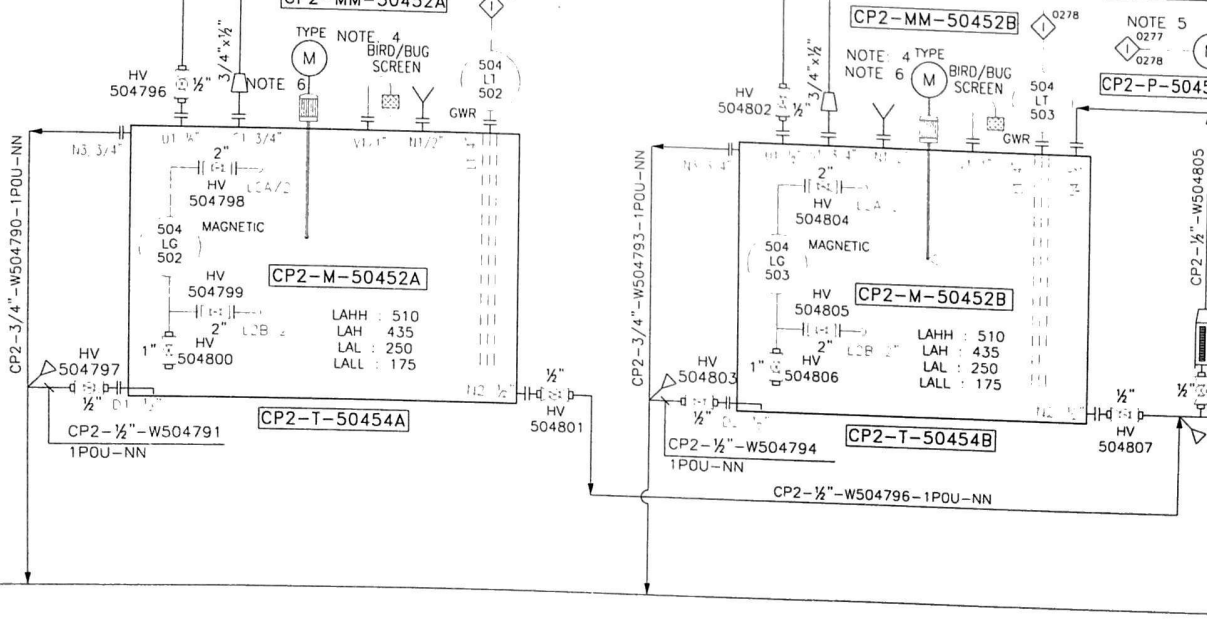
CP2-MM-50452A

CP2-MM-50452B

CP2-PM-5045

NOTE 5

CP2-P-50456A



A  
B  
C  
D  
E  
F  
G  
H

1 2 3 4 5

[CP2-T-50454A/B]

REMINERALIZATION DOSING TANK

WORKING VOLUME (METERS)<sup>3</sup> 92  
 TANK SIZE (D x H) 0.8m x 0.8m  
 OPERATING PRESSURE/TEMP (barq/°C) ATM/12 TO 40  
 DESIGN PRESSURE (barq) ATM+FULL OF WATER  
 DESIGN TEMP (°C) -4 TO 85  
 TANK MATERIAL FRP  
 STORAGE PERIOD 3 DAYS  
 TRIM CP2-VT504703-IPOU-NN

[CP2-P-50456A/B]

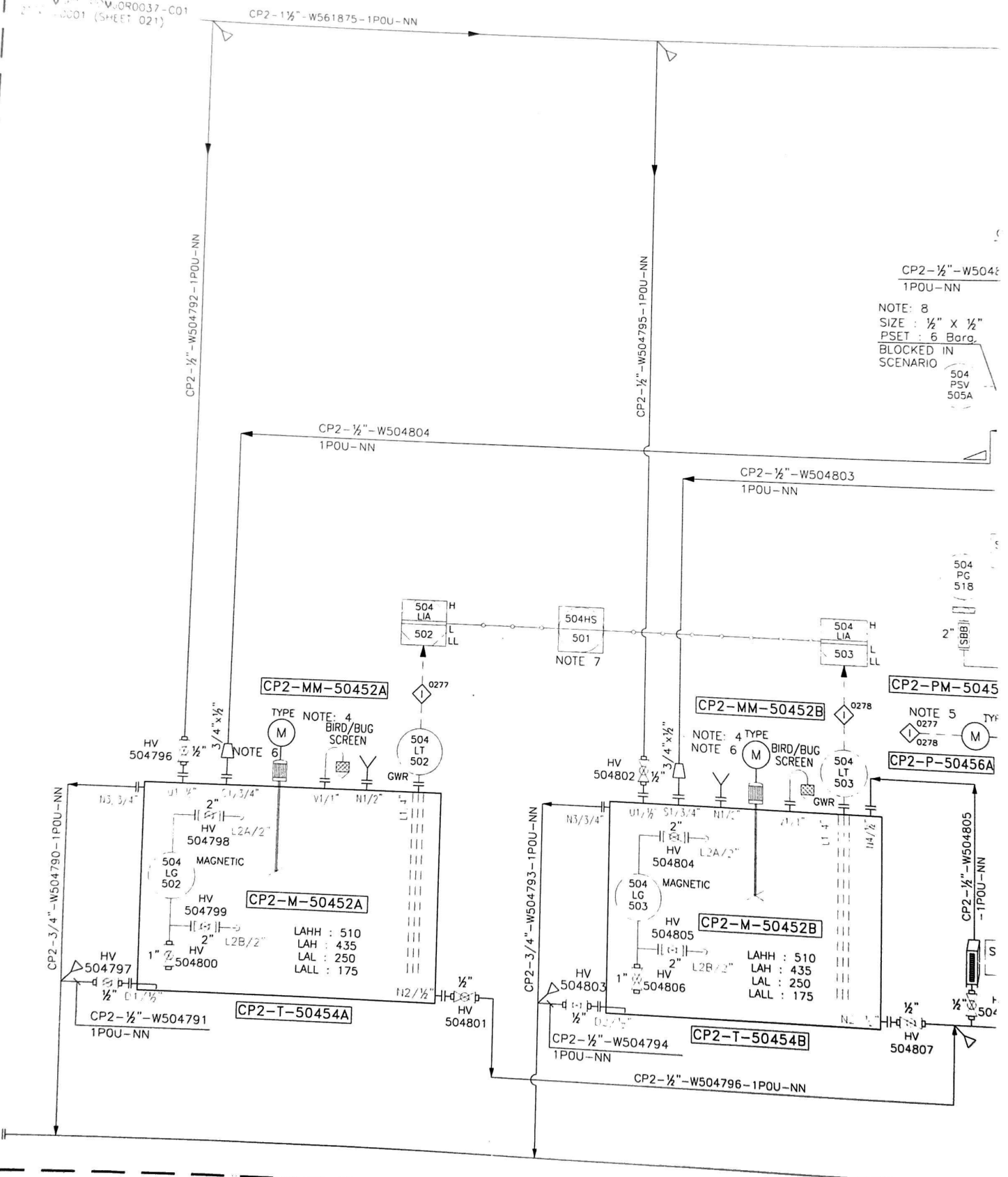
REMINERALIZATION DOSING PUMPS

NORMAL CAPACITY (LPH) 1.77  
 DIFFERENTIAL HEAD (m) 40.4  
 DISCHARGE PRESSURE (barq) 5.79  
 ABSORBED POWER (kW) 0.0059  
 DESIGN PRESSURE (barq) 10  
 DESIGN TEMP (°C) -4 TO 85  
 MATERIAL (LIQUID END/DIAPHRAGM) PP/P/TFE  
 TRIM

[CP2-MIXER]  
 AB'S OF MIXER

SKID UNDER SHED

SERVICE WATER HEADER  
 V.P.M. 000000037-C01  
 00001 (SHEET 021)



CP2-1/2"-W50484  
 IPOU-NN

NOTE: 8  
 SIZE: 1/2" X 1/2"  
 PSET: 6 Barq  
 BLOCKED IN SCENARIO

504 PSV 505A

504 PG 518

CP2-PM-5045

NOTE 5  
 0277  
 0278

CP2-P-50456A

CP2-MM-50452A

NOTE: 4  
 BIRD/BUG SCREEN

504 LG 502

CP2-M-50452A

LAHH: 510  
 LAH: 435  
 LAL: 250  
 LALL: 175

CP2-MM-50452B

NOTE: 4 TYPE  
 NOTE 6  
 BIRD/BUG SCREEN

504 LG 503

CP2-M-50452B

LAHH: 510  
 LAH: 435  
 LAL: 250  
 LALL: 175

CP2-3/4"-W504790-IPOU-NN  
 HV 504796  
 HV 504797  
 CP2-1/2"-W504791  
 IPOU-NN

CP2-3/4"-W504793-IPOU-NN  
 HV 504802  
 HV 504803  
 CP2-1/2"-W504794  
 IPOU-NN

CP2-1/2"-W504805  
 IPOU-NN  
 HV 504807





**SLUM REHABILITATION AUTHORITY**

No. SRA/ENG/2911/S/PL/AP

Date:

**20 APR 2018**

To,  
Sheetal Nikhare of  
M/s. S. S. Associates,  
202, Odyssey IT Park,  
Road No.9, Wagle Estate,  
Thane (W).

**Sub:-Amended IOA cum Part Occupation** for sale wing of composite building in S.R. Scheme on plot bearing C.T.S. No. 149, 149/1 of Village Kanjur, Bhandup (W), Mumbai, for Manav SRA CHS (Ltd).

**Ref:** Your letter dtd.18/03/2018

Madam,

With reference to the above & Certificates attached. The development work for composite building under S.R. Scheme on plot bearing C.T.S. No. 149, 149/1 of Village Kanjur, Bhandup (W), Mumbai, for Manav SRA CHS (Ltd) has been completed under the Supervision of Architect Sheetal Nikhare of M/s. S.S. Associates, Lic. no. CA/2003/31138, Structural Engineer, Shri. Kailash Anwala Lic. No. STR/A/39 and Site Supervisor Shri.Bipin Gaykar, Lic No.G/199/SSI and may be occupied under the following conditions:-

1. This occupation permission is granted for 01 Welfare Centre/Buildable reservation in Rehab wing and 73 Sale Residential units, 11 Rehab commercial units, 01 fitness center, 01 Sale society office in sale wing of composite building for Basement + Ground (pt) + stilt (pt) + 1<sup>st</sup> to 20<sup>th</sup> upper floors.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall comply the balance LOI/IOA conditions before asking for full OCC of composite building.
4. That you shall submit the copy of possession receipt of buildable reservation / welfare center before requesting full OCC.
5. That you shall develop R.G. & submit copy of completion certificate form Supt.of Garden, MCGM before requesting full OCC
6. That you shall submit copy of P.R. Card in the name of MCGM for road setback area before requesting full OCC of composite building.

A set of completion plans is returned herewith.

Administrative Building, Anantkanekar Marg, Bandra(E), Mumbai- 400051  
Tel 022-26565800/26590405/1879 Fax 91 22 26590457 Website [www.sra.gov.in](http://www.sra.gov.in) E-mail [info@sra.gov.in](mailto:info@sra.gov.in)

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully,

— Sφ —

Executive Engineer-3  
Slum Rehabilitation Authority

Copy to:

- ✓ 1. Developer, M/s. Beauty Ganaraj Constructions LLP.
2. Asstt. Municipal Commissioner 'S' Ward, MCGM.
3. A.E.W.W. (S) Ward.
4. A.A. & C. (S) Ward.

For information please.

*Seah*

20.04.18

Executive Engineer -3  
Slum Rehabilitation Authority



**S. S. ASSOCIATES**

504, 5TH FLOOR EXIM LINK, OPP. INDIRA  
CONTAIONER YARD, MULUND GOREGAON  
LINK ROAD, NAHUR (W), MUMBAI - 400 078.

e-mail : ss\_associates1@yahoo.co.in

Date: 21/02/2018

**TO WHOME SO EVER IT MAY CONCERN**

This is to certify that the proposed sale wing of composite building 'Beauty Landmark' on plot bearing CTS No 149, 149/1 of village Kanjur, Bhandup (W), Mumbai is being developed by M/s Beauty Ganraj Constructions LLP erstwhile known as M/s Ganraj Constructions.

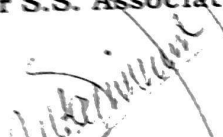
The construction up to 16<sup>th</sup> upper floors of rehab wing along with 17<sup>th</sup> to 20<sup>th</sup> floor of sale wing is completed and OCC received. Work of the sale wing is completed in all respects except work of one lift.

This is for your information please.

Thanking you.

Yours faithfully,

**For S.S. Associates**

  
**SHEETAL NIKHARE.**  
(CA/2003, 31138)



504, SHEETAL NIKHARE, OPP. BHIBA  
CORPORATE ZONE, MULUND GOVT. COLLEGE  
LINK ROAD, BANDRA(W), MUMBAI - 400 078

e mail ss.associates@yahoo.co.in

Date : 29/10/16

**TO WHOME SO EVER IT MAY CONCERN**

This is to certify that the proposed sale wing of composite building 'Beauty Landmark' on plot bearing CTS No 149, 149/1 of village Kanjur, Bhandup(W), Mumbai is being developed by M/s Beauty Ganraj Constructions LLP erstwhile known as M/s Ganraj Constructions. The construction is completed up to plinth + 22<sup>nd</sup> upper slabs of rehab wing and plinth + 22<sup>nd</sup> upper slabs of sale wing along with the brick work till 16<sup>th</sup> floor and external plaster and internal plaster upto 12<sup>th</sup> floor of sale wing.

This is for your information please.

Thanking you.

Yours faithfully,

**For S.S. Associates**

**SHEETAL NIKHARE.**

(CA/2003/31138)



504, 5TH FLOOR EXIM LINK, OPP. INDIRA  
CONTAIONER YARD, MULUND GOREGAON  
LINK ROAD, NAHUR(W), MUMBAI - 400 078.

e-mail: ss\_associates1@yahoo.co.in

Date : 3/09/16

**TO WHOME SO EVER IT MAY CONCERN**


This is to certify that the proposed sale wing of composite building 'Beauty Landmark' on plot bearing CTS No 149, 149/1 of village Kanjur, Bhandup(W), Mumbai is being developed by M/s Beauty Ganraj Constructions LLP erstwhile known as M/s Ganraj Constructions. The construction is completed up to plinth + 22<sup>nd</sup> upper slabs of rehab wing and plinth + 19<sup>th</sup> upper slabs of sale wing along with the brick work till 16<sup>th</sup> floor and external plaster and internal plaster upto 12<sup>th</sup> floor of sale wing.

This is for your information please.

Thanking you.

Yours faithfully,

**For S.S. Associates**

  
**SHEETAL NIKHARE.**  
(CA/2003/31138)



CHALLAN  
MTR Form Number-6

GRN	MH002716718201617M	BARCODE			Date	15/07/2016-19:01:31	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID (If Any)						
	Registration Fee			PAN No. (If Applicable)	ALBPK7694N					
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name	RAJESHREE N KADAM					
Location	MUMBAI			Flat/Block No.	FLAT NO 604, BEAUTY LANDMARK					
Year	2016-2017 One Time			Premises/Building						
Account Head Details	Amount In Rs.			Road/Street	BHANDUP WEST					
0030045501 Stamp Duty	356000.00			Area/Locality	MUMBAI					
0030063301 Registration Fee	30000.00			Town/City/District						
				PIN	4	0	0	0	7	8
				Remarks (If Any)	PAN2=AAJFG6537B-SecondPartyName=BEA UTY GANRAJ CONSTRUCTION LLP-					
				Amount In	Three Lakh Eighty Six Thousand Rupees Only					
Total	386000.00			Words						
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	REF No.	03006172016071500485	180716M908823			
Cheque/DD No				Date	18/07/2016-16:11:34					
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Mobile No. : Not Available





पावनी

Original/Duplicate

Tuesday, July 19, 2016

नोंदणी क्र. 39म

9:45 AM

Regn.:39M

पावनी क्र.: 8369

दिनांक: 19/07/2016

गावाचे नाव: कांजुर

दस्तावेजाचा अनुक्रमांक: करण2-7345-2016

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: राजश्री नरेश कदम

नोंदणी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 2140.00

पृष्ठांची संख्या: 107

एकूण:

₹ 32140.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे  
10:03 AM ह्या वेळेस मिळेल.

सह दु निबंधक कुर्ता २

सह दुप्यम निबंधक (वर्ग-२)

कुर्ता क्र. २

बाजार मूल्य: ₹.5751000/-

मोबदला ₹.7120000/-

भरलेले मुद्रांक शुल्क : ₹. 356000/-

1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002716718201617M दिनांक: 19/07/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 2140/-

*Rajash*

ORIGINAL REGISTERED  
DOCUMENT DELIVERED ON

20 JUL 2016



महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग  
मूल्यांकन अहवाल सन 2016-17

1 दस्ताचा प्रकार -

करारनामा अनुच्छेद क्रमांक - 290

2 सादरकर्त्याचे नांव -

RAJESHREE NARESH KADAM

3 तालुका -

कुर्ला २

करल-२

4 गावाचे नांव -

कांजूर

0383/9/900

5 अंतिम भूखंड क्र -

१४९

२०१६

6 मूल्य दरविभाग (झोन)-

३२०

उपविभाग - ५४९

7 मिळकतीचा प्रकार -  
प्रति चौ मि दर -

खुली जमीन	निवासी	कार्यालय	दुकान	औद्योगिक
	९९४२००			

8 दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ- १४३० कारपेट/बिल्डअप चौ मि/फुट

9 कारपार्किंग - नाही

गच्ची - -

पोटमाळा - -

10 मजला क्रमांक - ६वा

उदवाहन सुविधा - आहे/नाही

11 बांधकाम वर्ष - -

घसारा - -

12 बांधकामाचा प्रकार - आर सी सी

13 बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र -

ज्यान्वये दिलेली घट

14 भाडेकर व्याप्त मिळकत असल्यास

-1. त्याच्या ताब्यातील क्षेत्र (जमीन)

2. नवीन इमारतीत दिलेले क्षेत्र

3. भाड्याची रक्कम -

1. प्रतिमाह भाडे रक्कम -

2. अनामत रक्कम/आगावू भाडे

3. कालावधी -

15 लिहू अॅण्ड लायसन्सचा दस्त -

16 निर्धारित केलेले बाजारमूल्य -

रु. ५०५९०००१-

९९४२०० x १४०.६६ x ९.०५ = ५०५०००४

17 दस्तामध्ये दर्शविलेला मोबदला -

रु. ५९२००००१-

18 देय मुद्रांक शुल्क- रु.

३५६०००/-

भरलेले मुद्रांक शुल्क - रु.

३५६०००

19 देय नोंदणी फी - रु.

३००००१/-

लिपीक -

सहायक सहायक कुर्ला - २  
मुंबई उपनगर जिल्हा







CHALLAN  
MTR Form Number-6

करल-२		
०३४५	३	९००
२०१६		

GRN	MH002716718201617M	BARCODE		Date	15/07/2016-19:01:31	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
	Registration Fee			PAN No. (If Applicable)	ALBPK7694N		
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name	RAJESHREE N KADAM		
Location	MUMBAI			Flat/Block No.	FLAT NO 604, BEAUTY LANDMARK		
Year	2016-2017 One Time			Premises/Building	BHANDUP WEST		
Account Head Details	Amount In Rs.	Road/Street		MUMBAI			
0030045501 Stamp Duty	356000.00	Area/Locality		MUMBAI			
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN					
		Remarks (If Any)		PAN2=AAEE6687B-Second PartyName=EEA LTY GANESH CONSTRUCTION LLP			
		Amount In	Three Lakh Eighty Six Thousand Rupees Only				
Total	386000.00	Words					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	REF No.	03006172016071500485		180716M908823		
Cheque/DD No	Date	18/07/2016-16:11:34					
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch	Scroll No. , Date	Not Verified with Scroll					

Mobile No. : Not Available

*Rajeshree N Kadam*

करल-२		
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२०१६		

*Rajeshwari*  
*Madam*



### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 19th day of July 2016  
BETWEEN

M/s. **BEAUTY GANRAJ CONSTRUCTION LLP** (Formerly Known as **GANRAJ CONSTRUCTION**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932,) , a Limited Liability Partnership Company registered as per Section 23 (1) of Limited Liability Partnership Act, 2008, through its partner **Mr. Satish K. Garg** aged 47 years, Hindu, Indian Inhabitant, having address at G-1, Marigold, Almeida Road, Opp. Nitin Casting Co., Panchpakhadi, Thane (W) 400602, (hereinafter referred to as the "Developers" (Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner, their or his permitted assigns) of the ONE PART;

AND

~~MR. / MRS. / M/S. Rajeshree Naresh Kadam & Mr. Naresh Vishnu Kadam~~ of Mumbai Indian Inhabitant, having his/her/their residence/office at B-202, Atmavihar Building, Tukaram Nagar, Dombivali - (E), 421201. hereinafter referred to as "the Purchaser/s" (which expression shall unless it is repugnant to the context or meaning thereof shall be deemed to mean

*...* *Naresh Kadam* *Indi*

and include his/her/their heir, executors, administrators and permitted assigns) of the OTHER PART;

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The Developers / Owners - Beauty Ganraj Construction LLP, formerly known as Ganraj Construction are absolutely seized and possessed of land bearing City Survey No. 149 adm. 1973.8 sq.mtrs. (On survey of the above land bearing CTS No. 149 the area of the said land is rectified from 1613.8 sq. mtrs to 1973.8 sq. mtrs. as per the Order dtd. 13/03/2013 passed by the Dist. Collector, Mumbai Suburban District, Mumbai) & City Survey No. 149/1 adm. 24.40 sq.mtrs. (also known as City Survey No. 149, H. No. A & City Survey No. 149, H. no. B), totally admeasuring about 1998.2 sq. mtrs. being lying and situate at village Kanjur, Jangal Mangal Road, Bhandup (W), Taluka Kurla, Dist. Mumbai, hereinafter referred to as "said property" and the name of the Vendor has been duly mutated in the property register card of the said property.

The Developers / Owners "Ganraj Construction" by and vide Deed of Partnership dtd. 27/12/2010 are a registered Partnership Firm under the provisions of Indian Partnership Act, 1932 and are carrying out the business under the name and style of Ganraj Construction. The said Ganraj Construction have converted their firm to Limited liability by and vide LLP Partnership Agreement dtd. 18/02/2014 and in pursuance thereto have obtained certificate of registration of conversion dtd. 17/02/2014 from the Registrar of Firms, Mumbai, wherein the said Ganraj Construction is now known and registered as Beauty Ganraj Construction LLP. Originally the partnership Firm & the said LLP firm of the Owners consisted of three partners namely Mr. Satish Kishorilal Garg, Mr. Kalpesh Babubhai Rathod & Mr. Kamlesh Bhagwandas Bathija. Presently one of the partners namely Mr. Kamlesh Bhagwandas Bathija has retired from the Partnership and therefore supplementary Limited Liability Partnership Agreement dtd. 24/03/2015 have come to be executed between the partners modifying the contents of the said LLP Agreement and constitution of the said firm wherein presently there are only two partners namely Mr. Satish Kishorilal Garg & Mr. Kalpesh Babubhai Rathod, and the partner Mr. Kamlesh Bhagwandas Bathija has ceased to have any right, title or interest in the said partnership business in any manner whatsoever.

The Owners have purchased the said property from Vendor - Mr. Ayub Khudadad Khan vide Conveyance Deed dtd. 26/04/2011 regd. with Sub Registrar of Assurances Kurla 3, Mumbai at Sr No. BDR 13 / 6090 / 2011.

The Slum Rehabilitation Authority (SRA) have exercising the powers under provision of Sec. 3B(3) of Maharashtra Slum Area (Improvement) Clearance and Redevelopment Act 1971, and in view of provisions of Sec. 3C(1), the Chief Executive Officer, has by Notification declared the said property as Slum by its Order dtd. 29/04/2011 bearing No. SRA/CTSO/Desk-1/T-S1/3C/Manav/2011/1382.

The SRA have by their LOI dtd. 26/06/2012 sanctioned the scheme for development of the said property and for rehabilitation of the slum dwellers. The owners have been granted the Commencement Certificate dtd. 05/11/2012 bearing No. SRA/ENG/2911/S/PL/AP by the SRA and the owners are entitled to develop the said property.

*Rabesner*

*Akshay*

*[Signature]*

The Owners / Developers are entitled to carry out construction on the said property and are also entitled to Free Sale FSI i.e. free sale component as mentioned in the LOI dtd. 26/06/2012 granted to the said Owners / Developers.

The Owners / Developers have proposed to develop the said property and also to consume the free sale FSI, granted to the Owners / Developers as per the said LOI and to construct the building known as "Beauty Landmark".

करल-२
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The Slum Rehabilitation authority has sanctioned building plans for **ONE COMPOSITE BUILDING** with two wings of building consisting of Basement + Ground + 20<sup>th</sup> Upper floors having (1<sup>st</sup> to 17<sup>th</sup> floor part of rehab component and 17<sup>th</sup> floor part to 20<sup>th</sup> floor of sale component) and other wing with Basement + Ground + 23<sup>rd</sup> upper floors all of sale component as per available FSI on surrender of area falling under Reservation inter alia for Municipal Road, Recreation Ground, Play Ground, Public Recreation Ground and Railway reservation to the Slum Rehabilitation authority and still awaited by the Owner;

V.T. Hundlani, the Advocate of the Developers have certified the title of the Developers who are even the Owners of the said property, as clear and marketable and free from encumbrances by his Title Certificate dtd. 23/03/2015

Relying upon the declarations made by the Developers to the said property being clear and marketable and/or sanctioned plans of the building/s to be constructed on the said property and the said premises agreed to be purchased by the purchaser as approved by the Slum Rehabilitation Authority and more particularly described in the typical floor plan have been annexed hereto and marked as Annexure "B"

While sanctioning the said plans, the Slum Rehabilitation Authority and/or Government of Maharashtra have laid down certain terms, conditions, stipulation and restrictions which are to be observed and performed by the Developers while developing the said property and the said building/s and upon the observance and performance of which the completion and Occupation Certificate in respect of the said building/s will be granted by the Slum Rehabilitation Authority.

Upon an application made in that regard the Slum Rehabilitation Authority the said authority has sanctioned building plans for construction of **ONE COMPOSITE BUILDING** with two wings of building consisting of Basement + Ground + 20<sup>th</sup> Upper floors having (1<sup>st</sup> to 17<sup>th</sup> floor part of rehab component and 17<sup>th</sup> floor part to 20<sup>th</sup> floor of sale component) and other wing with Basement + Ground + 23<sup>rd</sup> upper floors all of sale component on the said property described in the Schedule I hereunder written and a Commencement Certificate dated 05<sup>th</sup> November 2012 bearing No SRA/ENG/2911/S/PL/AP has been issued by the Slum Rehabilitation Authority. Thereafter the said SRA authority has accorded its sanction vide permission No. SRA/ENG/2911/S/PL/AP, for the construction of the additional construction basement + ground + 20<sup>th</sup> floor and basement + ground + 23<sup>rd</sup> floors upon the said property.

The said property more particularly described in the Schedule I hereunder written in respect of which the Slum Rehabilitation Authority has sanctioned building plans, is shown on the layout plan in red colour boundary line and the Developers are thus entitled to develop the same;

The Developers are desirous to develop the said property by constructing a residential cum commercial complex therein known as "BEAUTY LANDMARK" consisting of numbers of buildings on the same and to sell the premises in the said building to persons of the choice of the Developers and to receive the entire sale proceeds thereof the exclusive benefit of the Developers;

The Developers have commenced construction of buildings on the said property more particularly described in the Schedule I hereunder written;

*Rajesh*

*Rajesh*

*Rajesh*

The Developers have entered into or will be entering into separate agreement with several persons and parties for sale and disposal of premises in the proposed building i.e., "BEAUTY LANDMARK" being constructed by the Developers on the said property, more particularly described in the Schedule I hereunder written;

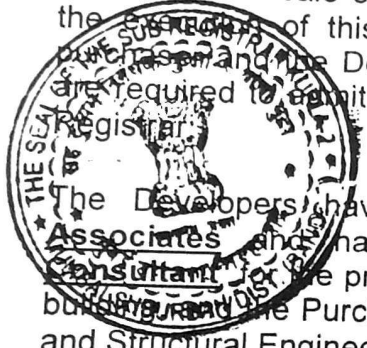
03/11/2014  
2088

The Developers have given inspection of all the documents of title relating to the said property to the Purchaser and the Purchaser has pursued the same and express notice of the contents thereof including terms and conditions and covenants contained therein;

The Developers have supplied to the Purchaser such of the documents as are mentioned in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (" MOFA ") and the rules made therein as demanded by the purchaser;

The Purchaser has requested the Developers for sale and allotment to the purchaser of the shop /office premise/flat/space under the stilts (as per the details given in the Schedule II hereunder written and hereinafter referred to as "the said premises") in the building/s to be known as "BEAUTY LANDMARK" presently being constructed by the Developers on the said property;

Under Section 4 of MOFA the Developers are required to execute a written agreement for sale of the said premises being in fact these presents and upon the execution of this Agreement and it being lodged for registration by the Purchaser and the Developers being informed about the same, the Developers are required to admit the execution thereof before the concerned office of Sub-Registrar.



The Developers have employed the service of Architects viz. M/S S.S. Associates and has also appointed a Structural Engineer M/S Regal Consultants for the preparation of the structural design and drawings of the said building and the Purchaser accepts the professional supervision of the Architect and Structural Engineer till the Completion of the total scheme of development;

In the circumstances, the parties hereto have agreed to execute this Agreement as is hereinafter appearing:

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

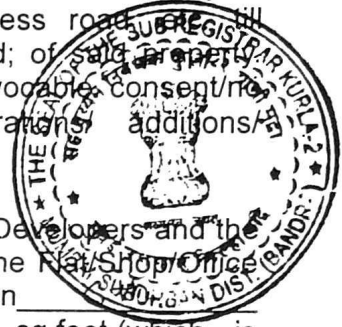
1. The Developers shall construct the said building/s on the said property in accordance with the plans, designs, specifications approved by the said Slum Rehabilitation Authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Developers may consider necessary or as may be required by the said Slum Rehabilitation Authority /the Government to be made in them or any of them. The Purchaser/s doth hereby give his/her/their consent for making any such variation and modification and/or additions and alterations in the plans and specifications of the said building/s and/or the said approved layout of the said property i.e. approved plan. This consent shall be treated as the consent given by the Purchaser/s as provided under Section 7 of the said Act. The Developers shall be freely and absolutely entitled to construct any additional building/s on the said property and/or additional

*Raishu*

*Maulam*

*[Signature]*

floor/s in and upon the said building/s, by obtaining such other and further FSI as per the development control rules and regulations of the said Rehabilitation Authority and/or by obtaining the T.D.R. and/or FSI of any other property and/or by obtaining the FSI of the neighboring properties and/or in any other manner whatsoever. The Developers shall further be entitled to change the present layout as disclosed in the Approved Plan and relocate the locations of the said building/s, other common areas, facilities, location of club house, access road, garden, parking areas etc. at any time and/or at all times till completion of the entire development project of the said property by consumption of all presently available FSI or future FSI including the TDR/DR etc. The Developers shall be entitled to extract the available FSI from the present project and to load the same in any other project or to sell the same in open market to any third party or any person for which the Purchaser/s herein give their irrevocable consent to the same. The completion of one building/s and/or obtaining of occupation certificate of such building/s will not be treated or construed as completion of the development scheme of the said property and even after obtainment of such occupation certificate, the Developers being the in-charge of the development project, shall continue to have all right of relocation of layout plan and/or relocation of R.G. areas, garden, access road, etc. till completion of entire development project as aforesaid; of said property. The Purchaser/s doth hereby give his/her/their irrevocable consent/consent/objection for all the aforesaid relocation/ alterations/ additions/ amendments/ Revisions etc.



2. The Purchaser/s hereby agree/s to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s one Flat/Shop/Office premises being No. 604, to be situated on 604 floor, of carpet area admeasuring 430 sq.feet.(which is inclusive of the area of balconies, cupboard, Chajja) in the said building/s No. 604 to be erected/being constructed on the said property, in the project to be known as 'BEAUTY LANDMARK' and as shown in the floor plan annexed herewith" by hatched lines and more particularly described in SCHEDULE IV hereunder written; which flat/s/shop/office premises, is hereinafter referred to as "SAID PREMISES", for the price of Rs. 71,20,000/- (Rupees : Seventy one Lac Twenty thousand - only.) The Developers have requested the Purchaser/s to pay purchase price as per the details given below and the Purchaser/s has/have agreed to pay the aforesaid purchase price in time; and, accordingly, the above said purchase price is fixed and finalized.

a) On Booking	20 %
b) On Plinth	15 %
c) 1 <sup>st</sup> Slab	10 %
d) 4th Slab	5 %
e) 7 <sup>th</sup> Slab	5 %
f) 10 <sup>th</sup> Slab	5 %
g) 13 <sup>th</sup> Slab	5 %
h) 16 <sup>th</sup> Slab	5 %
i) 19 <sup>th</sup> Slab	5 %
j) 22 <sup>nd</sup> Slab	5 %
k) Brickwork	5%
l) Internal Plaster	5%

*Rameshwar*

*Rameshwar*

*[Signature]*

m) External Plaster	5%
n) Possession	5%
Total	100 %

3. The Developers doth hereby admit and acknowledge the receipt of the amount as mentioned in clause (a) above and doth hereby release and discharge the Purchaser/s from the payment thereof and or every part thereof. The balance consideration amounting to Rs. 65,00,000

(Rupees) Sixty five Lac only Only)  
shall be payable by the Purchaser/s to the Developers in the manner contended hereinabove. The Purchasers has/have been informed by the

Developers that the Project has been financed by **Reliance Capital Limited**. All payments to be made by the Purchaser/s under this Agreement shall be by cheques, demand drafts, pay orders (including remittances from abroad) made out in the name of "**Beauty Ganraj Construction LLP RCL Escrow A/c No.915020050216247**". Time shall be essence of this contract. The Purchaser/s shall not commit any delay and/or default in the payment of any of the installments mentioned hereinabove. After completion of plinth and/or respective slab and/or maturing of respective installment in the manner mentioned hereinabove, the Developers shall issue a letter in writing to that effect at the address of the Purchaser/s mentioned hereinabove. Such letter shall be sent by Regd. Post./Courier and upon issuance of such letter by Regd. Post ./Courier, it shall be presumed that the provision of issuance of letter mentioned herein has been duly complied with. Upon issuance of such letter, the respective installment, shall be paid within 7 days from the date of issuance of letter. In case, if any delay and/or default is committed by the Purchaser/s in the payment of such installment, the Developers shall be entitled to take all such steps for breach of contract as contemplated under the provisions of law. In addition to such steps and without prejudice to the right to take such steps for breach of contract, the Developers shall also be entitled to the interest @21% per annum for the delayed period in respect of each such installment. In case, if the respective installment is not paid within 7 days, then as aforesaid interest shall become due and payable on the amount of the defaulted installment. After expiry of period of 7 days, the Developers shall issue notice of 15 days inter alia informing the purchaser/s that, if the defaulted and/or due installment is not paid along with the interest that may accrue thereupon within 15 days from the date of issuance of said 15 days notice, then this agreement shall stand terminated and the Developers shall be free to sell/ dispose the said premises in market or deal with the same in any manner the Developers may desire and the Purchaser/s shall not have any claim, right, title or interest in the said premises on termination of the Agreement. Upon such termination whatever consideration till then might have been paid by the purchaser/s, shall be refunded after deducting there from the 10% amount of the agreed consideration towards the cancellation expenses. Upon expiry of said period of 15 days, the Developer shall become entitle to allot, alienate and or transfer the said premises to any other person of their choice and the purchaser/s herein shall not have any right to object to such allotment and/or transfer.



4. The specification of the said building/s, in which the said premises is situate as well as list of amenities to be provided to the said premises and the nature

Ramesh

Raulam

[Signature]

and description and extent of common areas and facilities and/or limited common area and facilities if any, are more particularly described in the annexure annexed.

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5. The Developer hereby agrees to observe, perform and comply with all the terms and conditions, stipulation and restrictions if any, which may have been imposed by the Rehabilitation Authority at the time of sanctioning the said Approved plans or thereafter as well as the conditions imposed and shall obtain from the concerned local authority, occupation and/or completion certificates in respect of the said premises.
6. The Developers have informed the Purchaser/s and the Purchaser/s confirms having notice of the following:
  - a. That the Developers are entitled to the "Transferable Development Right" (TDR) under the provisions of the Development Control Regulation. This TDR could be utilized by developing and/or constructing additional storey or storey and or/ wing or wing and/ or building or buildings to the said building or by developing and/ or constructing independent building or buildings, bungalow or bungalows or row house on the said property. If permissible under law, the Developers shall use and/or utilize further TDR in the development of the said property.
  - b. The Developers are entitle to the said TDR and/or any other rights that may be made available in accordance with the policies framed by the concerned authorities from time to time in lieu of surrender of any reserved lands or any of them or any part or parts thereof and/or to receive and utilize the said TDR or FSI that may be granted in respect of the said reserved lands or any them or any part or parts thereof as also the rights of development and/or construction on the said property as a receiving property and/or to consume or fully exploit the said TDR or FSI available from the said reserved lands or any of them or any part or parts thereof or to which the Developers may be entitled by way of development and/or construction on the said property as a receiving property;
  - c. The Developers shall be entitled to exploit and/or consume the said TDR and/or FSI either by way of developing and/or constructing additional storey or storeys on the said building and/or wing or wings and/or building or buildings, bungalow or bungalows, row house and/or any other structure on the said property and the said Developers shall be entitled to the entire consideration amount for their own absolute use and benefit;
  - d. The Developers are entitled to consume the entire and further increased FSI that may at any time be granted or made available by reason of any increase in FSI and/or by any changes in the Development Control Regulation in respect of the said property from time to time and/or by transferring FSI available in respect of any other property.
7. The Developers shall give possession of the said premises to the Purchaser/s on or before 31/12/2017. However, the Developers shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of building/s in which the said premises are to be situated is delayed on account of :

*Rajesh*

*N. Ramesh*

*[Signature]*



- a) Non-availability of steel, cement, other building/s material, water or
- b) Electric supply;
- c) War, civil commotion or act of God;
- d) Any notice, order, rule, notification of the Government and or Other public or competent authority said Rehabilitation Authority and/or the Court of Law.

करल-२) Any other circumstances beyond the control of the Developers.		
०३४५	१२	१९८०
२०१६		

The Purchaser/s shall take possession of the said premises within 7 days of the Developers giving written notice to the Purchaser/s (by Regd. Post / courier), intimating that the said premises are ready for use and occupation. If within a period of one month from the date of handing over the said premises to the Purchaser/s, the Purchaser/s brings to the notice of the Developers any structural defect in the said premises or the material used therein in the construction of the said building/s, then, wherever possible such defects shall be rectified by the Developers at their own cost. In case however if such defect occurred due to any act of the Purchaser/s then Developers shall not be liable to rectify such defects.

9. The Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for purpose of residence and/or for such other purpose as may have been granted or as may be permissible by law.

10. A week after notice in writing is given by the Developers to the Purchaser/s that the said premises are ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of all outgoing in respect of the said property and the said Building/s namely local taxes, betterment charges and such other charges that shall be levied by the said Rehabilitation Authority and/or Government, water charges, insurances, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers, and other common amenities etc., and all other expenses necessary and incidental to the management and maintenance of the said property and building/s. Until the Society/Limited Company is formed and the said property and building/s transferred to it, the Purchaser/s shall pay such proportionate share of outgoing as may be determined by the Developers. The Purchaser/s further agrees that till the Purchaser/s share is so determined, the Purchaser/s shall pay provisional monthly contributions of Rs. 2,760/- (Rupees Two thousand seven hundred & Sixty-only) per month for the premises which shall be used for commercial / residential purposes / for the purpose granted towards the outgoing. The amounts so paid by the Purchaser/s to the Developers shall not carry any interest and remain with the Developers until the conveyance is executed in favour of the society or corporate body, a limited company or apex body as aforesaid. Subject to the provisions of section 6 of the said Act, on such conveyance being executed, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Developers to the Society or the Limited Company as the case may be. The Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoing regularly on or before the 10<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever.



*Signature*

*Signature*

*Signature*

11. The Purchaser/s or himself/herself/themselves with intention to bring all persons into whosoever hands the said premises may ~~commit~~ hereby covenant with the Developers as follows.

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- a. To maintain the said premises at the Purchaser/s 's own cost in good tenatable repair and condition from the date of possession of the said premises taken and shall not do or suffered to be done anything in or to the building/s in which the said premises are situated, and/or staircase or any passages which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or the building/s in which the said premises are situated and the said premises itself or any part thereof.
- b. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of building/s in which the said premises are situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building/s in which the said premises are situated, including entrances of the building/s in which the said premises are situated.
- c. Not to change the elevation of the said buildings in any manner whatsoever.
- d. To carry at his/her/their own cost all internal repairs to the said premises and maintain the said premises in the same conditions, state and order in which it was delivered by the Developers to the Purchaser/s and shall not do or suffered to be done anything in or to the building/s in which the said premises are situated or the said premises which may be against the rules and regulations and bye-laws of the said Rehabilitation Authority or the other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences arising there from.
- e. Not to demolish or cause to be demolished the said premises or any part thereof, or any portion of the said building/s nor at any time make or cause to be made any addition or alternation of whatever nature in or to the said premises or any part thereof, nor any alternation in the elevation and outside colour scheme of the building/s in which the said premises is situated and shall keep the portion, sewers, drains pipes in the said premises and appurtenances thereto in good tenatable repair and condition, and in particular, so as to support shelter and protect the other parts of the building/s in which the said premises are situated and shall not chisel out or in any other manner cause damage to columns, beams, walls or slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Developers and or the Society or the Limited Company.



*Rakesh*

*Radhama*

*[Signature]*

f. Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said property and the building/s in which the said premises situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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g. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the building/s in which the said premises are situated.

h. To bear and pay increase in local taxes, water charges, insurance and such other levy, if any, which are/shall be imposed by the said SRA and/or Government and/or other public authority, on any account whatsoever.

12. The Purchaser/s along with other purchasers of flat/s commercial premises in the building/s agrees to join in forming and registering the Society or a Limited Company to be known by name, i.e. BEAUTY LANDMARK CO.-OP. HOUSING SOCIETY, and for this purpose from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly filled in, sign and return to the Developers within 7 days of the same being forwarded by the Developers to the Purchaser/s, so as to enable the Developers to register the organization as per the rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Rules, 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws of the Memorandum and or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any Competent Authority.



The Purchaser/s shall observe and perform all the rules and regulations which the society / corporate body or the Limited Company may adopt at its inception and the addition, alternations or amendments thereof that may be made from time to time for protection and maintenance of the said building/s and the flat/s therein and for the observance and performance of the Building/s Rules, Regulations and bye-laws for the time being in force of the said SRA and/or Government and other Government Bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the said premises in the Building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

14. Till the conveyance of building/s in which the said premises are situate is executed, the Purchaser/s shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and building/s or any part thereof to view and examine the state and condition thereof.

*Raisher*

*Reelam*

*[Signature]*

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15. The terrace on the building shall always belong to the Developers and they shall be entitled to deal with and dispose off the same in such manner as they may deem fit. In the event of the Developers obtaining permission from the Municipal/ SRA authorities for construction of any type of premises on the terrace, then the Developers shall be entitled to construct or to be constructed by them on the terrace together with the terrace to such person or persons or parties at such rate and on such terms and conditions as the Developers at their sole discretion may decide and in that event to allot the entire terrace to the Purchaser/s of such Flat/s constructed on the terrace and the terrace shall then be in the exclusive possession of such purchasers of such Flat/s constructed on the terrace as aforesaid. The Purchaser/s further agrees and undertakes not to object to such construction on the ground of light and ventilation, nuisance, annoyance, inconvenience and/or on any other reason whatsoever. The co-operative society or the limited company or corporate body or the condominium of apartment owners of the purchasers of the premises that may be formed by the Developers of all the purchaser/s of the premises shall accept the purchasers of the premises that may be constructed on the terrace as its members without any objection or conditions. In the building for the benefit and use of the various flats, the co-operative society or the limited company or the condominium of apartment owners as the case may be shall be entitled to depute its representative to go to the terrace for the regular check up and upkeep, maintenance and for repairing the tanks at all reasonable time and/or at such time or times as may be mutually agreed to between the Developers and the Purchasers of terrace Flat/s.
16. The Developers shall be entitled to sell the premises in the said building for the purpose of using the same as Bank, Dispensaries, Nursing homes, Restaurants, Hotels, Bar & Restaurants, Hospitals, Polyclinics, Maternity homes, Coaching classes, Marriage hall or for any other residential or non-residential purposes as may be permitted by the authorities concerned and the Purchaser/s shall not object to the use of other premises in the said building for aforesaid purposes by the Purchasers thereof.
17. Until such time the possession of the said property and the said building/s is delivered to the proposed society and/or organization or corporate body by executing conveyance, the Purchaser/s shall abide by the Rules and Regulations framed or to be framed at any time and from time to time and at all times by the Developers and generally to do all and every reasonable act that the Developers may call upon the Purchaser/s to do and carry out.
18. It is agreed that till all the flat/s/shops/office premises/parking spaces, and other premises are sold and/or allotted to the prospective purchasers, the Developers shall be entitled to retain with them the unsold flat/s/shops/office premises/parking spaces, and other premises and no maintenance charges and taxes and other outgoings would become payable by the Developers in respect of the unsold flat/s/shops/office



*Ramesh*

*Ramesh*

*[Signature]*

premises/parking spaces, and other premises and neither the Purchaser/s nor the Co. op Housing Society or such other association to be formed of the Purchaser/s shall claim/demand/charge from the Developers any amount towards such maintenances/taxes and other outgoings in respect of the flat/s/open parking spaces, and other premises in respect of the period from the date of occupation certificate till the same are sold to the respective purchasers.

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19. The Developers shall maintain a separate account in respect of sums received by the Developers from the Purchaser/s as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or a Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

20. The Purchaser/s doth hereby declare and assure to pay the following amounts besides the purchase price consideration, at the time of execution of these presents:

OTHER CHARGES	1 BHK	1 BHK	2 BHK	1 BHK
Legal Charges	50000	50000	50000	50000
Development Charges	60000	60000	60000	60000
MSEB / SLC Charges	40000	40000	40000	40000
Health Club Charges	40000	40000	40000	40000
Mahanagar Gas Charge	6000	6000	6000	6000
Society Formation Charges	25000	25000	25000	25000
Share Maintenance (18 Months)	500	500	500	500
Total Other Charges	43560	48960	60480	49680
	265060	270460	281980	271180



Service Charges / VAT, Service Tax, will be extra

The Purchaser/s hereby agrees that he shall not be entitled to question the quantum of such amount nor claim any interest thereon.

21. The Purchaser/s further undertake/s to pay any additional charges if at all actually incurred by the Developers in respect of abovementioned heads in proportion to the area of the said premises. In addition to above mentioned charges the Purchaser/s is also liable to pay service tax, vat and/or any other taxes as may be applicable or made applicable to the transaction arrived at by this Agreement by and between the Purchaser/s and Developers and the Developers shall always be entitled to recover from the Purchaser/s such taxes and charges in proportion to the area of the said premises.

22. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said property or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said premises hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation

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*Signature*

*Signature*

spaces etc., will remain the property of the Developers until the said property and Building/s is transferred to the Society/Limited Company or apex body as hereinbefore mentioned.

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23. The Purchaser/s doth hereby assure and ~~agree~~ that before executing the present agreement, he/she/it/they has/have investigated the title of the Developers in and over the said property and has/have got himself/herself/itself/themselves satisfied about the same and as such has/have no grievances in respect thereof and/or in respect of the right of the Developers of developing the said property. The purchaser/s doth hereby undertake not to raise any grievances in respect thereof any time hereafter.

24. The Purchaser/s doth hereby declare and admit that the Developers have made full and true disclosure of the nature of their title to the said property and/or have disclosed all the information within their knowledge and as required under section 3 of the said Act and as such, the Purchaser/s has/have no grievances in respect thereof of any nature and/or about the compliance of the provisions of section 3 of the said Act by the Developers.

25. Unless and until all the amounts the Purchaser/s is/are liable to pay by and under this agreement and/or otherwise in law, are ~~paid~~ and completely paid, the Purchaser/s shall not be entitled to ~~transfer~~ or to transfer his/her/its/their interest in the said premises and/or the benefits of this agreement to anyone else. Even after full and final payment of all such amounts, the Purchaser/s shall not be entitled to ~~transfer~~ or to transfer/assign the said premises and/or his/her/its/their interest in the said premises and/or benefits of this agreement to anyone else unless the written consent of the Developers is obtained. While giving ~~written consent~~ the Developers shall be entitled to demand from the Purchaser/s by way of transfer charges and administrative and other cost, charges and expenses, such amounts as may be deem just and proper by them in their sole discretion. Upon the execution of the said property in favour of apex body, the society/apex body as the case may be shall become entitle as per law to demand such transfer charges.



26. As soon as a minimum number of persons required to form a Co-op. Society or association have taken the flat/s/ commercial premises under registered agreements, the Developers shall initiate steps for the formation of the proposed corporate body / Co.-Op. society and /or association, PROVIDED ALWAYS, the charges for formation of such society as agreed in the agreement are fully paid by such flat/s purchaser/s which the flat/s purchaser agrees to pay and discharge the same.

27. The Developers shall as aforesaid take steps for formation of the corporate body / society for each building. As per the approved plan, Separate Society for each building shall be formed and registered. During the course of development if said approved plan is revised and if any additional buildings are constructed then separate Society even for such additional building/s shall be formed and registered. After completion of the entire development project upon the said property and after completion of all buildings to be constructed on the said property, the developer shall co-

*Rabashin*      *A. Rao*      *[Signature]*

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operate the said societies to form their apex body as per the relevant provisions of the law. After formation of such apex body and as aforesaid after completion of entire development of the said property by utilizing full FSI thereof (including TDR, etc.) at present available and /or that may become available any time in future AND after sell and transfer of all premises to be situate in all the buildings and after receipt of entire consideration from all such flat/s purchasers, the Developers shall at the cost of all purchasers, caused to be conveyed the said property in favour of such apex body by executing or getting requisite deed of conveyance in favour of such apex body. The stamp duty and registration charges of such deed of conveyance shall be proportionately incurred and paid by the purchaser/s herein along with other purchasers, It is specifically provided that any one building/society of such building shall not be entitled to seek their separate conveyance. Even the apex body shall not be entitled to make demand for execution of conveyance of the said property unless and until as aforesaid entire development of the said property is completed /all premises are sold/all consideration is received by the Developer and all present and future FSI is fully and totally used and consumed by the Developers to their exclusive benefit.

28. The Purchaser/s and/or the persons to whom the said premises are transferred or to be transferred hereby agree to sign and execute all papers, documents and to do all other things as the Developers may require of him/her/it/them to do and execute from time to time for effectively enforcing this agreement and/or for safeguarding the interest of the Developers and all persons acquiring the remaining premises in the said building/s on the said property.



29. The Purchaser/s shall at no time demand partition of his /her /its/their interest in the said building/s and/ or the said property, it being agreed and declared by the Purchaser/s that his/her/its/their interest in the said premises is impartible.

30. The Developers shall be entitled to assign their rights in and over the said property to any other person/s of their choice at any time. The Developer shall also be entitled to constitute or reconstitute the Developer firm in their sole discretion.

31. The Developers shall in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this agreement, shall have a first lien and charge on the said premises, agreed to be purchased by the Purchaser/s.

32. Any delay or indulgence by the Developers in enforcing the terms of this agreement or any forbearance of giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Developers nor shall the same in any manner prejudice the rights of the Developers.

33. Without prejudice, to the right of the Developers under the said Act and /or any other Act, the Developers shall be entitled to take action against the Purchaser/s if the Purchaser/s does/do not pay

*Rasam*

*Roulam*

*[Signature]*

his/her/its/their proportionate share of outgoing every month and if remain/s in arrears for three months and/or do/does not pay the purchase price and/or other amounts which he/she/it/they is/are liable to pay under this agreement diligently, fully and finally; then the Developers shall be entitled to terminate this agreement and enter upon the said premises and resume possession of the said premises.

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34. In addition to the amenities set out in ANNEXURE 'J' and /or additions and/or alterations are demanded or required by the Purchaser/s to be carried out in the said premises during the process of erection of the said building/s, then same shall be provided/done by the Developers however, the Purchaser/s shall be liable to pay an extra cost for the same, which extra cost shall be paid in advance by the Purchaser/s before the work as required above is carried out by the Developers.

35. The Developers shall be entitled to sell, transfer and/or agreed to sell /transfer all the other premises, parking areas, open spaces etc. situated or to be situated in the said building/s and or upon any portion of the said property to anyone else in any manner whatsoever and such Purchasers shall be entitled to use their respective premises/flat/s/units/parking spaces/open space etc. for any purposes as may be permissible under law and the Purchaser/s agree that the Purchaser/s shall not take any objection of any nature in that regard.

36. The Purchaser/s hereby agree that the Developers shall be entitled to amalgamate the said property with the adjoining neighborhood properties and by such amalgamation, shall be entitled to make use of additional FSI for constructing additional floors on the said building/s and/or shall also be entitled to obtain and acquire T.D.R. or other properties for construction of additional upper floors on the building/s to be constructed on the said property and for that purpose, further shall be entitled to make required amendment and/or modifications in the said approved plans and shall further be entitled to obtain approval to such amendment/ modification/revision from the said SRA without seeking any separate approval/consent/permission from the Purchaser/s herein;

37. In case of acquisition or requisition of the said property and/or any portion thereof, for any reason whatsoever by the said SRA and any other competent authority the Developers alone shall be entitled to appropriate the compensation receivable or that shall be given against such acquisition or requisition.

38. Until the conveyance of the said property in the manner mentioned hereinbefore, the Developers shall be entitled at their discretion to control the management and affairs of the said building/s and the said property and/or to allot the right of management to such person/s of their choice in such manner as may be deem fit and proper by them.

39. If any Sales Tax/Works Contract Tax/Service Tax / VAT / Income Tax in respect of this agreement and/or the said premises is payable or any

Rabeshu

Rabesha

[Signature]



liability on that account arises in future, the same shall be paid and discharged by the Purchaser/s alone and Builders / Developers shall not be liable to contribute anything on that account and the purchaser agreed to contribute the same on his/her/their own.

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40. The Purchaser/s shall immediately after the execution of this Agreement lodge this agreement for registration with the Sub Registrar of Assurances at Mumbai by paying requisite stamp duty thereon and after lodging the same shall within two days intimate to the Developers in writing together with the Sr.No., under which the same is lodged so as to enable the Developers to admit the execution. If the Purchaser/s fail/s to lodge this agreement for registration by paying requisite stamp duty thereon, the Developers shall not be in any way responsible for the non-registration of the said agreement and the consequences arising there from. The responsibility of paying the stamp duty and registration charges and other incidental charges payable in respect of this agreement shall be that of the Purchaser/s.

41. All notices, to be served on the Purchaser/s as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser/s, by Regd. post or Courier at his/her/its/their address specified hereinabove.
42. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made there under.

*Rebeshu*

*Arslam*

*[Signature]*



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SCHEDULE I

ALL THAT piece and parcel of land bearing City Survey No. 149 adm. 1973.8 sq.mtrs. & City Survey No. 149/1 adm. 24.40 sq.mtrs. (also known as City Survey No. 149, H. No. A & City Survey No. 149, H. no. B), totally admeasuring about 1998.2 sq. mtrs. being lying and situate at village Kanjur, Jangal Mangal Road, Bhandup (W), Taluka Kurla, Dist. Mumbai.

**SCHEDULE 'II'**  
(THE SAID PREMISES)

Description of the Flat/Office/Shop in the building to be known as "BEAUTY LANDMARK"

Particulars of premises : Flat/Office/Shop No. 604 admeasuring 430 sq. ft. of carpet area, on 6<sup>th</sup> floor.

*Raishu*      *Raulam*      *gng*



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SEAL THE DAY AND YEAR FIRST HERE IN ABOVE MENTIONED.

SIGNED & DELIVERED by the within named 'DEVELOPERS'

M/S. BEAUTY GANRAJ CONSTRUCTION LLP  
Through its partner

SHRI Satish K. Garg

In the presence of .....

1. Jantavi Balkrushana Bhosale. *B. Bhosale*

2. Harmesh Balkrushana Bhosale *H. Bhosale*



For BEAUTY GANRAJ CONSTRUCTION LLP

PARTNER

SIGNED & DELIVERED by the within named

PURCHASER/S

Rajeshree Naresh Kadam

Naresh Vishnu Kadam

In the presence of .....

1. Jantavi Balkrishn Bhosle  
B-303, Bhagwati Dhara,  
Tukaram Nagar, Dombivli  
(E)- 421201 *B. Bhosale*

2. Harmesh Balkrishn Bhosle  
B-303, Bhagwati Dhara,  
Tukaram Nagar, Dombivli  
(E)- 421201 *H. Bhosale*



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FLOORING.		

ANNEXURE " J "

LIST OF AMENITIES

- Good Quality Vitrified Tiles of 2' x 2' in the Hall/ Passage/Bedroom.
- Kotah steps in staircase.
- Designed flooring/vitrified tile flooring in the lift lobby.

KITCHEN:

- Jet Black Granite platform with Kudappah supports and stainless steel sink.
- Full height ceramic tiles of 12" x 18 "above platform.

TOILETS:

- Dado of 12" x 18" ceramic tiles upto beam level height
- Non/ Anti- skid flooring.
- Concealed Plumbing in WC/Bath.
- Superior quality sanitary fixtures.

DOORS/ WINDOWS:

- Designer wooden main door.
- FRP doors for Bathrooms.
- Anodized aluminium sliding windows in rooms.
- Elegant door for bedrooms.



Concealed electrical copper wiring with concealed switch board and modular switches.

MCB with ELCB for electrical safety.

Water proof of acrylic paint on Exterior of building.

Plaster finish on the interior walls with Acrylic emulsion paint.

Intercom facility in all flats.

- Water heater/ Instant geysers in bathrooms.

*Rebeza*

*[Signature]*

*[Signature]*

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

**TYPICAL FLOOR**

FLAT NO	CARPET AREA	100% S.F. Carpet	USEABLE Carpet
1	33.00 SQ.FT	44.07 SQ.FT	37.06 SQ.FT
2	47.00 SQ.FT	70.00 SQ.FT	47.00 SQ.FT
3	50.00 SQ.FT	73.00 SQ.FT	54.00 SQ.FT
4	39.00 SQ.FT	36.00 SQ.FT	43.00 SQ.FT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T'S NO 149, 149/1 OF VILLAGE KANJUR, BHANDUP (W), MUMBAI

NAME & SIGN. OF OWNER

BEAUTY GANRAJ CONSTRUCTION LLP

S.S. ASSOCIATES  
 ARCHITECT AND INT. DESIGNER  
 202, ODYSSEY IT PARK, ROAD NO. 9  
 NEAR OLD PASSPORT OFFICE LANE,  
 WAGLE ESTATE, TIANE (W)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

*Rajesh*

*Raulam*

*[Signature]*

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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

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

No. SRA/ENG/2911/S/PL/AP **5 NOV 2012**

**COMMENCEMENT CERTIFICATE**

COMPOSITE BLDG.

To,  
M/s. Ganraj Construction,  
~~Shop No. 1 & 2, Beauti Arcade,~~  
Khopat, Thane (W).

Sir,  
With reference to your application No. 2404 dated 29/08/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_ C.T.S. No. 149, 149/1 of village Kanjur T.P.S. No. \_\_\_\_\_ ward 'S' situated at Jangal Mangal Road, Bhandup (W), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/2585/S/PL/LCI dt. 26/06/2012  
IOA U/R No. SRA/ENG/2911/S/PL/AP dt. 13/09/2012  
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
  2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
  3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- 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 shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
- 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 C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI P.B. BANDGAR

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

This C.C. is granted for work up to plinth level.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

  
Executive Engineer (SRA)



File No. SRA/ENG/2911/STPLIAP

करल-३
FEB 2015
0384 39 900
3088

This C.C. is regularised upto upper floor of composite building and further extended upto 17<sup>th</sup> upper floor including LMR+OHWT upto for Rehab wing and for RCC framework only upto 9<sup>th</sup> upper floor of sale wing as per approved Plan dt. 13/02/2012.

*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/2911/SIPLIAP - 6 NOV 2015

This C.C. is regularised upto ground floor of rehab wing & re-endorsed as per amended approved plans dated 09/10/2015 & further extended upto 20<sup>th</sup> floor of rehab wing including LMR+OHWT. RCC frame work of 10<sup>th</sup> to 14<sup>th</sup> floor and brick work upto 12<sup>th</sup> floor of sale wing.



110. SRA/ENG/2911/S/PLIAP

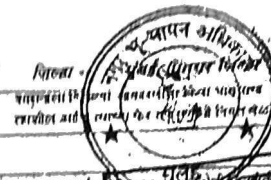
12 MAY 2015

This C.C. is further extended wing from 13<sup>th</sup> to 18<sup>th</sup> floors and R.C.C. from work only for 19<sup>th</sup> as per amended plans dt 17/03/15

*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority

मालमत्तापत्रक

विभाग/मार्ग - कर्जुड तालुका/व.पु.मा.का. - न.पु.अ. मुलुंड  
 अंग संख्या / सिट नंबर / प्लॉट नंबर / क्षेत्र / धारणाधिकार  
 प्रक. / स. / प. / व. / चौ.मी.



[[[१५७.८]]] [ग-१] सन २००७-२००८ ते २०१४-२०१५ वर्षांपासून  
 १५७.८८ का

७३४५ ५७ ९०७  
 २०१६

सुविधाधिकार  
 हक्काचा मुल्य घालणे [श्री. रतिलाल म्हाळतर्फे राधा - खरेदीने]  
 वर्ष [खोला भाडूप इस्टेट पासून]  
 पध्दतार  
 इतर धार  
 इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पध्दतार (प) किंवा धार (ध)	साक्षात्करण
०२/०१/१९७३	अर्ज अयुब खा खुदादत ख.दि. १६.१०.७२ नवाब दि. २.१.७३ व रामकृष्ण रतिलाल शर्मा यांचा दि. १४.११.७२ चा जबाब क्षेत्र १२९५.९ चौ.मी. र.रु.१५०००/- यात सा.सि.स.नं. १४९/१	ख.सु.फा. न.पु.क्र. आदेश क्र धार नं. ४६/७२/कांजूर २ १/७३	धा. अयुब खा.खुदादतधा.	सी - १९७३-०२-०२ न.पु.अ. मुलुंड
०५/०१/१९७३	मा.डे.क.क्र. २ मुलुंड यांचे कडील क्र. DC/II/LND/ १५२ ता. १४.४.७० नुसार २२८ चौ. वार क्षेत्र बी.शे.कडे वर्ग बी.शे. सा.व मुदत नोंदली सारा द.सा.रु. १८ २० १.८.५९ ते ३१.७.७०			
०५/०१/१९७३	ADC/LND/१५२ ता. १८.२.७२ नुसार रि.बी.शे. सा.द. सा.रु. ३६.४० १.८.७१ पा.क्षेत्र २२८ चौ.वार १९०.६ चौ.मी.			
०५/०१/१९७३	मा.डे.क.क्र. २ मुलुंड यांचे कडील क्र. DC/II/LND/ १५२ ता. १४.४.७० नुसार २८४ चौ. वार क्षेत्र बी.शे.कडे वर्ग बी.शे.सा. व मुदत नोंदली बी.शे.सा. द.सा.रु. १८.७० मु.१.३.५२ ते ३१.७.७०			
०५/०१/१९७३	ADC/LND/१५३ ता. १८.२.७२ नुसार रि.बी.शे.सा. द.सा.रु. ३७.४० मुदत १.८.७१ पासून क्षेत्र २८४ चौ.वार २३७.५ चौ.मी.			सी - १९७३-०१-२१ न.पु.अ. मुलुंड
०५/०१/१९७३	मा.डे.क.क्र. २ मुलुंड यांचे कडील क्र. DC/II/LND/१५१ ता. १४.४.७० नुसार ६०४ चौ. वार क्षेत्र बी.शे. कडे वर्ग बी.शे.सा.व मुदत नोंदली सारा द.सा. रु. ४९.९५			सी - १९७३-०३-२१ न.पु.अ. मुलुंड
०५/०१/१९७३	ADC/LND/ १५१ ता.१८.२.७२ नुसार रि. बी. शे. सा.द.सा.रु. २४२.४० १.८.७१ पासून क्षेत्र ५२७ चौ.मी.			सी - १९७३-०१-२१ न.पु.अ. मुलुंड





मालमत्ता पत्रिके

विभाग/गोले कोजूर  
 तालुका/न. भु. मा. का. - न. भु. अ. मुंबई  
 गिल्हा - मुंबई उपनगर जिल्हा  
 शासनाला दिलेल्या अकरावीचा किंवा भाड्याचा सराशील अर्हेत त्याच्या फेर तपस्वीची निवट येतो

करस-२  
 १३४५ ५८ १००  
 २०१६

दिनांक	वर्षा प्रमाणिक	नविन धारक (धा) पट्टेदार (प) किंवा पार (प)	साक्षिनि	
१८/०७/१९७५	जार्ज ता. १२.२.७५ जबाब ता. २१.२.७५ म्याहासचंद रोसलाल कोठकडून	न. भु. अ. १ आदेश क्र. १४९/काजूर ७४-७५ १८.७.७५	(H) १) नपीमुल्ला हबीमुल्ला खान २) महंमद रिदोकोलान महंमद नुबखान सिद्दीकोलान ३) नूरमहंमद महंमद नरीखान	सर्वी - १९७५-७६-७७ न. भु. अ. मुंबई
१८/०७/१९७५	जार्ज ता. १२.२.७५ नपीमुल्ला वारी ३ कडून	न. भु. अ. १ आदेश क्र. १४९/काजूर ७४-७५ १८.७.७५	(H) अनुपस्था खुदादात खा.	सर्वी - ७६/०८/१९७५ न. भु. अ. मुंबई के रकम क्र. २६१० प्रमाणिक सर्वी - ३०/०४/२०१३ न. भु. अ. मुंबई के रकम क्र. १५५५ प्रमाणिक सर्वी - १९/०४/२०१६ न. भु. अ. मुंबई
३०/०३/२०१३	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. १५९/२०१३ अन्वये न. भु. अ. १ या मिळकतपत्रीकेवरील दाखल असलेले १६१२.८ चौ.मी. क्षेत्र रद्द करून त्या ऐवजी आदेशानुसार १९७३.८ चौ.मी. क्षेत्र दाखल केलेली नोंद केली.	क. वि. अ. मु. अ. ३ क/क्षे. ५/एस आर १३२६/२०१२/७४८		के रकम क्र. १५५५ प्रमाणिक सर्वी - १९/०४/२०१६ न. भु. अ. मुंबई
१९/०४/२०११	मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील विनसोपी आदेश क्र. सी/२०११/३०६३ दि. १६/९/२०१४ व दुसरी आदेश दिनांक २४/१०/२०१५ व विनसोपी नो. रज. ३६९/२०१५ दिनांक १९/९/२०१४ अन्वये गोजणी प्रमाणे न. भु. अ. १ क्र. १४९ व १९७३.८० व न. भु. अ. १ क्र. १४९/१ व २४.४ चौ.मी. असे १९९८.२ चौ.मी. क्षेत्रावर विवाही प्रयोजनार्थ सन २००७-२००८ ते २०१४-२०१५ वर्षांकरिता ६९३४/- रकमेची विनसोपी साराची नोंद दाखल केली.	आदेश क्र. सी/२०११/३०६३ व नो/एन.एन.डी/एन ए पी / एस आर ३६९/२०१५ दिनांक १९/९/२०१४ अन्वये गोजणी प्रमाणे न. भु. अ. १ क्र. १४९ व १९७३.८० व न. भु. अ. १ क्र. १४९/१ व २४.४ चौ.मी. असे १९९८.२ चौ.मी. क्षेत्रावर विवाही प्रयोजनार्थ सन २००७-२००८ ते २०१४-२०१५ वर्षांकरिता ६९३४/- रकमेची विनसोपी साराची नोंद दाखल केली.		के रकम क्र. १५५५ प्रमाणिक सर्वी - १९/०४/२०१६ न. भु. अ. मुंबई
१६/०२/२०१६	मा. सह दुय्यम निबंधक कुर्ला-३ यांचेकडील दस्त क्र. ६०९/२०१६ दिनांक २२/७/२०१६ अन्वये अयुध खुदादात खान यांनी मे. गणराज कन्स्ट्रक्शन सर्फ भागीदार कमलेश बाहिना यांना खरेदी दिली. खरेदी घेणार अयुध खुदादात खान यांचे नाव कमी करून मे. गणराज कन्स्ट्रक्शन खरेदी घेणार यांचे नाव दाखल केल्याची नोंद दाखल केली.	गणराज कन्स्ट्रक्शन		के रकम क्र. १५५५ प्रमाणिक सर्वी - १९/०४/२०१६ न. भु. अ. मुंबई
१६/०२/२०१६	मा. सह जिल्हा निबंधक कुर्ला-१ यांचेकडील दस्त क्र. ३८१०/१६ दिनांक १०/३/२०१० अन्वये न. भु. अ. १ क्र. १४९ या मिळकतीतील क्षेत्र ३९२० चौ.फुट म्हणजे ३६४.१७ चौ.मी. क्षेत्र अयुध खुदादात खान यांचे कडून खरेदी केल्याने श्री. बळवंत दिनकर शिंदे यांच्या वारसात भांडीराम फावले रामेश्वर राठी, दिपक शिंदे यांच्या वारसात शंभारमल राठी, श्रीम. नवलचंन मामलिया, श्रीम. प्रेमलता शर्मा, श्रीम. प्रेमलता राठी यांच्या वारसात शंभारमल राठी, श्रीम. नवलचंन मामलिया, श्रीम. प्रेमलता शर्मा यांची नावे खरेदी घेणार म्हणून नोंद दाखल केली.		१) बळवंत दिनकर शिंदे २) प्रभाकर भांडीराम फावले ३) रामेश्वरलाल नी राठी ४) दिपक एम पातलवाला ५) केदारमल भी राठी ६) श्रीम. नवलचंन गुलाबचंद मामलिया ७) गुलाबचंद केशवली मामलिया ८) तिर्थरान मुकुंद शर्मा ९) श्रीम. प्रेमलता आर राठी १०) श्रीम. च्यारीचंन शंभार	के रकम क्र. १५५५ प्रमाणिक सर्वी - १९/०४/२०१६ न. भु. अ. मुंबई
१६/०२/२०१६	मा. सह दुय्यम निबंधक कुर्ला-१ यांचेकडील दस्त क्र. ७३९/२०१६ दिनांक १८/९/२०१५ अन्वये न. भु. अ. १ क्र. १४९ या मिळकतीतील क्षेत्र ३९२० चौ.फुट म्हणजे ३६४.१७ चौ.मी. क्षेत्र हनुमंत दिनकर शिंदे यांच्या वारसात भांडीराम फावले रामेश्वर राठी, दिपक शिंदे यांच्या वारसात शंभारमल राठी, श्रीम. नवलचंन मामलिया, श्रीम. प्रेमलता शर्मा यांची नावे खरेदी घेणार म्हणून नोंद दाखल केली.	गणराज कन्स्ट्रक्शन		के रकम क्र. १५५५ प्रमाणिक सर्वी - १९/०४/२०१६ न. भु. अ. मुंबई

